2018 Multifamily Uniform Application

APPLICATION 18015
CAMBRIAN EAST RIVERSIDE

NOTICE: For Applicants planning to submit an Application on or before January 26, 2018, ANYTHING that would have been due on March 1, 2018 will be due on January 26, 2018. Anything due after March 1, 2018 maintains its original due date.
MULTIFAMILY DOCUMENT & PAYMENT RECEIPT

TDHCA | Deliver to: 221 E. 11th St., Austin, TX 78701 | Mail to: PO Box 13941, Austin, TX 78711-3941
(This receipt does not attest to the sufficiency of documentation to fulfill Program requirements.)

Development: Cambrian East Riverside
Owner: Cambrian East Riverside LP
Contact: Calvin Chen
Email: powei@bcarc.com
Tel: (512) 799-0989

TDHCA Application Number
18015

Select Program of Documents/Payments Submitted (note: HTC = Housing Tax Credits)
X 9% HTC (Competitive) □ 4% HTC - Tax Exempt Bond Issuer:

Indicate All Documents Submitted
X Pre-Application □ Market Study □ Phase I ESA □ Site Design & Dev. Feasibility Report
X Application □ Appraisal □ PCA/CNA □ Primary Market Area Map
□ Waiver Request □ Community Revitalization Plan □ Community Input □ UNCR Packet

Describe Payment
Check Amount: $1,300.00
HTC Application Fee: 65 X 20 = $1,300.00
(check full app only)
# of Units
Per unit fee
App. Fee

Check Amount: □ Non-Profit or CHDO
Check Number: □ NP Discounted Fee

Describe any special circumstances:

NOTE: Housing Tax Credit Program Applicants that are CHDOs or Qualified Nonprofit Organizations and requesting a fee reduction, must attach a copy of their CHDO certificate or evidence of 501(c)(3) or (4) status to this receipt.

Date
Applicant Signature
Staff Initials

□ Check this box to request a copy of the staff-initialed receipt.

Attach Check Here

Plains Capital Bank

PAY TO THE ORDER OF TDHCA
$1,300.00
DOLLARS
FOR APPL # 18015

1001
88-2299/1113
5013
1a  Applicant Certification
2018 Multifamily Uniform Application Certification
Mailing Address: P.O. Box 13941, Austin, TX 78711-3941
Physical Address: 221 East 11th Street, Austin, TX 78701

Development Name: Cambrian East Riverside

The undersigned hereby makes an Application to Texas Department of Housing and Community Affairs. The Applicant affirms that they have read and understand the Uniform Multifamily Rules (Title 10, Texas Administrative Code, Chapter 10) and Qualified Allocation Plan (Title 10, Texas Administrative Code, Chapter 11). Specifically, the undersigned understands the requirements under 10 TAC §10.101 of the Uniform Multifamily Rules, 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 §10.2(e) of the Uniform Multifamily Rules, relating to Public Information Requests, specifically that the filing of an Application with 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.

Cambravian East Riverside LP
Applicant Entity Name

By:
Signature of Authorized Representative
Calvin Chen

Printed Name
Manager, Neo East Riverside LLC 100% Owner of GP

Title
2/18/18

Date

Sworn to and subscribed before me on the 22 day of FEBRUARY, 2018

by
Calvin Chen

(Personalized Seal)

JENNIFER LANE
Notary Public, State of Texas
Comm. Expires 12-07-2019
Notary ID 125787424

Notary Public, State of TEXAS
County of Travis
My Commission Expires: 12-7-19

Date

2/19/18
1b  Meeting Selection (4% Only)

NOT APPLICABLE
Certification, Acknowledgement, and Consent of Development Owner
The Certification, Acknowledgement, and Consent of Development Owner is included behind this tab.

**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

Please indicate whether any of the following required disclosure on the Certification, Acknowledgement, and Consent of Development Owner (to be used for data capture for application processing):

- $10.101(a)(2) - Undesirable Site Features
- **X** $10.101(a)(3) - Undesirable Neighborhood Characteristics
- **na** §10.202(1)(M) - Termination of Relationship in an Affordable Housing Transaction
- **na** §10.901(17) - Unused Credit or Penalty Fee

Note: If any disclosures are indicated regarding §10.101(a)(3), submit the Undesirable Neighborhood Characteristics Report Packet (UNCR) located on the Department’s website http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm

Please note: The Undesirable Neighborhood Characteristics Report was uploaded under separate cover to the USERV account for this application
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 §10.3 of the Uniform Multifamily Rules.

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. 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 §§10.101 and 10.202 of the Uniform Multifamily Rules. Any issues of non-compliance have been disclosed.

All representations, undertakings and commitments made by Applicant in the Application process for Development assistance 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 each and all 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 tenants of the Development, including enforcement by administrative penalties for failure to perform, 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 that may affect the Applicant’s competitive posture, an Applicant must disclose that in accordance with the Department’s rules the aspects of the Development 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) 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 §10.404 of the Uniform Multifamily Rules, relating to Replacement Reserve Account requirements.

The Development will operate in accordance with the applicable compliance monitoring requirements found in Chapter 10, Subchapter F.

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 C.F.R. Part 8, if the Development includes the New Construction or substantial rehabilitation of multifamily units (4 or more units per building), 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 §10.101(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 an 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 §10.901(17) of the Uniform Multifamily Rules.

_____ The Applicant certifies that no disclosure regarding §10.901(17) of the Uniform Multifamily Rules 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 §10.202(1)(M) of the Uniform Multifamily Rules related to such disclosure.

_____ The Applicant certifies that no disclosure regarding §10.202(1)(M) of the Uniform Multifamily Rules is necessary.

The Applicant certifies that, for any Development proposing New Construction or Reconstruction and located within the one-hundred (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 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 one-hundred 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)

_____ X The Development is not located in an area with undesirable site features as further described in §10.101(a)(2) of the Uniform Multifamily Rules.

_____ 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 §10.101(a)(2) of the Uniform Multifamily Rules.

_____ The proposed Development is Historic Preservation pursuant to §11.9(e)(6) of the QAP, 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 regulates 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.

Undesirable Neighborhood Characteristics (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 undesirable neighborhood characteristics described in §10.101(a)(3) of the Uniform Multifamily Rules and that no disclosure is necessary;

_____ X The Development Owner certifies that the Development is located in an area with the following undesirable neighborhood characteristic(s) and the Undesirable Neighborhood Characteristics Report is submitted with the Application (select all that apply):

_____ X 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 within 1,000 feet of any census tract 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;
X is located within 1,000 feet of a blighted or abandoned area as further described in §10.101(a)(3)(B)(iii) of the Uniform Multifamily Rules;

_____ is located in the attendance zones of an elementary, middle, or high school that does not have a 2017 Met Standard rating by the Texas Education Agency, unless the Development Site is subject to an Elderly Limitation.

The Development will include all of the mandatory Development amenities required in §10.101(b)(4) of the Uniform Multifamily Rules at no charge to all tenants (market rate and low-income) and written notice of such amenities will be provided to the tenants.

The Development will satisfy the minimum point threshold for common amenities as further described in §10.101(b)(5) of the Uniform Multifamily Rules. These amenities must be for the benefit of all tenants (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 tenant 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 §10.101(b)(6)(A) of the Uniform Multifamily Rules.

The Development (excluding competitive Housing Tax Credit Applications) will include enough unit and development construction features to meet the minimum number of points as further described in §10.101(b)(6)(B) of the Uniform Multifamily Rules.

The Development (excluding competitive Housing Tax Credit Applications) will include enough tenant services, at no charge to the tenants, be accessible to all (market rate and low-income), and maintained throughout the Affordability Period, to meet the required minimum number of points as further described in §10.101(b)(7) of the Uniform Multifamily Rules, 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 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 C.F.R §983.57(e).

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) – (M) of §10.202(1) of the Uniform Multifamily Rules, related to ineligible Applicants, applies to those identified 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 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. 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]

Calvin Chen
Printed Name

Manager, Neo East Riverside LLC 100% Owner of GP
Title
7/2/18
Date

THE STATE OF Texas
COUNTY OF Travis

Before me, a notary public, on this day personally appeared Calvin Chen, 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 22 day of February, 2018

[Notary Public Signature]

Page 8 of 8
3 Applicant Eligibility Certification
Applicant Eligibility Certification-§10.204(2)

The Applicant Eligibility Certification(s) is included behind this tab.

§10.202 of the Uniform Multifamily Rules 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.

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 included on the organizational chart who are identified under §10.204(2)(A) – (D) of the Uniform Multifamily Rules and who have the ability to exercise control over the Development.

**The form should 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 is required, only a scanned copy within the final PDF file.

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](http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm)
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 §10.3 of the Uniform Multifamily Rules.

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 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 Commitment by the Department. To the extent allowed under §2306.6720 Tex. Gov’t Code, 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.

Neither Applicant nor any other member of the Development Team has been or is barred, suspended, or terminated from procurement in a state or Federal program or listed in HUD’s System for Award Management (SAM).

Neither Applicant nor any other member of the Development Team has 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 fifteen (15) years preceding the Application submission.

Neither Applicant nor any other member of the Development Team is, at the time of Application, 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.

Neither Applicant nor any other member of the Development Team has 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.

Neither Applicant nor any other member of the Development Team has misrepresented 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.

Neither Applicant nor any other member of the Development Team has been found by the Board to be ineligible based on a previous participation review performed in accordance with 10 TAC Chapter 1 Subchapter C.

Neither Applicant nor any other member of the Development Team is 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.

Neither Applicant nor any other member of the Development Team has failed to cure any past due fees owed to the Department within the time frame provided by notice from the Department and at least ten (10) days prior to the Board meeting at which the decision for an award is to be made.

Neither Applicant nor any other member of the Development Team is in violation of a state revolving door or other standard of conduct or conflict of interest statute, including §2306.6733 of the Tex. Gov’t Code, or a provision of Chapter 572 of the Tex. Gov’t Code, that would prohibit the Person from participating in the Application in the manner and capacity they are participating.
Neither Applicant nor any other member of the Development Team has previous Contracts or Commitments that have been partially or fully de-obligated during the twelve (12) months prior to the submission of the Application and through the date of final allocation 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 10.

Neither Applicant nor any other 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, or Determination Notice for a Development.

Neither Applicant nor any other member of the Development team has 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 nor any other 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 §10.202(2)(A) of the Uniform Multifamily Rules.

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 §10.202(1)(M) of the Uniform Multifamily Rules. Applicant understands that failure to disclose is grounds for termination.

All housing developments with which Applicant, 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 relating to the Housing Tax Credit Program; 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 for Housing Tax Credits or the use of information concerning the Housing Tax Credit Program.

Applicant, 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, 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

Calvin Chen

Printed Name

Manager, Neo East Riverside LLC 100% Owner of GP

Title

2/22/18

Date

THE STATE OF Texas §

COUNTY OF Travis §

Before me, a notary public, on this day personally appeared Calvin Chen, 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 22 day of February, 2018

(Seal)

JENNIFER LANE
Notary Public, State of Texas
Comm. Expires 12-07-2019
Notary ID 125787424

Notary Public Signature
Megan Lasch
Printed Name

President
Title

2-21-19
Date

THE STATE OF Texas $\$$
COUNTY OF Travis $\$

Before me, a notary public, on this day personally appeared Megan Lasch, 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 21 day of February, 2018

(Seal)

JOHN DENG
Commission # 130401938
My Commission Expires October 12, 2019
Notary Public Signature
4 Multifamily Direct Loan Certification

NOT APPLICABLE
Applicant Information Page
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>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Jason Haskins</td>
<td><strong>Phone:</strong> (512) 993-2460</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:jhedinn@gmail.com">jhedinn@gmail.com</a></td>
<td><strong>Office:</strong> (512) 993-2460</td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 1111 East 11th Street, Suite 200</td>
<td><strong>Mobile:</strong> (512) 698-3369</td>
</tr>
<tr>
<td>Street: 1111 East 11th Street</td>
<td>City: Austin</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Second Contact</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Megan Lasch</td>
<td><strong>Phone:</strong> (830) 330-0762</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:megan@o-sda.com">megan@o-sda.com</a></td>
<td><strong>Office:</strong> (830) 330-0762</td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 1111 East 11th Street, Suite 200</td>
<td><strong>Mobile:</strong> (830) 330-0762</td>
</tr>
<tr>
<td>Street: 1111 East 11th Street</td>
<td>City: Austin</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Consultant Contact (if applicable)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Sarah Andre</td>
<td><strong>Phone:</strong> (512) 698-3369</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:sarah@structuretexas.com">sarah@structuretexas.com</a></td>
<td><strong>Office:</strong> (512) 698-3369</td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 702 San Antonio Street</td>
<td><strong>Mobile:</strong> (512) 698-3369</td>
</tr>
<tr>
<td>Street: 702 San Antonio Street</td>
<td>City: Austin</td>
</tr>
</tbody>
</table>
Competitive Housing Tax Credit Selection Self-Score
# Competitive Housing Tax Credit Selection Self-Score

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. Highlighted rows indicate scoring items for both 9% HTC and Direct Loan applications. Additional scoring for Direct Loan applications can be found at 10 TAC §13.6.

## 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>8</td>
</tr>
<tr>
<td>Unit and Development Features</td>
<td>§11.9(b)(1)(B)</td>
<td>7</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 Tenants</td>
<td>§11.9(c)(1)</td>
<td>16</td>
</tr>
<tr>
<td>Rent Levels of Tenants</td>
<td>§11.9(c)(2)</td>
<td>11</td>
</tr>
<tr>
<td>Tenant Services</td>
<td>§11.9(c)(3)</td>
<td>10</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>2</td>
</tr>
<tr>
<td>Tenant Populations with Special Needs</td>
<td>§11.9(c)(6)</td>
<td>2</td>
</tr>
<tr>
<td>Proximity to the Urban Core</td>
<td>§11.9(c)(7)</td>
<td>5</td>
</tr>
</tbody>
</table>
| Readiness to Proceed in Disaster Impacted Counties | §11.9(c)(8) | **Serve and Support Texans Most in Need Total**: 46

## Criteria Promoting Community Support and Engagement

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Government Support</td>
<td>§11.9(d)(1)</td>
<td></td>
</tr>
<tr>
<td>Commitment of Development Funding by Local Political Subdivision</td>
<td>§11.9(d)(2)</td>
<td>1</td>
</tr>
<tr>
<td>Declared Disaster Area</td>
<td>§11.9(d)(3)</td>
<td>10</td>
</tr>
<tr>
<td>Quantifiable Community Participation</td>
<td>§11.9(d)(4)</td>
<td></td>
</tr>
<tr>
<td>Community Support from State Representative</td>
<td>§11.9(d)(5)</td>
<td></td>
</tr>
<tr>
<td>Input from Community Organizations</td>
<td>§11.9(d)(6)</td>
<td></td>
</tr>
<tr>
<td>Concerted Revitalization Plan</td>
<td>§11.9(d)(7)</td>
<td></td>
</tr>
</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>18</td>
</tr>
<tr>
<td>Cost of Development per Square Foot</td>
<td>§11.9(e)(2)</td>
<td>12</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>3</td>
</tr>
<tr>
<td>Extended Affordability</td>
<td>§11.9(e)(5)</td>
<td>2</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**: 43

## 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**: 117
Site Info Form Part I
1. **Development Address (All Programs)**

<table>
<thead>
<tr>
<th>Address</th>
<th>Austin</th>
</tr>
</thead>
<tbody>
<tr>
<td>1806 Clubview Avenue</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Region</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Zip</td>
<td>78741</td>
</tr>
<tr>
<td>County</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Travis</td>
</tr>
<tr>
<td>Rural/Urban</td>
<td>Urban</td>
</tr>
</tbody>
</table>

2. **Census Tract Information (All Programs)**

<table>
<thead>
<tr>
<th>Census Tract Number (11 digits)</th>
<th>Yes</th>
<th>Median Household Income: 27275.00</th>
<th>Quartile: 4q</th>
<th>Poverty Rate: 58.2</th>
</tr>
</thead>
</table>

The poverty rate for the census tract is above 40% (55% for Regions 11 or 13), and the Undesirable Neighborhood Characteristics Report and required documentation has been submitted.

3. **Resolutions (All Programs, if applicable) - §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))

- [X] One Mile Three Year Rule. The proposed Development is located outside an MSA or in a county with a population of less than one million OR is **NOT** a New Construction or Adaptive Reuse development that will be located one mile or less from a new construction or terminated/withdrawn HTC or Bond development serving the same type of household. (QAP §11.3(d))

- [ ] 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. (QAP §11.3(e))

4. **Zoning (§10.204(11)) and Flood Zone Designation (§10.101(a)(1)) (All Programs)**

<table>
<thead>
<tr>
<th>Development Site is appropriately zoned?</th>
<th>Yes</th>
<th>Zoning Designation: ERC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flood Zone Designation:</td>
<td>X</td>
<td>Entire Development Site is outside the 100 year floodplain. Yes</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades X through X</th>
<th>Met Standard Rating?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baty Elementary</td>
<td>EE through X</td>
<td>2015 No 2016 Yes 2017 Yes</td>
</tr>
<tr>
<td>John P Ojeda Junior High</td>
<td>6 through 8</td>
<td>2015 Yes 2016 Yes 2017 Yes</td>
</tr>
<tr>
<td>Del Valle High School</td>
<td>9 through 12</td>
<td>2015 Yes 2016 Yes 2017 Yes</td>
</tr>
</tbody>
</table>

- [ ] School district has no attendance zones and the closest schools are listed.

- [na] The Development Site is located within the attendance zone of an elementary school, a middle school or a high school that does not have a 2017 Met Standard rating by the Texas Education Agency, and the Undesirable Neighborhood Characteristics Report and required documentation has been submitted.

If revised form submitted, date of submission: ____________________
Site Info Part I – Supporting Documents
Supporting Documentation for the Site Information Form Part I

- [X] Street Map with Site Drawn and Identified
- [X] Census Tract Map with Development Site Identified
  [https://factfinder.census.gov/races/nav/jsr/pages/searchresults.xhtml?refresh=t]
- [x] Twice the State Average of Units Per Capita Resolution
- [n/a] One Mile Three Year Resolution or evidence of other exception
- [X] Housing Tax Credit Units per Total Household Resolution
- [X] Evidence of Zoning and/or Evidence of Re-Zoning Process
- [X] Evidence of Flood Zone Designation
- [X] Educational Quality (all Applications)
  - [X] School Attendance Zone Map with Development labeled;
  - [X] 2017 TEA accountability information for each school; and
  - [na] UNCR if a school in the attendance zone has not achieved Standard for three consecutive years and has failed by at least one point in the most recent year.
- [na] For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of §10.204(4) of the Uniform Multifamily Rules is included
- [na] For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of §10.204(4) of the Uniform Multifamily Rules is not included and will be provided under separate cover no later than 14 days prior to the Board meeting selected in Tab 1b
Location Map
Cambrian East Riverside
1806 Clubview Austin, Texas
Census Tract Map

48453002318 Is a Qualified Census Tract

Cambrian East Riverside | 1806 Clubview, Austin, Texas
RESOLUTION NO. 20180201-022

WHEREAS, the Cambrian East Riverside, LP (hereafter, “Applicant”), its successors, assigns or affiliates, has proposed a development for the new construction of affordable multi-family rental housing on East Riverside Drive, between Grove Boulevard and Clubview Avenue, to be known as Cambrian East Riverside (hereafter, “Development”) in the City of Austin; and

WHEREAS, Applicant has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2018 Low Income Housing Tax Credits for the Development; NOW, THEREFORE,

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

In accordance with §11.3(c) of the State of Texas Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Austin has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

BE IT FURTHER RESOLVED

City Council hereby supports the proposed Development and confirms that its governing body has voted specifically to approve the construction and rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4); and

BE IT FURTHER RESOLVED
That for and on behalf of the City Council, Jannette S. Goodall, City Clerk, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

ADOPTED: February 1, 2018 ATTEST: Jannette S. Goodall
City Clerk
RESOLUTION NO. 20180215-015

WHEREAS, the Cambrian East Riverside, LP (hereafter, “Applicant”), its successors, assigns or affiliates, has proposed a development for the new construction of affordable multi-family rental housing on East Riverside Drive, between Grove Boulevard and Clubview Drive, to be known as Cambrian East Riverside (hereafter, “Development”) in the City of Austin; and

WHEREAS, Applicant has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Low Income Housing Tax Credits for the Development; NOW, THEREFORE,

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

In accordance with §11.3(e) and §11.4(c)(1) of the State of Texas Qualified Allocation Plan, it is hereby acknowledged that the proposed New Construction is located in a census tract that has more than 20% Housing Tax Credit Units per total households; and

BE IT FURTHER RESOLVED, that the Austin City Council hereby confirms that its Governing Body has voted specifically to allow the construction of the Development pursuant to §11.4(c)(1) of the Qualified Allocation Plan; and
BE IT FURTHER RESOLVED, that the Austin City Council affirms that the proposed Development is consistent with the jurisdiction’s obligation to affirmatively further fair housing; and

BE IT FURTHER RESOLVED, that for and on behalf of the Austin City Council, Jannette S. Goodall, City Clerk, is hereby authorized, empowered, and directed to certify this resolution to the Texas TDHCA.

ADOPTED: February 15, 2018

ATTEST: Jannette S. Goodall
City Clerk
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: Jason Haskins

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 0307130201

Zoning Classification(s)

ERC

Find definitions at http://www.austintexas.gov/page/zoning-districts

Zoning Case Number(s)

C14-01-0060, C14-2012-0112, NPA-2012-0005.04

Look up case info at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

Zoning Ordinance Number(s)

010927-28, 20130509-041, 20130509-044

Look up ordinances at http://austintexas.gov/edims/search.cfm

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 Chaper 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, Diana Arismendez, 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.

Name: Diana Arismendez
City of Austin
911 ADDRESSING
CITY SERVICE ADDRESS VALIDATION
Email: addressing@austintexas.gov  Phone: (512) 974-2797  Fax: (512) 974-3337
911 Addressing Website: http://austintexas.gov/911addressing

Date: January 11, 2018

The Following Is A Valid Address:

Address     : 1806 CLUBVIEW AVE

*Please contact the United States Postal Service or go to www.usps.com for the correct zip code for this address.

Legal Description:

Subdivision : CLUBVIEW TERRACE SUBDIVISION
Block ID     :
Lot ID       : 1
Geographic ID: 0307130201
Property ID  : 287996

Jurisdiction: AUSTIN FULL PURPOSE

Verify your jurisdiction with our new Jurisdictions Web Map:
http://www.austintexas.gov/gis/JurisdictionsWebMap/

County: TRAVIS
Parent Address Place Id: 5471588
Comments:

Signed: [Signature]

Disclaimer: The assignment and/or verification of this address does not authorize a change in land use or constitute the City of Austin's approval of any division of real property. The assignment and/or verification of this address does not supersede any requirements of the City of Austin's Land Development Code, the Texas Local Government Code, or any other state or municipal regulations.
From: Rhoades, Glenn <Glenn.Rhoades@austintexas.gov>
Subject: RE: This morning - 1806, 1810 Clubview
Date: February 15, 2018 at 10:45:47 AM CST
To: nathan henry <nathan@saigebrook.com>

The property at 1806 and 1810 Clubview allows for allows for multifamily. A commercial component is not required. If you have questions let me know.

Glenn Rhoades
Planning Officer
City of Austin Development Services Department
Development Assistance Center
One Texas Center – 1st Floor
505 Barton Springs Road
Base Zoning
The base zoning of the subject site is the East Riverside Corridor special district. The subdistrict is Corridor Mixed Use, the highest density district in the ERC. Development standards for this zone are shown on the following page.

Scenic Roadway Overlay exists on site but only in southern portion, not in buildable area. Airport Overlay boundary is across the street to the east but does not encroach on the subject site.

ERC Entitlements and Considerations

Roadway Type and Active Edge

Clubview Drive is an ERC Urban Roadway. East Riverside Drive is an ERC Core Transit Corridor and Grove Boulevard is an existing ERC Pedestrian Priority Collector Street.

The frontages on East Riverside Drive and Grove Boulevard are both higher priority than that on Clubview. However, both of these lot lines are too small to accommodate a driveway and are both located within Critical Water Quality Control Zones that limit development along them. Therefore, Clubview Drive will be treated as the primary frontage. The intent is to develop this frontage to the ERC PPC or ERC CTC standards as required for AEC to consider Clubview as the primary frontage.

There is no Active Edge designation on the subject site.

ERC Hub and Development Bonus
The subject site is located within the ERC Hub. Properties within the hub boundaries are eligible for additional entitlements as outlined in Article 6 of the East Riverside Corridor Regulating Plan. The intent of the Development Bonus is to: “Encourage construction of projects with height or density greater than is allowed in the ERC Subdistrict in exchange for the provision of community benefits; Encourage the provision of affordable housing and mixed income communities; 6.1.3. Encourage additional density while allowing new development to support “public benefits” that are important to achieve as the East Riverside Corridor area transforms into a pedestrian-friendly urban neighborhood. These public benefits include affordable housing, open space, improved bicycling facilities, commercial or office uses, and improved flood and water quality controls.”

BASE ZONING

<table>
<thead>
<tr>
<th>District:</th>
<th>ERC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdistrict:</td>
<td>CMU</td>
</tr>
<tr>
<td>Overlay:</td>
<td>Scenic Roadway</td>
</tr>
<tr>
<td>Infill &amp; Design Options:</td>
<td>Mixed Use; Urban Home; Secondary Apartment; Small Lot Amnesty; Cottage Lot</td>
</tr>
</tbody>
</table>

| Neighborhood Plan:           | Montopolis |
| NP Tract #:                  | 23         |
| Future Land Use:             | Specific Regulating District |
| CodeNEXT District:           | ERC        |
| Primary Frontage ERC Roadway Type: | Urban Roadway |
| Secondary Frontage ERC Roadway Type: | Core Transit Corridor; Pedestrian Priority Collector |
| ERC Active Edge:             | None       |
| ERC Corridor Hub:            | Yes        |
| ERC Bonus Height:            | 120'       |

ENVIRONMENTAL

| Watershed:     | Country Club East |
| Watershed Zone:| Suburban          |
| WPO Present:   | YES               |
| WPO Area (sf): | 23693.58          |
| Floodplain Present: | YES           |
| Floodplain Area (sf): | 10510.69 |
Regulating Plan for the EAST RIVERSIDE CORRIDOR ZONING DISTRICT

DATE ADOPTED: May 9, 2013
DATE EFFECTIVE: May 20, 2013

Revised November 17th, 2014 - Ordinance 20141106 - 084
Revised October 26th, 2015 - Ordinance 20151015 - 070

BASED ON THE EAST RIVERSIDE CORRIDOR MASTER PLAN:
Adopted February 25, 2010
INTRODUCTION TO THIS DOCUMENT

This Document is divided into seven Articles. The Diagram below provides an overview of the organization and a short summary of the standards addressed within each Article. Two appendices located at the end of the document contain 1) Street Cross Sections for new Collector streets within the ERC Zoning Boundary and 2) optional Water Quality Standards.

General Provisions

Includes General Provisions that should be reviewed for all properties in the ERC Zoning District. This Article also encourages creativity and innovative design by allowing an applicant to propose an alternative approach to meeting the standards of the Document through the “alternative equivalent compliance” provision.

- East Riverside Corridor Zoning District Map
- East Riverside Corridor Subdistrict Map
- East Riverside Corridor Roadway Types Map
- East Riverside Corridor Active Edges Map
- East Riverside Corridor Collector Street Map
- East Riverside Corridor Hub Map
- East Riverside Corridor Maximum Height Map (no Development Bonus)
- East Riverside Corridor Development Bonus Height Map

CMU Corridor Mixed Use (CMU) Development Standards
IMU Industrial Mixed Use (IMU) Development Standards
NMU Neighborhood Mixed Use (NMU) Development Standards
UR Urban Residential (UR) Development Standards
NR Neighborhood Residential (NR) Development Standards

Land Use

Includes Land Use requirements for each ERC Subdistrict. Standards in this Article address the following:

- Permitted;
- Conditional;
- and Prohibited uses.

Circulation, Connectivity & Streetscape

Standards in this Article are based on roadway type and address the following:

- Sidewalks;
- On-street parking; and
- On-site circulation and off-site connectivity.
Determining Applicability:

Applicability of the Standards included in this document is determined largely by The East Riverside Corridor (ERC) Subdistrict of the property in question, whether a property is within an ERC Hub, and the roadway type(s) adjacent to it. Therefore an important first step in the development process is to identify a property’s subdistrict, adjacent roadway type(s), and whether the property is within a Hub. The size of the site and the type of development (residential, commercial, mixed use, etc.) also need to be considered, since different standards may apply. The applicability at the beginning section of each article summarizes the applicability of the standards described in that article.

1 ERC Subdistricts

The ERC Subdistricts are shown in Figure 1-2. Permitted land uses and general development and urban design standards for a property are based upon the applicable ERC Subdistrict. The five subdistricts in the East Riverside Corridor Zoning District are listed below and described in Section 2.3.4.

- CMU Corridor Mixed Use (CMU)
- IMU Industrial Mixed-Use (IMU)
- NMU Neighborhood Mixed Use (NMU)
- UR Urban Residential (UR)
- NR Neighborhood Residential (NR)
Figure 1-1: **East Riverside Corridor (ERC) Zoning Map**

The map below indicates the properties within the ERC boundary zoned ERC.

---

**LEGEND**

- ERC Zoned Parcel
- Parcel within the ERC Boundary not re-zoned as part of ERC Process
- ERC Planning Area Boundary
- Parcel Boundary

---

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundary.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
ARTICLE 2: LAND USE STANDARDS

2.1. INTENT

The ERC Land Use Standards are used as a tool to create lively, walkable, healthy, livable areas where people are able to reduce vehicle usage without sacrificing access to neighborhood amenities. To accomplish this, the intent of Article 2 is to:

2.1.1. Allow for creation of dense and vibrant Hubs, or areas where the most intensive development within the corridor is encouraged, with urban form and uses that require less reliance on the automobile and are more accommodating of pedestrian, transit, and bicycle transportation.

2.1.2. Provide for and encourage development and redevelopment that achieves a balance of jobs, housing, retail, open space and community facilities within close proximity to each other and to both current and future transit. The essence of a mixed-use area is that it creates opportunities to live, work and play within the same area.

2.1.3. Enable opportunities for transit-supportive development in the ERC Hubs.

2.1.4. Locate the highest level of activity and mix of uses in the Hubs and the Corridor Mixed Use Subdistrict along E. Riverside Drive and other major streets thereby supporting current and future transit ridership.

2.1.5. Enable redevelopment and adaptive reuse while accommodating existing uses.

2.1.6. **Allow for dense residential uses to accommodate some of the region’s expected population growth.**

2.1.7. **Provide for a variety of housing options to be developed in close proximity to potential jobsites as well as public transit so that residents may reduce their dependency on personal vehicles and save on transportation costs.**

2.2. APPLICABILITY

For the purposes of applying the standards in this Article, refer to Section 2.3 for ERC Subdistrict descriptions and Figure 1-2 (Subdistricts Map) for ERC Subdistrict locations.

<table>
<thead>
<tr>
<th>Standards</th>
<th>Applies if ERC Subdistrict is:</th>
<th>Applies if the adjacent street is:</th>
<th>Applies to the following:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 2.3 East Riverside Corridor Subdistricts</td>
<td>CMU IMU NMU UR NR</td>
<td>CTC PPC UR HWY</td>
<td>- All development</td>
</tr>
</tbody>
</table>

See Article 1 for maps and Sections 2.3.4 & 3.2.2 for descriptions of ERC Subdistricts and ERC Roadway Types.
Article 2

2.3. EAST RIVERSIDE CORRIDOR SUBDISTRICTS

2.3.1. Applicability

2.3.2. ERC Subdistricts General

A. The locations of the ERC Subdistricts in the ERC Zoning District are depicted in Figure 1-1, East Riverside Corridor Subdistricts Map.

B. The ERC Subdistricts vary in terms of use, development intensity, and level of urban character.

C. The Corridor Mixed Use, Neighborhood Mixed Use and Industrial Mixed Use Subdistricts permit combinations of uses within a building or a site.

2.3.3. Land Use Summary Table

The Land Use Summary Table in Figure 2-1 establishes the permitted, conditional, and prohibited uses according to ERC Subdistrict and any additional regulations that apply to a particular use in a specific subdistrict.

2.3.4. Subdistrict Types

A. **Corridor Mixed Use (CMU) Subdistrict**

   Corridor Mixed Use is the highest density district designation within the East Riverside Corridor and will typically consist of mixed use buildings such as residential or office uses over retail or office ground floor uses. The ground floors of these buildings are envisioned to be primarily retail or office while upper floors may be office and/or residential. Mixed use development is key within this subdistrict because it will help to create a walkable environment with a variety of land uses located in a compact area.

   Within the CMU Subdistrict, certain areas are identified as active edges on the East Riverside Corridor Active Edge Map Figure 1-4. An active edge designation imposes additional specific land use and design requirements for development at visible intersections and along key streets near the East Riverside Corridor Hubs to ensure that the ground floors of those buildings are designed to accommodate pedestrian oriented uses at some point in time.

B. **Industrial Mixed Use (IMU) Subdistrict**

   Industrial Mixed Use is a transitional subdistrict used to accommodate existing industrial uses and enable future development to include residential and commercial uses.
<table>
<thead>
<tr>
<th>Uses</th>
<th>CMU</th>
<th>IMU</th>
<th>NMU</th>
<th>UR</th>
<th>NR</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed &amp; Breakfast (Group 1)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Bed &amp; Breakfast (Group 2)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Condominium Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex Residential</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Group Residential</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>MF Residential</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retirement Housing (Small site)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Retirement Housing (Large site)</td>
<td></td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>Use is limited to 5,000 gross SF in NMU</td>
</tr>
<tr>
<td>SF Attached</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>SF Residential (Detached)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Small Lot SF Residential</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Townhouse Residential</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Two-Family Residential</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>Commercial Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Admin and Business Offices</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>Use is limited to 5,000 gross SF in NMU</td>
</tr>
<tr>
<td>Art Gallery</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Art Workshop</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Automotive Rentals</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>--</td>
<td>--</td>
<td>Max. of 10 fleet cars in CMU, Max. of 20 fleet cars in IMU. Land use cannot be utilized as a rationale to seek Alternative Equivalent Compliance.</td>
</tr>
<tr>
<td>Automotive Repair Services</td>
<td>--</td>
<td>P</td>
<td>C</td>
<td>--</td>
<td>--</td>
<td>Land use cannot be utilized as a rationale to seek Alternative Equivalent Compliance.</td>
</tr>
<tr>
<td>Automotive Sales</td>
<td>--</td>
<td>P</td>
<td>C</td>
<td>--</td>
<td>--</td>
<td>Max. of 20 vehicles for sale or rental on site. Land use cannot be utilized as a rationale to seek Alternative Equivalent Compliance.</td>
</tr>
</tbody>
</table>
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
Del Valle High School Boundaries Map

Del Valle ISD has one high school. All students attend Del Valle High.
Accountability Rating

<table>
<thead>
<tr>
<th>Met Standards on</th>
<th>Did Not Meet Standards on</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Student Progress</td>
<td>- Student Achievement</td>
</tr>
<tr>
<td>- Closing Performance Gaps</td>
<td></td>
</tr>
<tr>
<td>- Postsecondary Readiness</td>
<td></td>
</tr>
</tbody>
</table>

In 2017, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>415</td>
<td>716</td>
<td>58</td>
</tr>
<tr>
<td>2</td>
<td>432</td>
<td>1,000</td>
<td>43</td>
</tr>
<tr>
<td>3</td>
<td>397</td>
<td>1,200</td>
<td>33</td>
</tr>
<tr>
<td>4</td>
<td>24.3</td>
<td>24</td>
<td></td>
</tr>
</tbody>
</table>

Performance Index Summary

System Safeguards

<table>
<thead>
<tr>
<th>Number and Percentage of Indicators Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
</tr>
<tr>
<td>Participation Rates</td>
</tr>
<tr>
<td>Graduation Rates</td>
</tr>
</tbody>
</table>

Total 21 out of 32 = 66%

For further information about this report, please see the Performance Reporting website at https://rptsvr1.tea.texas.gov/perfreport/account/2017/index.html
Accountability Rating

Met Standard

<table>
<thead>
<tr>
<th>Met Standards on</th>
<th>Did Not Meet Standards on</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Student Achievement</td>
<td>- NONE</td>
</tr>
<tr>
<td>- Student Progress</td>
<td></td>
</tr>
<tr>
<td>- Closing Performance Gaps</td>
<td></td>
</tr>
<tr>
<td>- Postsecondary Readiness</td>
<td></td>
</tr>
</tbody>
</table>

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Performance Index Report

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>449</td>
<td>741</td>
<td>61</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>450</td>
<td>1,000</td>
<td>45</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>407</td>
<td>1,200</td>
<td>34</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td></td>
<td>17.3</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Distinction Designation

<table>
<thead>
<tr>
<th>Category</th>
<th>Distinction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Achievement in ELA/Reading</td>
<td>NO DISTINCTION EARNED</td>
</tr>
<tr>
<td>Academic Achievement in Mathematics</td>
<td>NO DISTINCTION EARNED</td>
</tr>
<tr>
<td>Academic Achievement in Science</td>
<td>DISTINCTION EARNED</td>
</tr>
<tr>
<td>Academic Achievement in Social Studies</td>
<td>NOT ELIGIBLE</td>
</tr>
<tr>
<td>Top 25 Percent Student Progress</td>
<td>NO DISTINCTION EARNED</td>
</tr>
<tr>
<td>Top 25 Percent Closing Performance Gaps</td>
<td>NO DISTINCTION EARNED</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>NO DISTINCTION EARNED</td>
</tr>
</tbody>
</table>

Campus Demographics

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Type</td>
<td>Elementary</td>
</tr>
<tr>
<td>Campus Size</td>
<td>759 Students</td>
</tr>
<tr>
<td>Grade Span</td>
<td>EE - 05</td>
</tr>
<tr>
<td>Percent Economically Disadvantaged</td>
<td>96.2</td>
</tr>
<tr>
<td>Percent English Language Learners</td>
<td>42.8</td>
</tr>
<tr>
<td>Mobility Rate</td>
<td>31.0</td>
</tr>
</tbody>
</table>

System Safeguards

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number and Percentage of Indicators Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>10 out of 20 = 50%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>12 out of 12 = 100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>22 out of 32 = 69%</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting Division website at https://rptsrv1.tea.texas.gov/perfreport/account/2016/index.html

TEA Division of Performance Reporting Page 1 September 2016
Accountability Rating

Improvement Required

<table>
<thead>
<tr>
<th>Met Standards on</th>
<th>Did Not Meet Standards on</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Student Progress</td>
<td>- Student Achievement</td>
</tr>
<tr>
<td>- Closing Performance Gaps</td>
<td>- Postsecondary Readiness</td>
</tr>
</tbody>
</table>

In 2015, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>218</td>
<td>431</td>
<td>51</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>227</td>
<td>600</td>
<td>38</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>204</td>
<td>800</td>
<td>26</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>10.0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Performance Index Summary

Distinction Designation

Academic Achievement in Reading/ELA
NO DISTINCTION EARNED

Academic Achievement in Mathematics
NOT ELIGIBLE

Academic Achievement in Science
NO DISTINCTION EARNED

Academic Achievement in Social Studies
NOT ELIGIBLE

Top 25 Percent Student Progress
NO DISTINCTION EARNED

Top 25 Percent Closing Performance Gaps
NO DISTINCTION EARNED

Postsecondary Readiness
NO DISTINCTION EARNED

Campus Demographics

Campus Type
Elementary

Campus Size
802 Students

Grade Span
EE - 05

Percent Economically Disadvantaged
97.0

Percent English Language Learners
43.5

Mobility Rate
30.6

State System Safeguards

Number and Percent of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Performance Rates</th>
<th>Participation Rates</th>
<th>Graduation Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>2 out of 13 = 15%</td>
<td>5 out of 5 = 100%</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>7 out of 18 = 39%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting Division website at http://ritten.tea.state.tx.us/perfrreport/account/2015/index.html
Accountability Rating

Met Standard

Met Standards on
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on
- Student Achievement

In 2017, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1,447</td>
<td>2,500</td>
<td>58</td>
</tr>
<tr>
<td>2</td>
<td>362</td>
<td>1,200</td>
<td>30</td>
</tr>
<tr>
<td>3</td>
<td>707</td>
<td>2,400</td>
<td>29</td>
</tr>
<tr>
<td>4</td>
<td>STAAR Score: 24.3</td>
<td>Graduation Rate Score: N/A</td>
<td>Graduation Plan Score: N/A</td>
</tr>
</tbody>
</table>

Performance Index Summary

Academic Achievement in ELA/Reading
NO DISTINCTION EARNED

Academic Achievement in Mathematics
NO DISTINCTION EARNED

Academic Achievement in Science
NO DISTINCTION EARNED

Academic Achievement in Social Studies
NO DISTINCTION EARNED

Top 25 Percent Student Progress
NO DISTINCTION EARNED

Top 25 Percent Closing Performance Gaps
NO DISTINCTION EARNED

Postsecondary Readiness
NO DISTINCTION EARNED

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Met Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>41%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>60%</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting website at https://rptsrv1.tea.texas.gov/perfreport/account/2017/index.html

TEA | Academics | Performance Reporting | Page 1
JOHN P OJEDA J H (227910042) - DEL VALLE ISD

Accountability Rating
Met Standard

Met Standards on
- Student Achievement
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on
- NONE

In 2016, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

Performance Index Summary

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>1,547</td>
<td>2,403</td>
<td>64</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>425</td>
<td>1,200</td>
<td>35</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>842</td>
<td>2,400</td>
<td>35</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>N/A</td>
<td>N/A</td>
<td>31</td>
</tr>
</tbody>
</table>

System Safeguards

<table>
<thead>
<tr>
<th>Number and Percentage of Indicators Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
</tr>
<tr>
<td>Participation Rates</td>
</tr>
<tr>
<td>Graduation Rates</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting Division website at https://rptsrv1.tea.texas.gov/perfreport/account/2016/index.html

TEA Division of Performance Reporting Page 1 September 2016
TEXAS EDUCATION AGENCY
2015 Accountability Summary
JOHN P OJEDA J H (227910042) - DEL VALLE ISD

Accountability Rating
Met Standard

<table>
<thead>
<tr>
<th>Met Standards on</th>
<th>Did Not Meet Standards on</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Student Achievement</td>
<td>- NONE</td>
</tr>
<tr>
<td>- Student Progress</td>
<td></td>
</tr>
<tr>
<td>- Closing Performance Gaps</td>
<td></td>
</tr>
<tr>
<td>- Postsecondary Readiness</td>
<td></td>
</tr>
</tbody>
</table>

In 2015, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>1,186</td>
<td>1,707</td>
<td>69</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>379</td>
<td>1,200</td>
<td>32</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>978</td>
<td>2,200</td>
<td>44</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>22.8</td>
<td>N/A</td>
<td>23</td>
</tr>
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</table>

Performance Index Summary

<table>
<thead>
<tr>
<th>Index</th>
<th>STAAR Score</th>
<th>Graduation Rate Score</th>
<th>Graduation Plan Score</th>
<th>Postsecondary Component Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>22.8</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Distinction Designation

<table>
<thead>
<tr>
<th>Academic Achievement in Reading/ELA</th>
<th>NO DISTINCTION EARNED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Achievement in Mathematics</td>
<td>DISTINCTION EARNED</td>
</tr>
<tr>
<td>Academic Achievement in Science</td>
<td>DISTINCTION EARNED</td>
</tr>
<tr>
<td>Academic Achievement in Social Studies</td>
<td>DISTINCTION EARNED</td>
</tr>
<tr>
<td>Top 25 Percent Student Progress</td>
<td>NO DISTINCTION EARNED</td>
</tr>
<tr>
<td>Top 25 Percent Closing Performance Gaps</td>
<td>DISTINCTION EARNED</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>NO DISTINCTION EARNED</td>
</tr>
</tbody>
</table>

Campus Demographics

- Campus Type: Middle School
- Campus Size: 963 Students
- Grade Span: 06 - 08
- Percent Economically Disadvantaged: 90.8%
- Percent English Language Learners: 26.7%
- Mobility Rate: 19.7%

State System Safeguards

<table>
<thead>
<tr>
<th>Number and Percent of Indicators Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
</tr>
<tr>
<td>Participation Rates</td>
</tr>
<tr>
<td>Graduation Rates</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting Division website at http://ritter.tea.state.tx.us/perfreport/account/2015/index.html
Accountability Rating

Met Standard

Met Standards on
- Student Achievement
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on
- NONE

In 2017, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>3,217</td>
<td>4,726</td>
<td>68</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>271</td>
<td>1,200</td>
<td>23</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>1,017</td>
<td>2,400</td>
<td>42</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness STAAR Score</td>
<td>12.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>24.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>23.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>18.3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting website at https://rptsrv1.tea.texas.gov/perfreport/account/2017/index.html

TEA | Academics | Performance Reporting Page 1 August 15, 2017
Accountability Rating

Met Standard

<table>
<thead>
<tr>
<th>Met Standards on</th>
<th>Did Not Meet Standards on</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Student Achievement</td>
<td>- NONE</td>
</tr>
<tr>
<td>- Student Progress</td>
<td></td>
</tr>
<tr>
<td>- Closing Performance Gaps</td>
<td></td>
</tr>
<tr>
<td>- Postsecondary Readiness</td>
<td></td>
</tr>
</tbody>
</table>

In 2016, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>3,182</td>
<td>4,710</td>
<td>68</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>278</td>
<td>1,200</td>
<td>23</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>1,010</td>
<td>2,400</td>
<td>42</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Performance Index Summary

Distinction Designation

- Academic Achievement in ELA/Reading: NO DISTINCTION EARNED
- Academic Achievement in Mathematics: NO DISTINCTION EARNED
- Academic Achievement in Science: DISTINCTION EARNED
- Academic Achievement in Social Studies: DISTINCTION EARNED
- Top 25 Percent Student Progress: NO DISTINCTION EARNED
- Top 25 Percent Closing Performance Gaps: NO DISTINCTION EARNED
- Postsecondary Readiness: DISTINCTION EARNED

Campus Demographics

- Campus Type: High School
- Campus Size: 3,001 Students
- Grade Span: 09 - 12
- Percent Economically Disadvantaged: 79.4
- Percent English Language Learners: 12.7
- Mobility Rate: 19.2

System Safeguards

<table>
<thead>
<tr>
<th>Number and Percentage of Indicators Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates: 19 out of 28 = 68%</td>
</tr>
<tr>
<td>Participation Rates: 13 out of 14 = 93%</td>
</tr>
<tr>
<td>Graduation Rates: 6 out of 7 = 86%</td>
</tr>
<tr>
<td>Total: 38 out of 49 = 78%</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting Division website at https://rptsvr1.tea.texas.gov/perfreport/account/2016/index.html

TEA Division of Performance Reporting Page 1 September 2016
Accountability Rating

Met Standard

<table>
<thead>
<tr>
<th>Met Standards on</th>
<th>Did Not Meet Standards on</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Student Achievement</td>
<td>- NONE</td>
</tr>
<tr>
<td>- Student Progress</td>
<td></td>
</tr>
<tr>
<td>- Closing Performance Gaps</td>
<td></td>
</tr>
<tr>
<td>- Postsecondary Readiness</td>
<td></td>
</tr>
</tbody>
</table>

In 2015, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>3,007</td>
<td>4,121</td>
<td>73</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>240</td>
<td>1,200</td>
<td>20</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>1,038</td>
<td>2,400</td>
<td>43</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>STAAR Score 10.9</td>
<td>Graduation Rate Score 24.8</td>
<td>Graduation Plan Score 22.8</td>
</tr>
</tbody>
</table>

Distinction Designation

- Academic Achievement in Reading/ELA: NO DISTINCTION EARNED
- Academic Achievement in Mathematics: NO DISTINCTION EARNED
- Academic Achievement in Science: NO DISTINCTION EARNED
- Academic Achievement in Social Studies: DISTINCTION EARNED
- Top 25 Percent Student Progress: NO DISTINCTION EARNED
- Top 25 Percent Closing Performance Gaps: NO DISTINCTION EARNED
- Postsecondary Readiness: DISTINCTION EARNED

Campus Demographics

- Campus Type: High School
- Campus Size: 2,850 Students
- Grade Span: 09 - 12
- Percent Economically Disadvantaged: 83.0
- Percent English Language Learners: 12.8
- Mobility Rate: 20.0

State System Safeguards

Number and Percent of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number Met</th>
<th>Percent Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>21 out of 28 = 75%</td>
<td></td>
</tr>
<tr>
<td>Participation Rates</td>
<td>14 out of 14 = 100%</td>
<td></td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>5 out of 5 = 100%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>40 out of 47 = 85%</td>
<td></td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting Division website at http://ritter.tea.state.tx.us/perfreport/account/2015/index.html
Site Info Form Part II
Site Information Form Part II

1. **§11.9(c)(4) - Opportunity Index (Competitive HTC and Direct Loan Applications Only)**

   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.

   AND

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

   Contiguous Census Tract #  |  Contiguous Tract Quartile
   ------------------------  |  ------------------------
   [ ]                      |  [ ]

   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.

   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:

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

2. **§11.9(c)(5) - Underserved Area (Competitive HTC and Direct Loan Applications Only)**

   Applications may qualify for up to five (5) points for proposed Developments located in one of the following areas:

   - No  Wholly or partially within a Colonia (Note: Not eligible if application qualifies for Opportunity Index points);
   - No  Entirely within the boundaries of an Economically Distressed Area (Note: Not eligible if application qualifies for Opportunity Index points);
   - No  Entirely within a census tract that does not have a Development that was awarded less than 30 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report.
### §11.9(c)(7) - Proximity to the Urban Core (Competitive HTC Applications Only)

| Development Site is located in a Place with a population over 200,000 and is not in the At-Risk Set-Aside. |  
| Population of Place is 200,000-499,999 and Development is located w/in 2 miles of the main municipal government administration building. | X  
| Population of Place is 500,000 or more and Development is located w/in 4 miles of the main municipal government administration building. |

Application is seeking points for Proximity to the Urban Core. Total Points Claimed: 2

### §11.9(d)(7) - Concerted Revitalization Plan (Competitive HTC Applications Only)

<table>
<thead>
<tr>
<th>Region:</th>
<th>7 Urban</th>
</tr>
</thead>
</table>
| Development is in an Urban Area. | X  
| Application includes a copy of the plan or a link to the online plan and a description of where specific information required can be found in the plan. | X  
| Plan is current at the time of Application and officially continues for a minimum of three years thereafter. | X  
| Letter from appropriate local official, target area map, and supporting documentation are provided. | X  
| Development is explicitly identified by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality, county or distinct district; resolution stating such is provided. | X  
| Evidence of sufficient, documented and committed funding to accomplish the plan's purposes on its established timetable is provided. | X  
| No points were claimed for Opportunity Index, but location would qualify for at least 4 points under §11.9(c)(4)(B): |  

- Health-related facility (3 miles)
- Public library (1 mile)
- Census tract with ≥27% associate degrees adults aged ≥25
- University or community college (5 miles)

| 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. | X  
| 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. | X  

OR

| Development is in a Rural Area. |  
| Rehabilitation | Demolition/Reconstruction |

| Development has been leased at 85% or more for the six months preceding Application by low income households (excluding unlivable units identified in CNA); |  
| Development was constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, HOME, or CDBG; |  
| Demolition and relocation of units has been determined locally to be necessary to comply with Affirmatively Furthering Fair Housing Rule or to create acceptable distance from Undesirable Neighborhood Characteristics. |  

| 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; letter from Governing Body stating such is provided behind this tab. |  

| No points were claimed for Opportunity Index, but location would qualify for at least 4 points under §11.9(c)(4)(B): |
Application is seeking points for Concerted Revitalization. Total Points Claimed: 7

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

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

Application includes evidence that all 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 Readiness to Proceed. Total Points Claimed: 0

Application includes evidence that appropriate zoning will be in place at award.

Application includes evidence that the Applicant will close all financing and fully execute the construction contract on or before October 31, 2018.
### Supporting Documentation for the Site Information Form Part II

<table>
<thead>
<tr>
<th>Document Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opportunity Index (Competitive HTC and Direct Loan Only)</td>
<td>Map with Development Site boundaries indicated, relative to census tract boundaries</td>
</tr>
<tr>
<td></td>
<td>Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tracts with evidence of no physical barriers between the tracts</td>
</tr>
<tr>
<td></td>
<td>Map(s) of Community Assets with Development, radius, and each asset labeled</td>
</tr>
<tr>
<td></td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>For each amenity, supporting documentation to evidence how the amenity meets each requirement for the amenity</td>
</tr>
<tr>
<td></td>
<td>Print-out from DFPS website confirming daycare licensed to serve relevant age groups (<a href="http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp">http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp</a>)</td>
</tr>
<tr>
<td></td>
<td>Crime rate information for census tract from Neighborhood Scout or local data source dated after October 1, 2017, including the computation used to determine the crime rate (<a href="https://www.neighborhoodscout.com">https://www.neighborhoodscout.com</a>)</td>
</tr>
<tr>
<td></td>
<td>Print-out from THECB website confirming accreditation of university or community college (<a href="http://www.txhighereddata.org/Interactive/Institutions.cfm">http://www.txhighereddata.org/Interactive/Institutions.cfm</a>)</td>
</tr>
<tr>
<td></td>
<td>Evidence of regular and recurring substantive services provided by community, civic or service organization, as applicable</td>
</tr>
<tr>
<td></td>
<td>Evidence amenity is operational or has started site work (for instance: website postings, news paper ads, etc.); evidence of costs or membership fees, as restrictions, as applicable</td>
</tr>
<tr>
<td>Evidence of Underserved Area (Competitive HTC and Direct Loan Only)</td>
<td>For Colonia:</td>
</tr>
<tr>
<td></td>
<td>Evidence from Attorney General of Colonia boundaries; and (<a href="https://www.texasattorneygeneral.gov/cpd/colonias">https://www.texasattorneygeneral.gov/cpd/colonias</a>)</td>
</tr>
<tr>
<td></td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Map showing development site boundaries, relative to Colonia boundaries, and distance from Rio Grande river border.</td>
</tr>
<tr>
<td></td>
<td>A letter or correspondence from Texas Water Development Board indicating the boundaries of the EDA; and</td>
</tr>
<tr>
<td></td>
<td>Map showing development site boundaries, relative to EDA boundaries.</td>
</tr>
<tr>
<td></td>
<td>For other items:</td>
</tr>
<tr>
<td></td>
<td>Development must be awarded 2002 or earlier for 15-year threshold and 1987 or earlier for 30-year threshold.</td>
</tr>
<tr>
<td></td>
<td>The Site Demographic Characteristics Report is posted on the Department’s website at (<a href="http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm">http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm</a>)</td>
</tr>
<tr>
<td></td>
<td>Map with Development Site boundaries indicated, relative to census tract boundaries</td>
</tr>
<tr>
<td></td>
<td>Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable</td>
</tr>
<tr>
<td></td>
<td>Map with all contiguous census tracts, if applicable</td>
</tr>
<tr>
<td>Proximity to Urban Core (Competitive HTC Only)</td>
<td>Map with the appropriate radius, City Hall location, and evidence of meetings regularly scheduled for City Council, City Commission, or similar governing body.</td>
</tr>
<tr>
<td>Concerted Revitalization Plan (Competitive HTC Only)</td>
<td>Copy of the plan, or link to electronic copy. Plan must document that 11.9(d)(7)(A)(i)(I-V) are met.</td>
</tr>
<tr>
<td></td>
<td>Map of target area(s) with location of Development Site clearly identified.</td>
</tr>
<tr>
<td></td>
<td>Resolution adopting the Concerted Revitalization Plan or resolution of delegation and other documentation.</td>
</tr>
</tbody>
</table>
Resolution identifying Development as contributing more than any other to revitalization effort

Letter from appropriate local official providing documentation of measurable improvements.

Evidence of committed funding

For each amenity, supporting documentation to evidence that the amenity meets each Opportunity Index requirement for the amenity

Rural:

<table>
<thead>
<tr>
<th>n/a</th>
<th>Current rent roll</th>
</tr>
</thead>
</table>

Evidence Development constructed 25 or more years prior to application (1992 or earlier)

Evidence Development is public housing or affordable housing supported by USDA, HUD, HOME or CDBG

Evidence demolition and relocation of units has been determined locally to be necessary to comply with Affirmatively Furthering Fair Housing Rule or to create acceptable distance from Undesirable Neighborhood Characteristics, if applicable.

Resolution from appropriate Governing Body describing concerted revitalization effort and identifying Development as contributing more than any other to such effort.

For each amenity, supporting documentation to evidence that the amenity meets each Opportunity Index requirement for the amenity

Declared Disaster Area:

The county in which the Development Site is located is listed on the 2018 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

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 the time of early Application submission (January 26, 2018), at the Full Application Delivery Date, or at any time within the two-year period preceding the Full Application Delivery Date (as of March 1, 2016).

Readiness to Proceed

The county in which the Development Site is located is listed on the 2018 List of Declared Disaster Areas eligible for points under 10 TAC §11.9(c)(8) (no further documentation is required).

Evidence that the Applicant meets the requirements for Readiness to Proceed. Pursuant to 10 TAC 11.9(c)(8), the Application must include evidence that appropriate zoning will be in place at award (July 26, 2018).

Application includes evidence that appropriate zoning will be in place at award.

Further, the Application must include evidence that the Applicant will close all financing and fully execute the construction contract on or before the last business day of October 2018. Examples of the kinds of documentation that may be used to evidence those milestones are listed below. Applicants may select any of these items, or use the “Other” selections to describe the evidence presented.

Each piece of evidence provided must be accompanied by a detailed narrative describing how that piece of evidence will allow the Applicant to meet the requirements. If evidence is not included behind this tab, use the space to describe where in the Application the evidence can be found. Evidence may include, but is not limited to:

- Loan or equity commitments with evidence of completed due diligence
- Confirmation from lender that non-refundable application and/or due diligence fee has been paid to lender and/or equity provider
- Documentation from lender of the lenders’ critical path schedule for underwriting and approval including when application fees will be paid and third party reports reviewed
- Evidence from lender that the lenders’ third party reports have been ordered
- Signed architect contract
Underserved Area Map

48453002318 has no HTC Developments in the past 15 years

Cambrian East Riverside
1806 Clubview, Austin, Texas
Census Tract 48453002318 has 3 HTC Developments, all of which are more than 15 years old.
Urban Core Map
Cambrian East Riverside
1806 Clubview, Austin, Texas

City Hall
City Hall 4 miles
Development Site
Thursday, February 15, 2018

The City Council will convene at 10:00 AM on Thursday, February 15, 2018 at Austin City Hall, 301 W. Second Street, Austin, TX

Mayor Steve Adler
Mayor Pro Tem Kathie Tovo, District 9
Council Member Ora Houston, District 1
Council Member Delia Garza, District 2
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 Ellen Troxclair, District 8
Council Member Alison Alter, District 10

For meeting information, contact the City Clerk, (512) 974-2210
<table>
<thead>
<tr>
<th><strong>Concerted Revitalization Plan: The East Riverside Corridor Master Plan</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning Document</strong></td>
<td>Pages 2-44</td>
</tr>
</tbody>
</table>

*Please use this link to access the full East Riverside Corridor Master Plan. Excerpts of the Plan are included on pages 2 - 44. The URL for the plan is [https://www.austintexas.gov/sites/default/files/files/Planning/erc_final.pdf](https://www.austintexas.gov/sites/default/files/files/Planning/erc_final.pdf)*

<table>
<thead>
<tr>
<th><strong>Community Input Process and Identification of Priorities</strong></th>
<th>Page 7</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Resolution Adopting the East Riverside Corridor Master Plan</strong></td>
<td>Pages 45-46</td>
</tr>
<tr>
<td><strong>Maps of the East Riverside Corridor Master Plan Area</strong></td>
<td>Page 48</td>
</tr>
<tr>
<td><strong>Letter from the City of Austin Neighborhood Housing and Community Development Department</strong></td>
<td>Pages 49-50</td>
</tr>
<tr>
<td><strong>Resolution Identifying Cambrian East Riverside as Contributing more than any other Development</strong></td>
<td>Pages 51-52</td>
</tr>
<tr>
<td><strong>Evidence of Committed Funding: Capital Improvement Projects Occurring in the East Riverside Corridor</strong></td>
<td>Pages 53-61</td>
</tr>
<tr>
<td><strong>Targeted Efforts to Promote a More Vital Local Economy and a More Desirable Neighborhood</strong></td>
<td>Pages 62-66</td>
</tr>
</tbody>
</table>
Acknowledgements

We would like to thank:

- All participants in the planning process who live, work, play and own or rent property in and around the East Riverside Corridor

- Other interested individuals who came to learn about the area and give feedback on this planning initiative

- The members of the technical advisory group who dedicated time to learning about East Riverside Corridor issues, attended public meetings, and reviewed and gave feedback on the Master Plan throughout the planning process.

- Other City staff members who made themselves available to answer technical questions and provide information on specific topics related to the Master Plan.

- Thanks to Baty Elementary School, Travis High School and Austin Community College - Riverside Campus for providing meeting space.
The East Riverside Corridor Master Plan
VISION STATEMENT

East Riverside Drive has been transformed; gone is the wide space dominated by automobiles that allowed cars to travel along at highway speeds. Even though East Riverside Drive remains an important route from a regional perspective, drivers are aware that the space is shared with pedestrians and bicyclists and that it is a place that people are enjoying and not just passing through. Landscaping, landmarks and gateway features have been added at the intersections along East Riverside Drive, contributing greatly to the aesthetic appeal as one enters, exits, and traverses the Area. A diverse group of new and long-time residents are able to enjoy the safer, more attractive and vibrant streets and public spaces in the area.

The East Riverside Drive Area is comprised of active urban centers along a rail transit line that connects area residents, employees, and visitors with the airport, Lady Bird Lake, downtown, the University of Texas, and the Mueller Redevelopment, in addition to providing local service to amenities along East Riverside Drive itself. Long-time and new residents mix in public spaces created to meet the needs of a diverse population. Significant automobile traffic still travels through the Area, but it does not overshadow the built environment and drivers know when they enter the Area that they are traveling through a distinct and special place. In addition to rail, local and express bus service provides frequent and efficient travel options, making it easy to get around without use of a car. A designated bicycle lane on East Riverside Drive enables cyclists to travel safely through the area and to destinations along the way.

People walk all along East Riverside Drive, with street trees and landscaping providing beauty and shelter and acting as a natural buffer between the pedestrian and car environments. People are working, shopping, and entertaining themselves in new buildings on either side of East Riverside Drive that frame the street with large shop windows engaging passers-by. Taller buildings are concentrated around the main transit stops along the road and contain a mix of uses. Buildings further removed from transit stops and located off of East Riverside Drive offer a range of housing options for a diversity of ages and incomes and provide small-scale neighborhood services so that people can walk and bike to things in their immediate neighborhood. Opportunities for home ownership abound creating stable neighborhoods both along and just off of East Riverside Drive. Higher density development provides additional housing options and opportunities to create affordable housing through development bonuses so that the area continues to be socially and economically diverse. Neighborhoods are well-lit and maintained, with regular activity at the street level providing a natural safety mechanism.

The large surface parking lots along East Riverside Drive are long gone. Off-street parking no longer dominates the street scene and is located in parking structures, behind buildings, or screened from view. Tall and unattractive signage has been replaced with signs attached to a particular building space that is in-line with pedestrian views. A pedestrian-scale is created as taller buildings step-step away from the roadway above the 3rd story and the buildings and streetscape combine to form an interesting and inviting public space.
VISION STATEMENT

The East Riverside Drive/Pleasant Valley Road intersection is no longer a barren space that serves only to move cars through the Area and collect stormwater, but is instead a major center of transit, pedestrian, and business activity. The new Pleasant Valley Transit Plaza is an area with shade trees lining the transit stop with space for accessing transit and area businesses, and open space. This is the primary focal point of activity on East Riverside Drive, on weekdays full of lunchtime employees and on weekends occupied with area residents and visitors shopping, milling around, and socializing. A market in the plaza provides opportunities for small businesses to have visibility in this area with large numbers of pedestrians.

Street connectivity throughout the Area has been improved, providing more options for traveling by foot, bicycle, or car. Large blocks are broken-up, allowing residents to efficiently walk, bike, or drive to the rail and bus stops, coffee shops, restaurants, grocery stores, civic facilities, and Lady Bird Lake without having to travel on major arterials. The secondary street network accommodates local trips within the Area but also enables more options for traveling outside the Area.

Pocket and linear parks, street trees, and other green elements are interspersed among the new development to soften the edges, to integrate the natural with the built environment, and to provide places for residents, employees, and visitors to recreate or simply enjoy the space. Public plazas are dispersed throughout development along East Riverside Drive, providing space for small gatherings, taking in the sun, and eating lunch. A recreational trail system along Country Club Creek provides links to the Roy Guerrero Colorado River Park and the Lady Bird Lake trail system, maintaining balance between the natural and built environments. Xeriscaping is used in open spaces throughout the Area and amenities for kids are provided in offering neighborhood recreation space to families with children to supplement the amenities of Lady Bird Lake on the north side of the East Riverside area.

New buildings embody the principles of green building and utilize solar panels and mini wind turbines to produce energy rather than relying entirely on the City electric grid system. Green infrastructure strategies such as bioswales, rainwater harvesting, pervious paving, green roofs, and landscape beds are utilized to capture and treat water run-off instead of discharging immediately into the stormdrain system.

The East Riverside Drive transformation has resulted in a cleaner, greener, safer, and welcoming environment for long-time and new residents, as well as visitors, to work, play, and have their daily service needs met. Environmentally sound building practices, the development of walkable, mixed use neighborhoods, and the integration of a more robust transit system with area redevelopment have all contributed to a more sustainable situation, making the East Riverside Area an example of central city redevelopment that other parts of Austin and other cities desire to emulate.
Executive Summary

East Riverside Drive is important as a commercial center to an economically and socially diverse group of residents living in proximity to the roadway, in addition to serving as a gateway to downtown. It is an important commercial and residential corridor located a few minutes from downtown and along a portion of Lady Bird Lake. The Corridor is one of the few direct connections from Austin-Bergstrom International Airport (ABIA) to Downtown Austin and has tremendous potential for redevelopment and renewal, some of which is already beginning to occur. The Corridor currently contains a high percentage of market-rate affordable housing, which unfortunately is affordable in part due to aging multi-family housing stock and a history of economic disinvestment and crime in the area. Private investment and redevelopment is beginning to occur on the edge of the Corridor close to downtown. The challenge for planning in the East Riverside Corridor area is to offer a framework by which public investment and private redevelopers can occur to reinvigorate the area, making it attractive for further investment as a local employment center and transit-supportive neighborhood, while managing to address the needs of all citizens living in the area, now and in the future.

The purpose of the East Riverside Corridor (ERC) Master Plan is to guide this redevelopment so that it is in line with the community's vision for the area. The Corridor Plan was initially created for the East Riverside/Oltorf Combined Neighborhood Plan, and was later spurred on by active city-wide discussions of introducing streetcar/light rail service to Austin's core neighborhoods and centers of activity, including along East Riverside Drive. This document, the East Riverside Corridor Master Plan, represents one of the crucial first steps in ensuring that the area is transformed into the vision established through the public planning process.

Existing Neighborhood Plans

The East Riverside Corridor Planning Study Area incorporates two Neighborhood Planning Study Areas. The East Riverside/Oltorf Neighborhood Planning Area extends from Interstate Highway 35 (IH-35) to Grove Blvd. and east of this point, is the Montopolis Neighborhood Planning Area, from Grove Blvd. to State Highway 71 (SH 71) / Ben White Boulevard. The Neighborhood Plans for these areas provided valuable information from stakeholders in these areas regarding the present state of E. Riverside Drive, its functionality from a land use, transportation, and urban design standpoint, and the desired future of the roadway and areas surrounding it.

The Planning Process and Plan Goals

The goals of the Master Plan, as well as the strategies recommended to achieve them, resulted from the efforts of the people who live, work, and visit the East Riverside Corridor, the City of Austin Planning and Development Review Department (formerly known as the Neighborhood Planning and Zoning Department), Neighborhood Housing and Community Development, a Technical Advisory Group, and consultants hired to lead the planning process. This Plan is the direct result of months of community involvement and planning and describes a long-term vision for the East Riverside Corridor. The planning process that was conducted gathered feedback from many different individuals and groups with an interest in the East Riverside Area. This area is important for local businesses and residents but also serves a broader purpose as a route to and from the airport and downtown Austin.

While there were many significant points identified and issues outlined during the planning process, most fall within the following key topic areas:

- Making East Riverside Drive an attractive, people-friendly roadway with local destinations;
- Enabling safe pedestrian flow across East Riverside Drive;
- Introducing efficient and frequent rail and bus transit service within and beyond the East Riverside Area;
- Creating unique and memorable places in the Area;
- Enabling transit-supportive redevelopment that supports higher levels of development around primary transit stops;
- Improving the appearance of the Area and reducing criminal activity;
- Safely and comfortably accommodating pedestrian, bike, transit and automobile traffic; and
- Providing parks and open space serving local and regional needs and to balance the built environment with open space and plazas.
- Maintaining a mix of housing options in the area for a range of incomes, including options for low- and mid-income populations.

The Master Plan

As a result of the visioning process, a plan has been developed which encourages the transformation of the East Riverside Drive Corridor area, emphasizing the importance of transit-oriented and walkable development and sustainable practices throughout the Corridor, while also maintaining housing options for people with a range of incomes. The East Riverside Corridor Master Plan is intended to be both a record of the public planning process and a guide for the future change and development within the Corridor area. It contains a compilation of maps, diagrams, images and text describing recommendations on a broad range of topics including urban design character, proposed land use districts, and transportation concepts, and affordable housing tools for the Planning Area and emphasizes the need for such things as well designed buildings and streetscapes, parks and open space, slower traffic, and safer bicycle routes.
The Master Plan also includes a proposed rail line that is recommended to be located in the center median of East Riverside Drive throughout the length of the Planning Area, connecting the airport to downtown Austin and beyond. Introduction of a fixed rail transit line is the most significant opportunity to reinvigorate and provide community benefits within the Corridor Area. The East Riverside Corridor Master Plan will serve as the foundation for future zoning and design standards to be written specifically for the East Riverside Corridor and will guide future decisions regarding public infrastructure investments and private sector development and redevelopment.

**Study Area Information**

- Includes property along East Riverside Drive and some property near the roadway that has potential to redevelop
- Area extends from IH-35 to Ben White Blvd./SH 71
- Study Area is approximately 1,000 acres
- Includes two Neighborhood Planning Areas: East Riverside/Oltorf Combined and Montopolis
- Predominant existing land uses include: commercial, multifamily apartments, multifamily condominiums, undeveloped land
- Public facilities in and around the Study Area include: Baty Elementary School, Fire Station #22, East Riverside Campus of the Austin Community College, Roy Guerrero Colorado River Park, Lady Bird Lake and trail, and the Riverside Golf Course.
EXECUTIVE SUMMARY

Key Concepts and Recommendations in the Master Plan

Transit
Rail proposal
- Streetcar/light rail line running down East Riverside Drive
- Four primary stops identified; secondary stops conceptually represent the desire for frequent stops along East Riverside Drive; location of all stops to be determined during rail planning.
- Identifiable places, or Hubs, should be created along East Riverside Drive around the primary transit stops. The Hubs would provide distinct destinations where housing, shops and offices would be located within a 5-minute walk of the stop.

Bus Service
- Existing and additional bus service should be coordinated with rail service to create a unified transit network.
- If rail transit is not implemented along the corridor, there is potential for Bus Rapid Transit to be put in place, instead. Bus Rapid Transit is a form of bus service with fewer stops and predictable, on-time schedules that was recommended for East Riverside Drive as part of Capital Metro's "All Systems Go" Long Range Transit Plan before rail transit was recommended for the corridor.

Rail Transit Route Map
**East Riverside Drive**

- East Riverside Drive should be re-designed to be a multi-modal corridor that allows for safe and efficient movement of all transportation and modes, including transit vehicles, pedestrians, and bicyclists.
- No reduction in the number of automobile lanes proposed but outside lane could convert to on-street parking during off-peak hours to support local business and new residential activity and provide a buffer between pedestrian/bicyclist activity and automobile traffic.
- A designated bicycle lane along East Riverside Drive with special pavement treatment to highlight the cycling environment.
- Safety improvements to allow for pedestrian flow across E. Riverside Drive such as: special paving in crosswalks; additional traffic signals, lighting, and crosswalks; improved signage; pedestrian refuge islands; pedestrian underpass at Country Club Creek.
- Wide sidewalks with large landscaped street tree/furniture zone to provide a buffer between pedestrian and automobile traffic.
- Buildings brought-up to the street with display windows to activate the streetscape, or pedestrian environment, by creating an interesting and engaging walking experience.
EXECUTIVE SUMMARY

Street Network Improvements
- As redevelopment occurs, create an interconnected network of streets and walkable blocks. The street network should provide a clear hierarchy of streets: arterials, collector streets, local streets
- Create new and smaller blocks that make the area much more efficient to navigate for pedestrians and cyclists
- Provide additional street options, allowing residents to efficiently walk, bike, or drive to the rail and bus stops, coffee shops, restaurants, grocery stores, civic facilities, and Lady Bird Lake without having to travel on major arterials and through already overcrowded intersections.

Street Network Map
**Pleasant Valley Transit Plaza**

- Evaluate the opportunity to realign East Riverside Drive to create a prominent transit plaza and new developable parcels in the large existing median at the Pleasant Valley intersection
- Focal point of Corridor with opportunities for socializing, shopping, people-watching, and accessing multiple transit modes
- Hardscaped plaza in front of transit stop featuring trees, open space, and street furniture
- A market in the plaza could provide an opportunity for small retailers to benefit from high levels of pedestrian traffic
- Development frames the transit plaza
- Potential development in the area between the rail and relocated westbound lanes of Riverside Drive is framed by trees to maintain the feeling of open space as autos approach
- Local automobile access provided to transit plaza
- Frequent and convenient bus/rail transfers
**EXECUTIVE SUMMARY**

**Bicycle Circulation**
- Include a mix of striped bicycle lanes and off-street bicycle paths to serve multiple needs and levels of bicycling experience
- Bike lanes and paths should complement and link to existing and proposed trails and parks
- Provide adequate bicycle parking and shower facilities
- Supports completion of the Country Club Creek trail and closing the gap in the Trail at Lady Bird Lake to improve bicycle and pedestrian access to the waterfront and local and regional destinations.

**The Pedestrian Environment**
- Improve the streetscape to make walking safe, comfortable and interesting
- Initially focus streetscape improvements in Hubs and commercial areas on Riverside Drive.
- Provide continuous and ample sidewalks on all streets with the level of amenity based on size of roadway and amount of auto traffic
- Enhance key transit stops
- Provide protection from cars
- Minimize driveway curb cuts
- Provide ample safe pedestrian crossings of roadways

![Bicycle Circulation Map](image-url)
Open Space

- Incorporate a range of types and sizes of open space within the area
- Provide improved connections between Lady Bird Lake and Roy G. Guerrero Park to the East Riverside Corridor and surrounding neighborhoods so that all residents, employees, and visitors to the East Riverside Corridor can have access to and enjoy Austin’s treasured waterfront
- Increase open space in the area south of East Riverside Drive
- Prioritize preservation of existing natural areas and trees
- Establish a network of shaded streetscapes, bikeways and boulevards to connect open space, major activity centers and transit stops
- As redevelopment and public improvements occur, require well designed on-site open space. Establish standards to ensure that this open space is of high-quality and part of an overall system rather than remnant areas of private development or public infrastructure projects
- Integrate open space with green infrastructure/ sustainable stormwater facilities
Land Use

- Activity "Hubs" are identified within 1/4 mile (5 minute walk) around primary rail stops and indicate areas with greatest potential for retail, mixed use, and general redevelopment activity. Each Hub will have a distinct character shaped by its context. The four Hubs include:
  - Lakeshore Center: Proximity to Downtown, Lady Bird Lake and natural areas; melding nature with urban center
  - Pleasant Valley Transit Plaza: Center of commercial, residential and transit activity; pedestrian-focused streets; major destination; commercial and residential node; local market location
  - Montopolis Gateway: Local commercial center; reminiscent of Hispanic influence in surrounding neighborhoods; gateway from surrounding neighborhoods
  - East Riverside Gateway: Gateway and landmark features to highlight area especially for visitors coming from airport; mixed use with commercial/office focus; regional transportation center with potential parking structure

Proposed Land Use Districts

Land use districts identify a range of appropriate development possibilities on properties in the Planning Area as well as general scale of development. Key considerations for the placement of land use districts are proximity to a proposed rail stop, relative location to East Riverside Drive, and proximity to existing single family neighborhoods outside the Planning Area:

Corridor Mixed Use – centered around primary transit stops along East Riverside Drive and generally coincides with the central core of the Hubs; highest density district designation within the Corridor and ideally will contain buildings with multiple uses; mixed use development is key in this district; potential for height and density bonuses within the hubs.
Neighborhood Mixed Use – generally occupies the areas at edge and outside of a Corridor Mixed Use District; convenient access to neighborhood services and adjacent to the commercial mixed use Hubs surrounding the transit stops; opportunity for residential and smaller-scale commercial uses; more dense than the predominantly residential districts described below; potential for height and density bonuses within the hubs.

Urban Residential – contains only residential development in the form of townhouses, condos and multifamily dwellings; more dense than a standard single-family neighborhood; convenient access to services provided in adjacent Land Use Districts; properties in close proximity to primary transit stations have potential for height and density bonuses within the hubs.

Neighborhood Residential – contains only residential development; generally for properties located off East Riverside Drive; provides a transition from existing single family neighborhoods to the more active, urban development of the core of East Riverside Drive; residential units may be in the form of detached single family homes, duplexes, townhouses, and smaller scale multi-family buildings. No height or density bonuses would be allowed in this district.

Industrial Mixed Use – specifically tailored to the properties owned by Tokyo Electron and Austin Energy; low impact industrial uses are still envisioned with added options for retail, office, and attached multi-family residential development; area in close proximity to transit stations would have potential for height and density bonuses within the hubs.

Civic Spaces – Existing civic facilities in the Study Area are identified by a civic designation on the Land Use Districts map. As the East Riverside area changes and more people make it a place to live, work, and visit, additional civic amenities and services will be necessary to serve the community. Civic facilities could potentially be located anywhere within the Study Area and are not limited to the locations identified as Civic on the map.

Other land use elements:
- Commercial frontages are identified where ground floor non-residential development is desired; the key factors for placement of commercial frontages are proximity to a proposed rail stop and direct access to East Riverside Drive or other busy streets.
- Mixed use encouraged around primary rail stops
- In general, smaller scale residential is recommended on property adjacent to single family neighborhoods outside of Planning Area

Building Heights and Development Bonuses
- General Area proposed height limits without height bonuses range from three to five stories.
- To create an additional source of funding and an incentive to provide a higher level of community benefits in the area, it is recommended that a development bonus system be created that could allow additional building height or density in exchange for the provision of community benefits.
- The specific requirements for provision of community benefits that would need to be provided in order to receive additional entitlements will be established with public input following adoption of this Master Plan, during the creation of the Regulating Plan. It will not be a negotiated exchange, but rather a set ratio between the community benefits must be provided in exchange for a specified increase in building floor area or height.
- Development and height bonuses are only available for properties within both the planning area boundaries and a 5-minute walking distance of the primary rail stops (approximately ¼ mile radius from the rail stop).
be required to provide community benefits in exchange for the increased entitlements.

- Provide generous street level windows and doors
- Accentuate primary building entrances
- Encourage façade articulation to decrease perceived scale of large buildings
- Design buildings with active outdoor space through the use of balconies, patios, courtyards or similar areas, and engage open space amenities such as Lady Bird Lake, public parks, and trails
- New buildings should respect the scale and character of neighborhood edges
- Screen mechanical and utility equipment
- Incorporate signage that enhances the pedestrian character of the corridor
- Establish lighting standards that provide safety and enable nighttime activity, using fixtures that prevent light from interrupting adjacent properties
- Create landmark buildings in prominent locations to create identifiable and memorable places along the Corridor

Sustainability

- Create an incentive program for Green Building and LEED
- Provide property owners with information to encourage green practices in private development
- Consider the potential for alternative energy sources in all projects
- Material recycling and reuse should be encouraged and accommodated in project designs

Parking

- Reduce off-street parking requirements to prevent “over parking”
- Require better off-street parking design; screening parking that is visible from the street and encouraging structured parking “wrapped” by a building
- Provide on-street short-term parking
- Continue to allow and encourage shared parking and community parking facilities
Infrastructure
- Upgrade water and wastewater infrastructure in coordination with the rail project and as redevelopment occurs
- Evaluate overall drainage system condition and capacity
- Encourage shared stormwater detention and water quality facilities
- Development should incorporate green infrastructure for stormwater management
- Design new streets with green stormwater infrastructure
- Preserve natural streambeds to better manage stormwater
- Place power lines underground

Water Conservation
- The City should make reclaimed water available for redevelopment in the East Riverside Corridor area
- Incorporate water conservation measures early in project design

Affordable Housing
The East Riverside Corridor has traditionally provided more affordable housing options than other parts of the City, but maintaining affordability in the area will be a challenge as Austin continues to grow and the demand for housing in Austin's urban core increases, increasing the cost of land.

Preservation and creation of affordable housing in the corridor will be vital to provide housing options for households that wish to remain in the corridor as well as to provide a variety of housing options for future residents. Housing should accommodate a variety of household sizes, including families with children. A development bonus could provide an incentive for new development to provide affordable housing or contribute funds to an affordable housing trust fund. The City should also continue to administer programs and incentives to assist in the retention and development of affordable housing, as well as explore opportunities for preservation of existing low-income rental housing in the corridor. It is important to create zoning regulations that allow the development of attached housing (duplex/condos/townhomes) to increase the supply of affordable homeownership options.

Tools for affordable housing include:
- Maintain and renew existing subsidized affordable housing.
- Preserve existing non-subsidized affordable housing.
- Increase supply of housing - especially attached affordable homeownership housing products - to address the limited supply of this type available in the Corridor area in conjunction with high demand.
- Encourage private sector funding and/or construction of affordable housing through the provision of Development Bonuses.
- Expand public sector funding of affordable housing.
- Explore feasibility of a TOD catalyst project on the City-owned land at the East Riverside Drive/Pleasant Valley Blvd. intersection.
- Promote community-based housing development organizations.
- Support Asset Creation.
- Coordinate City services to mitigate effects of potential displacement.
Implementation
The Master Plan describes a variety of important steps the City, regional and state agencies, private development and the community should take to realize the vision for the East Riverside Corridor. The Master Plan recommends implementation items that fall within the following categories:

Planning and Administration
• Describes recommended steps to establish the regulatory framework for the East Riverside Corridor Master Plan and mechanisms to encourage on-going implementation efforts.
  • Recommends designating the portion of East Riverside Dr. from Pleasant Valley Blvd. to Hwy. 71 as a Core transit Corridor per application of standards in LDC Subchapter: Design Standards and Mixed use and an interim step when the Corridor Master Plan is adopted.
  • Recommends creating new zoning and development standards tailored for the corridor to implement the land use and urban design recommendations of the master plan.
  • The two neighborhood plans that overlap the East Riverside Corridor area should be amended to incorporate the East Riverside Master Plan when the new zoning and development standards are adopted.

Catalyst Projects/Initial Investments
• Identifies suggested initial investments and catalyst projects with the potential to spur additional private investment and redevelopment, including the following:
  • Implement streetcar/light rail transit line and primary transit stops
  • Improve pedestrian crossings of East Riverside Drive
  • Installation of bicycle lanes along East Riverside Drive
  • Continue to implement Country Club Creek trail plan with an underpass at Riverside Drive
  • Targeted public and private improvements within the development hubs
  • Pleasant Valley transit plaza & development
  • Reduce crime in the East Riverside Corridor area

Anticipate Infrastructure Improvements and Community Needs
• Describes key public and private investments that will need to be made to support the Corridor Plan vision. In addition to the catalyst projects listed above, a number of infrastructure improvements and community facilities are recommended.

Financial Strategies and Tools
• Identifies several tools the City may employ to finance the implementation actions outlined in this document. It will take a variety of financing mechanisms and involvement from both the private and public sector to complete the various projects recommended in the Corridor Plan.
SECTION 7

AFFORDABLE HOUSING

INTRODUCTION
AUSTIN'S HOUSING NEED
ERC HOUSING INVENTORY
HOUSING RESOURCES
PRESERVATION OF AFF. HOUSING
POLICY CHALLENGES
TOOLS FOR AFFORDABLE HOUSING
SECTION 7: AFFORDABLE HOUSING

Introduction

Housing affordability has become a significant issue in the City of Austin, especially in areas located in close proximity to downtown, such as the East Riverside area. In order to maintain a robust economy and diverse community, Austin residents need housing that accommodates all types of living situations. A thriving community includes a variety of housing types – single-family homes, duplexes, apartments (from small to large complexes), and condominiums – that serve a variety of people – single adults, couples, families, elderly people, and people with disabilities – at a variety of income levels. This chapter outlines the housing needs in the City, highlights the specific needs for the East Riverside Corridor, and identifies affordable housing initiatives and tools the City can utilize to create and maintain affordable housing.

Austin’s Housing Needs

Housing costs in Austin have risen by 85 percent in the past 10 years. The median value of a single family home in Austin was $129,900 in 1998. By 2008, the median had increased almost 90 percent to $240,000. This is a dramatic change from the previous decades. According to a 1998 study sponsored by the U.S. Department of Housing and Urban Development (HUD), from 1970 to 1990, Austin was one of the most affordable places to live in the country. Today homeowners who have lived for generations in one neighborhood can no longer afford increasing property taxes. In some areas, rising values are encouraging multifamily property owners to sell their properties or convert to condominium ownership.

Austin is a majority-renter city. Fifty-four percent of Austin households rent, while the balance own the home in which they reside. The City’s homeownership rate is likely to stabilize and possibly decrease modestly with the current slowdown in mortgage lending. Even if the homeownership rate increases, rental property will continue to play a large part in housing Austin’s residents.

Increasing moderately priced housing stock in Austin is crucial to recruit and keep entry-level workers and sustain economic growth in the urban core. In addition, increasing the supply of affordable housing in Austin’s urban core improves the quality of life for all residents as they face shorter commutes, less pollution, fully-funded essential public services, and more equal tax burdens.

The federal government defines housing affordability in terms of the proportion of household income that is used to pay housing costs. Housing is "affordable" if no more than 30 percent of a household’s monthly income is needed for rent, mortgage payments and utilities. When the proportion of household income needed to

Exhibit 7.1: Austin Area Median Family Income Chart, 2009

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<th>3</th>
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* MPI figures were internally calculated and not defined directly by HUD; to be used for other program purposes only.
pay housing costs exceeds 30 percent, a household is considered “cost burdened.”

Housing costs are also examined in the context of the median family income (MFI). Federal housing programs divide low and moderate income households into categories, based on their relationship to the MFI: very low-income (earning 30 percent or less of the MFI), low-income (earning between 31 and 50 percent of the MFI), and moderate-income (earning between 51 and 80 percent of the MFI). The current MFI for the Austin area is $73,300. See Exhibit 7.1.

The 2008 Housing Market Study demonstrates Austin’s need for affordable housing stock for both renters and homeowners. With more growth occurring on the outskirts of Austin, there has been an increase of affordable stock in the far southern and northern portions of the region; however, the supply of affordable housing has decreased in central, west and northwest Austin. Addressing the need for affordable housing now and in the future will require the community’s commitment to increase affordable housing stock for both rental and ownership units.

**Rental Needs**

Austin has a significant need for affordable rental housing. The city’s rental market is narrowly priced, with 79 percent of units priced between $550 and $1,150 per month. The need for affordable rental housing is particularly concentrated for those earning 0-30 percent of the area’s median family income—just one in six renters earning less than $20,000 can find affordable housing in Austin. In 2008, Austin’s renters earning less than $20,000 per year—44,700 renters—had about 7,000 affordable units in the market from which to choose. This means that there are approximately 38,000 more renters earning less than $20,000 per year than there are affordable units in the market available to them. This total includes subsidized units and vouchers available through the Housing Choice Voucher program, a federally funded program administered locally by the Housing Authority of the City of Austin and the Housing Authority of Travis County, that helps families pay their rent. In order to reduce the existing gap of low-cost rental units (priced at $425 and less) by 10 percent by 2020, 16,500 units, or 1,370 units each year should be created.

**Homeownership Needs**

Those earning less than $50,000 who want to buy a home in Austin would have found 16% of the market affordable to them in 2008. Austin has a need for homes priced between $113,000 and $240,000 to enable its renter population earning between $35,000 and $75,000 per year to become homeowners. In many cities, this demand for affordable homes is partially fulfilled through attached housing (duplex/condos/townhomes); however, in Austin, this ownership product is currently limited.

**Exhibit 7.2: Average Listing Prices**

<table>
<thead>
<tr>
<th>Area</th>
<th>Multifamily</th>
<th>Single Family Attached</th>
<th>Single Family Detached</th>
<th>Average Home Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pleasant Valley</td>
<td>$204,975.00</td>
<td>$115,234.00</td>
<td>$222,018.00</td>
<td>$152,559.00</td>
</tr>
<tr>
<td>Riverside</td>
<td>$198,089.00</td>
<td>$102,172.00</td>
<td>$322,444.00</td>
<td>$177,820.00</td>
</tr>
<tr>
<td>Montopolis</td>
<td>$158,844.00</td>
<td>$162,157.00</td>
<td>$148,598.00</td>
<td>$153,525.00</td>
</tr>
</tbody>
</table>

Source: City of Austin Comprehensive Housing Market Study (2009)
Section 7: Affordable Housing

East Riverside Corridor (ERC) Housing Inventory

The general East Riverside area currently provides more affordable rents than the city average. In the third quarter of 2009, the average rent for the Southeast quadrant of the city, which is larger than the East Riverside Corridor and encompasses the East Riverside/Olendorf, Montopolis, and Southeast Planning Areas, is $666; while the average rent in Travis County is $793 and the average rent in the Austin MSA is $787. To afford the average rent in the Southeast area, a household needs to earn $26,640 (36% of Median Family Income). The area also has a high number of units under construction. According to Austin Investor Interests, 15% of the units currently under construction in Austin in the third quarter of 2009 were located in the Southeast quadrant.

The area contains affordable rental housing for families and students located relatively close to the central business district, and includes amenities such as public transit and neighborhood level retail. Some of this affordable housing stock has been impacted by redevelopment over the last several years. While this trend is likely to continue, the East Riverside Corridor Master Plan serves to offer a framework by which redevelopment can occur that is responsive to community values and stakeholder input, while managing to address the needs of all citizens living in the area, now and in the future.

In September 2009, the City of Austin conducted a housing inventory of multi-family properties with more than 50 units as part of its analysis of affordable housing preservation in Austin. In the defined East Riverside Corridor planning area, there are a total of 32 multifamily properties with more than 50 units. These include subsidized properties as well as market-rate properties. While none of the 32 properties are affordable to individuals making below 30 percent MFI, the majority

### Exhibit 7.3: Housing Inventory for the East Riverside Corridor

#### Market-Rate Housing Inventory in East Riverside Corridor (Apartment Complexes with 50+ units)

<table>
<thead>
<tr>
<th>Type*</th>
<th># of Properties</th>
<th># of Units</th>
<th>Total Units in COA</th>
<th>% of COA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable to 0-30% MFI</td>
<td>0</td>
<td>0</td>
<td>565</td>
<td>0%</td>
</tr>
<tr>
<td>Affordable to 31-50% MFI</td>
<td>17</td>
<td>3,685</td>
<td>58,204</td>
<td>6%</td>
</tr>
<tr>
<td>Affordable to 51% MFI and above</td>
<td>7</td>
<td>2,045</td>
<td>24,831</td>
<td>1%</td>
</tr>
<tr>
<td>Total</td>
<td>24</td>
<td>5,730</td>
<td>307,000</td>
<td>2%</td>
</tr>
</tbody>
</table>

*Units are affordable if estimated cost of combined rent and utilities are no more than 30% of monthly income

#### Subsidized Housing in East Riverside Corridor

<table>
<thead>
<tr>
<th>Type</th>
<th># of Properties</th>
<th># of Affordable Units</th>
<th>Total Units in COA</th>
<th>% of COA</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Austin Funded (does not include any LIHTC)</td>
<td>1</td>
<td>284</td>
<td>3,448</td>
<td>8%</td>
</tr>
<tr>
<td>TDHCA Tax Credits (LIHTC)</td>
<td>7</td>
<td>1,440</td>
<td>8,842</td>
<td>16%</td>
</tr>
<tr>
<td>Project Based Section 8</td>
<td>0</td>
<td>0</td>
<td>1,967</td>
<td>0%</td>
</tr>
<tr>
<td>HACA - Public Housing</td>
<td>0</td>
<td>0</td>
<td>1,928</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td>8</td>
<td>1,724</td>
<td>16,185</td>
<td>11%</td>
</tr>
</tbody>
</table>

Source: Austin Investor Interests (2nd Quarter 2009), Austin Comprehensive Housing Market Study, City of Austin Affordable Housing Inventory
are affordable to those making between 30 percent to 50 percent MFI (see Exhibit 7.3). The rest of the properties are affordable only to those making above 50 percent MFI, or they are currently under construction. The Housing Market Study found that among market-rate properties with more than 50 units in Austin, there are only nine properties with 565 units in Austin that provide units affordable to those making 30% MFI or below. The majority of these apartments are located in north Austin. The market-rate multifamily housing inventory in the East Riverside corridor comprises about 2% of the total housing inventory of multi-family housing units with more than 50 units in the City of Austin.

Of the 32 multifamily properties with more than 50 units in the Corridor, eight received public subsidies, providing 1,724 units (23% of total units in the Corridor). The subsidized multifamily housing in the East Riverside Corridor comprises approximately 11% of the total subsidized multifamily housing in the City of Austin, while the estimated population in the same area is 1% of the population of the City of Austin. The Corridor contains 16% of the units in Austin created through the Housing Tax Credit program (administered through the Texas Department of Housing and Community Affairs), a total of 1,440 units.

### Exhibit 7.4: Housing Inventory for Zip Code 78741

**Market-Rate Housing Inventory in Zip Code 78741**

(Apartment Complexes with 50+ units)

<table>
<thead>
<tr>
<th>Type</th>
<th># of Units</th>
<th>Total Units in COA</th>
<th>% of COA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable to 0-30% MFI</td>
<td>0</td>
<td>565</td>
<td>0%</td>
</tr>
<tr>
<td>Affordable to 31-51% MFI</td>
<td>8,249</td>
<td>58,204</td>
<td>14%</td>
</tr>
<tr>
<td>Affordable to 51% MFI and above</td>
<td>8,586</td>
<td>248,231</td>
<td>3%</td>
</tr>
<tr>
<td>Total</td>
<td>16,835</td>
<td>307,000</td>
<td>5%</td>
</tr>
</tbody>
</table>

*Units are affordable if estimated cost of combined rent and utilities are no more than 30% of monthly income

**Subsidized Housing Inventory in Zip Code 78741**

<table>
<thead>
<tr>
<th>Type</th>
<th># of Affordable Units</th>
<th>Total Units in COA</th>
<th>% of COA</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Austin Funded (does not include any LIHTC)</td>
<td>646</td>
<td>3,448</td>
<td>19%</td>
</tr>
<tr>
<td>TDHCA Tax Credits (LIHTC)</td>
<td>2,261</td>
<td>8,842</td>
<td>26%</td>
</tr>
<tr>
<td>Project Based Section 8</td>
<td>228</td>
<td>1,967</td>
<td>12%</td>
</tr>
<tr>
<td>HACA - Public Housing</td>
<td>0</td>
<td>1,928</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td>3,135</td>
<td>16,185</td>
<td>19%</td>
</tr>
</tbody>
</table>

Source: Austin Investor Interests (2nd Quarter 2009), Austin Comprehensive Housing Market Study, City of Austin Affordable Housing Inventory
SECTION 7: AFFORDABLE HOUSING

Exhibit 7.5: Subsidized Affordable Housing in the East Riverside Corridor

Exhibit 7.5 shows the locations of subsidized affordable housing in the East Riverside Corridor planning area. Properties subsidized by Low Income Housing Tax Credits (LIHTC) are shown in blue and properties subsidized by the Austin Housing Finance Corporation (AHFC) are shown in red.

Exhibit 7.6 illustrates the number of rental units by class in the Austin MSA, Southeast Quadrant, and the East Riverside Corridor. Class C properties are generally more affordable than Class A and B properties. Looking at the characteristics of the properties within the Corridor, approximately half of the properties are designated as Class C properties. The other half are about evenly split between Class A and B.

Source: City of Austin Affordable Housing Inventory

Exhibit 7.6: Number of Rental Units by Class*

<table>
<thead>
<tr>
<th>Location</th>
<th>Class A</th>
<th>Class B</th>
<th>Class C</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Riverside Corridor</td>
<td>932 (13%)</td>
<td>2697 (37%)</td>
<td>3679 (50%)</td>
<td>7,308</td>
</tr>
<tr>
<td>Southeast</td>
<td>4,308 (23%)</td>
<td>4,908 (26%)</td>
<td>9,766 (51%)</td>
<td>18,982</td>
</tr>
<tr>
<td>Austin MSA</td>
<td>28,674 (23%)</td>
<td>39,770 (31%)</td>
<td>57,899 (46%)</td>
<td>126,383</td>
</tr>
</tbody>
</table>

Source: Austin Investor Interests (2nd Quarter, 2009)

* Unit numbers do not include those currently/proposed to be under construction
The median year in which the 32 multifamily properties with more than 50 units in the corridor were built is 1985, using estimated completion dates for the properties under construction. Excluding those under construction, the median square footage of the units in the corridor is 845 square feet.

Source: Austin Investor Interests (2nd Quarter, 2009)

*Properties under construction were excluded from graph
SECTION 7: AFFORDABLE HOUSING

Housing Resources

The City of Austin provides housing and services to help meet the need for affordable housing for both renters and homeowners, and especially for very-low income households. Neighborhood Housing and Community Development's (NHCD) mission is to provide housing, community development, and small business development services to benefit eligible residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency. To accomplish this mission, NHCD directly administers a variety of programs to serve the community's housing, community development, and economic development needs in addition to providing grant funding to various agencies and non-profit organizations.

In 2009, as a part of the federally-mandated five year Consolidated Planning process, NHCD created an investment plan to highlight programs offered by the City of Austin and the City's investment in each program area, which reflects stakeholder feedback and community participation. The plan provides a snapshot of services and activities made possible by federal and local funding. The investment plan outlines housing and community development activities in seven categories, each category highlighting populations served and activities funded.

Exhibit 7.9: NHCD Investment Plan

NHCD Investment Plan

<table>
<thead>
<tr>
<th></th>
<th>Homeless</th>
<th>Renner</th>
<th>Homebuyer</th>
<th>Homeowner</th>
<th>Housing</th>
<th>Commercial</th>
<th>Small</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Needs Assistance</td>
<td>$3,970,627</td>
<td>$1,155,729</td>
<td>$1,607,815</td>
<td>$5,852,613</td>
<td>$774,959</td>
<td>$177,095</td>
<td>$550,000</td>
</tr>
<tr>
<td>Tenant-Based Rent</td>
<td>Architectural Barrier Removal</td>
<td>Eligible Home Repair</td>
<td>Homeowner Refinancing Loan Program</td>
<td>Home Repair Program</td>
<td>Life Smart</td>
<td>Daily Food Navigator</td>
<td>Materials Grant</td>
</tr>
<tr>
<td>Tenants Rights Assistance</td>
<td>Daniel Pannen</td>
<td>Architectural Barrier Removal</td>
<td>Eligible Home Repair</td>
<td>Homeowner Refinancing Loan Program</td>
<td>Home Repair Program</td>
<td>Life Smart</td>
<td>Daily Food Navigator</td>
</tr>
<tr>
<td>Rent Assistance for Tenants with AIDS</td>
<td>Permanent Housing, Partnership</td>
<td>Supportive Housing Services, Cash Cot</td>
<td>Supported Employment, Case Management</td>
<td>Supportive Housing Services, Cash Cot</td>
<td>Supportive Housing Services, Cash Cot</td>
<td>Supportive Housing Services, Cash Cot</td>
<td>Supportive Housing Services, Cash Cot</td>
</tr>
<tr>
<td>Permanent Housing Assistance</td>
<td>Supportive Housing Services, Cash Cot</td>
<td>Supportive Housing Services, Cash Cot</td>
<td>Supportive Housing Services, Cash Cot</td>
<td>Supportive Housing Services, Cash Cot</td>
<td>Supportive Housing Services, Cash Cot</td>
<td>Supportive Housing Services, Cash Cot</td>
<td>Supportive Housing Services, Cash Cot</td>
</tr>
</tbody>
</table>

FY 2009-14 Neighborhood Housing and Community Development Investment Plan

CRP for Application 18015, Cambrian East Riverside
The Investment Plan categories are: (1) Homeless/Special Needs; (2) Renter Assistance; (3) Homebuyer Assistance; (4) Homeowner Assistance; (5) Housing Developer Assistance; (6) Commercial Revitalization; (7) Small Business Assistance. More information about each of these categories is below.

**Homeless/Special Needs Assistance** provides services to the City’s most vulnerable populations. This includes programs funded with Emergency Shelter Grants to serve the homeless population and operate the Austin Resource Center for the Homeless (ARCH). This category also includes housing services for persons with HIV/AIDS, as well as public services, such as youth services, child care, and senior services, funded from the federal Community Development Block Grant program.

**Renter Assistance** provides assistance to renters so that rent is more affordable as well as provides tenants’ rights services to equip renters with information that may resolve conflicts and improve relationships. It also provides financial assistance for necessary rehabilitations to make homes accessible to elderly and disabled renters.

**Homebuyer Assistance** provides counseling to renters who wish to become homeowners and provides financial counseling to current and potential homeowners to assist households to stay in their homes. This category includes the Down Payment Assistance Program, which offers loans to qualifying low- and moderate-income homebuyers to help them buy their first homes.

**Homeowner Assistance** provides services for low- and moderate-income individuals who own their homes, but need assistance to make their homes safe, functional, and/or accessible.

**Housing Developer Assistance** includes NHCD programs that offer assistance to for-profit and non-profit developers to build or renovate affordable housing. NHCD provides gap financing to assist developers to build rental and homebuyer housing for low- and moderate-income households. To assure the success of the City’s non-profit partners, the City also provides operating expenses grants to certified housing development organizations to help increase their capacity to develop affordable housing. In this category, the City also continues to explore ways to encourage the development of affordable housing through developer incentives. These developer incentives include S.M.A.R.T. HousingTM, incentives for development in priority areas, and private developer agreements.

**Commercial Revitalization** includes programs related to the revitalization of the East 11th/12th street corridors. These programs include commercial acquisition and development, loan development assistance, job creation, and historic preservation efforts related to the Hamilton-Dietrich House as well as parking facilities within the corridor.

**Small Business Assistance** provides a range of services for small business, from technical assistance to gap financing, to ensure the success of growing small business in the community, and encourage the creation of jobs for low- and moderate-income households.
## Section 7: Affordable Housing

### Exhibit 7.10: FY 2009-2010 NHCD Housing Programs in 78741

<table>
<thead>
<tr>
<th>Program</th>
<th>Activity</th>
<th>Description</th>
<th>Eligible Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Programs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Down Payment Assistance</td>
<td>Providing deferred and forgivable, zero-interest loans to low and moderate income first time homebuyers. Option 1: recaptured loan up to $10,000 per HH or $15,000 to persons with disabilities. Option 2: shared-equity, non-forgivable, loan up to $40,000 for down payment.</td>
<td>&lt;80% MFI</td>
<td></td>
</tr>
<tr>
<td>Architectural Barrier Removal</td>
<td>Providing pre-purchase, post-purchase, and one-on-one housing counseling in English and Spanish</td>
<td>&lt;80% MFI</td>
<td></td>
</tr>
<tr>
<td>Emergency Home Repair</td>
<td>Modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled homeowners to make their housing more accessible.</td>
<td>&lt;80% MFI</td>
<td></td>
</tr>
<tr>
<td>Homeowner Rehabilitation Loan</td>
<td>Provides income-eligible homeowners with substantial repairs through deferred interest loans up to $50,000. Necessary reconstructs up to $100,000.</td>
<td>&lt;60% MFI</td>
<td></td>
</tr>
<tr>
<td>Home Repair Program</td>
<td>Providing grants to local non-profits to assist low- and moderate-income homeowners to address substandard housing conditions.</td>
<td>&lt;80% MFI</td>
<td></td>
</tr>
<tr>
<td>Lead Hazard Control Grant</td>
<td>Providing lead hazard control services to owners and renters in units built prior to 1978 with children under age 6</td>
<td>&lt;80% MFI</td>
<td></td>
</tr>
<tr>
<td>Materials Grants Program</td>
<td>Providing eligible non-profit organizations with assistance to recover the cost of materials used to repair the homes of low-income families.</td>
<td>&lt;60% MFI</td>
<td></td>
</tr>
<tr>
<td>Tenant Based Rental Assistance</td>
<td>Providing rental housing subsidies deposits to eligible families who would otherwise be homeless through the Passages Program.</td>
<td>&lt;50% MFI</td>
<td></td>
</tr>
<tr>
<td>Tenant's Rights</td>
<td>Providing mediation, counseling, public information and addresses fair housing complaints for renters.</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Architectural Barrier Removal</td>
<td>Modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled renters to make their housing more accessible.</td>
<td>&lt;80% MFI</td>
<td></td>
</tr>
<tr>
<td>Rental Housing Development Assistance</td>
<td>Providing below market rate gap financing to for-profit and non-profit developers for the acquisition, new construction, or rehabilitation of affordable rental housing.</td>
<td>&lt;50% MFI</td>
<td></td>
</tr>
<tr>
<td>Acquisition and Development</td>
<td>City and federal funds for: 1) acquisition and development of lots, and 2) acquisition, rehabilitation, and construction of new homes.</td>
<td>&lt;80% MFI</td>
<td></td>
</tr>
<tr>
<td>CHDO Operations</td>
<td>Providing technical assistance and training to Community Housing Development Organizations to increase organizational capacity.</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Developer Incentives Program</td>
<td>Providing incentives for housing developer to develop affordable rental and homebuyer housing in market rate developments. Currently includes, S.M.A.R.T. HousingTM, Vertical Mixed Use, Downtown Density Bonus, North Burnet/Gateway, and Transit Oriented Developments.</td>
<td>&lt;80% MFI or &lt;120% MFI in the CBD</td>
<td></td>
</tr>
</tbody>
</table>
Preservation of Affordable Housing

Several studies commissioned by the City pinpoint the loss of existing affordable rental housing as a mounting problem in Austin. These include the Comprehensive Housing Market Study (March 2009), the ROMA/HR&A Affordable Housing Strategy Report (July 2009) and the City of Austin report, Preserving Affordable Housing in Austin, A Platform for Action (April 2008). In addition, HousingWorks' efforts and stakeholders at public hearings for the Consolidated Plan identified preservation as a priority for Austin's affordable housing efforts.

The City's 2008 preservation report highlights several facts regarding affordability in Austin including:

- **Subsidized units are at risk.** Austin has almost 1,350 of project-based Section 8 units with mortgages that will expire by 2011, with about 73 percent of those expiring in 2010. In addition, developments financed with federal housing tax credits reach the end of their affordability requirements after 15 years. Therefore, affordability in tax credit developments completed after 1994 will begin to expire, and owners will no longer be required to offer affordable units. The number of units financed with tax credits in Austin is currently more than 8,000.

- **Most of Austin affordable housing is privately-owned and not subsidized.** Austin has more than 156,000 multifamily housing units; and 79 percent (123,678) are in small complexes with 2 to 49 units.

- **Most multifamily stock is old but occupied.** More than 55 percent of duplexes and 79 percent of small and medium-sized apartment buildings throughout the city were built before 1980. These apartments typically have high-occupancy rates.

- **Redevelopment is underway.** From 1995-2007, there was a 30 percent increase in the number of multifamily units built. More than 2,000 rental units were converted to condominiums in 2007 and 2008.

- **Collecting data on housing inventory posed a significant challenge.** Data regarding the condition of Austin's housing units is largely unavailable. In addition, reliable data sources have conflicting unit counts for subsidized properties.

In response to these conditions, the City of Austin Preservation Report released in April 2008 included the following recommendations:

(1) Develop and share data and strengthen intergovernmental coordination to increase opportunities for preservation in high opportunity areas;
(2) Maximize use of partnerships by promoting existing programs and services to affordable housing targeted for preservation;
(3) Explore education and outreach initiatives to help ensure low income residents have reasonable avenues through education to remain in affordable housing;
(4) Pursue new strategies to bring forward alternative resources and incentives, expanding on efforts to increase long-term, permanent affordability; and
(5) Create a preservation funding pool, making available crucial revenue streams to developers in need of new resources.

NHCD offers a number of programs including Rental Housing Developer Assistance program, Acquisition and Development and Tenants' Rights Assistance, as well as home repair and rehabilitation programs, which position the department to contribute toward preservation efforts in Austin. See Exhibit 7.9, NHCD's fiscal years 2009-14 Investment Plan, for a list of NHCD's affordable housing and community development programs. In addition, several other affordable housing preservation initiatives that are already underway are identified below:

- **Develop and share data/Expand intergovernmental coordination.**

- **Maintaining Subsidized Apartments.** The City of Austin works closely with the Housing Authority of the City of Austin (HACA) that founded the Southwest Housing Compliance Corporation (SHCC) in 2000 to oversee project-based Section 8 properties. HACA has won competitive contracts to administer all such properties in Texas and Arkansas. Nationwide this program is administered by the Federal Housing Administration (FHA). Property owners must notify oversight agencies if they wish to "opt out" of the program one year in advance of the expiration of their subsidies. The City of Austin/Austin Housing Finance Corporation (AHFC) will continue to offer its assistance in preserving Austin project-based Section 8 properties by working closely with key agencies that can be instrumental in preservation efforts.

- **Intergovernmental coordination also is underway through the Community Action Network, specifically to develop an Issue Area Group focused on housing.** The Group will bring together representatives from city, county, state, and federal housing agencies among other housing experts to identify actions needed to address housing issues locally and regionally. These experts with diverse funding resources are well positioned to elevate best practices and further the community's preservation efforts.
SECTION 7: AFFORDABLE HOUSING

Other groups that have been developed that have strengthened housing coordination efforts in the last year are the Intergovernmental Stimulus committee, the Joint Subcommittee School Mobility-Housing Assistance working group, and HousingWorks' partnership with the Real Estate Council of Austin, the Urban Land Institute, and the Austin Area Research Organization.

- The City of Austin has developed a research framework to identify geographic areas located near employment centers, services, schools and transit corridors, and then to identify affordable apartment complexes – subsidized and market-rate – in and near those areas. The goal is twofold – (1) to offer financial incentives to existing property owners who commit to maintaining affordable rents and (2) to enable affordable housing providers to acquire properties to secure permanent affordability in these prime locations.

- Partnerships. In addition to the partnerships described above with HACA, FHA’s Region IV Office, and HousingWorks, the Neighborhood Housing and Community Development Office has strengthened its collaborations with other City departments to leverage resources. NHCD is working with Austin Energy’s Weatherization program staff to coordinate AE services with NHCD’s home repair and rehabilitation programs so that eligible clients can receive maximum benefit from the City. Cross promotion of programs can help reduce utility costs for property owners and ease certain ongoing maintenance issues.

NHCD also hosts quarterly Affordable Housing Forums providing regular educational outreach to the community about affordable housing. The Forums attract industry experts and members of the public and serve to address barriers and solutions to affordable housing. The issue of preservation of Austin’s affordable housing stock is one of several focuses of these community conversations. For more information about the Affordable Housing Forums, please visit www.cityofaustin.org/housing.

- Tenant and consumer protections. The 2009 Impediments to Fair Housing report, a statutory requirement for the City of Austin’s Consolidated Plan, cites affordability and discrimination as significant fair housing problems in Austin. The lack of affordable housing means that many low-income persons are living in substandard housing or tolerating discriminatory situations, such as apartments with little to no accessibility, for fear of not finding another affordable unit. The report also highlighted mortgage discrimination against Austin minorities. Of the nearly 36,000 loan applications submitted by Travis County residents in 2007, 12 percent were considered subprime. African American and Hispanic applicants were more likely to receive a subprime loan product. A survey completed for the 2009 Housing Market Study also revealed housing discrimination as a key concern of residents. To further address these issues, NHCD increased funding in 2009 for homebuyer education to include foreclosure prevention and counseling and increase funding for fair housing and tenant protections. NHCD is working with the City of Austin Fair Housing Office and the Austin Tenants’ Council to enhance current programs that will continue to address this issue.

- New Strategies: Alternate resources/incentives. Discussions with the Community Development Commission (CDC), the housing department’s policy advisory body, will continue to include housing program priorities and goals. Future policy recommendations are expected in several key issue areas, such as increasing the allocation of funds between rental and ownership from 60-40 percent to 75-25 percent, prioritizing preservation/rehabilitation projects, etc. These policy recommendations will help yield administrative changes to programs that steer funds toward affordable housing efforts including preservation initiatives.

- Preservation funding pool. Identifying new financial resources and partners with capital will be essential to the success of Austin’s preservation efforts; however, it remains a challenge. NHCD has engaged national experts in the field of preservation in order to develop a loan pool, an essential tool to further the City’s preservation strategy. A preservation funding pool will offer financial incentives to existing property owners who commit to maintaining affordable rents and enable affordable housing providers to acquire properties to secure permanent affordability in prime locations.
Policy Challenges

As indicated previously, the East Riverside Corridor contains more affordable options than other areas of the City, both in terms of subsidized housing and affordable market-rate housing. However, in recent years the area has seen significant redevelopment activity due to its proximity to Downtown and Lady Bird Lake. There is a concern that redevelopment could have a negative impact on existing low- and moderate-income residents and small businesses that currently benefit from the relatively low property values and rents. This presents challenges for decision-makers and the community.

The challenge of planning for the future of the East Riverside area while also retaining affordable housing stock is especially complex because the existing supply of privately-owned market rate affordable housing in the area is largely aging, Class C stock. In addition, there is development interest and pressure due to market forces to rehabilitate or replace older, existing units. Preservation and the creation of affordable housing in the Corridor will be vital to provide housing options for households that wish to remain in the area as well as to provide a variety of housing options for future residents.

To achieve a diverse, mixed-income community, housing should accommodate a variety of household sizes and types, including units designed for families with children.

Tools for Affordable Housing

The importance of housing that is affordable to a range of incomes in fostering diversity, contributing to the success of schools and supporting a jobs-housing balance, is well documented. Housing is important infrastructure for a successful community. Like other infrastructure needs identified in this plan, such as sidewalks, interconnected streets, and parks, the provision of affordable housing will be implemented through both public and private actions.

While there is a desire for existing residents and small businesses in the Corridor and surrounding areas to be able to afford to remain in the area as it improves, the redevelopment that is already occurring as well as rising property values in this area make this a challenge without significant public funding and intervention. Plans for other transit-oriented development areas in the City set goals for 25% affordable housing, which is to be achieved through both public and private-sector investments. A key difference between the Corridor and other TOD planning areas is that the others encompassed mostly commercial properties, and so the 25% goal would apply to the new supply of housing that is now permitted on properties previously zoned for commercial use.

In the East Riverside Corridor, although most of the properties immediately adjacent to Riverside Drive are commercially zoned, there are currently over 7,500 housing units, 1,724 of which are subsidized. Over 70% of existing housing units in the Corridor area are currently affordable to households at or below 50% MFI.

The goal and challenge in the East Riverside area is to ensure that as the area improves, housing is available to a range of incomes so that residents of all income levels, including existing low and moderate income residents, will be able to enjoy the benefits outlined in the East Riverside Corridor Master Plan. A key concern is to ensure that redevelopment promotes and allows for a mix of income levels, which can help to ameliorate potential issues in areas with disproportionate poverty rates. These can include a lack of amenities, few employment opportunities, and high crime rates; the challenge is to ensure that an income mix remains, rather than the Corridor becoming a place for only higher income residents to live.

The City of Austin must work with a number of other public/private agencies in order to address affordable housing needs throughout Austin. The implementation chapter of this document outlines both public investment opportunities and private development responsibilities to ensure affordable housing strategies can be achieved. To learn more about the City's affordable housing strategies for Austin, see the City of Austin fiscal year 2009-10 Action Plan, which is also available on the City's Web site at www.cityofaustin.org/housing. Key affordable housing strategies outlined in the Action Plan include continued public investment in the preservation and creation of affordable housing as well as policies to encourage development of affordable housing by the private sector.

For these reasons, this plan presents the following approaches to address the affordable housing challenges of the area:

1. Maintain and renew existing subsidized affordable housing. The City of Austin through the Austin Housing Finance Corporation has invested more than $25 million to support affordable housing in the 78741 zip code. A portion of those funds were invested in affordable housing within the East Riverside Corridor.
Section 7: Affordable Housing

Boundaries; subsidized housing currently accounts for 23% of existing housing supply within the Corridor boundaries. The City of Austin Neighborhood Housing and Community Development office will continue to work with other housing agencies to ensure that when possible, federally subsidized contracts are renewed providing for the preservation of affordable housing. None of the existing subsidized housing units in the Corridor are located in the potential development bonus areas recommended by the East Riverside Corridor Plan, and thus would not receive any extra entitlements or other direct incentives to redevelop.

- **Preserve existing non-subsidized affordable housing.** Austin should consider additional preservation strategies that have proven to be successful in other urban areas. Specific initiatives might include initiating an assessment of at-risk properties and developing an early warning system; creating loan programs and/or providing tax abatements and exemptions to assist landlords with rehabilitation costs; using in-lieu-of fees to subsidize existing market-rate affordable complexes; and developing or expanding loan programs that help current renters purchase homes in the area.

- **Increase supply of housing - especially attached affordable homeownership housing products - to address the limited product of this type available in the Corridor area in conjunction with high demand.** As described in the Land Use chapter of this plan, it is recommended that the City change development regulations based on the East Riverside Corridor Master Plan to allow development of housing near transit; especially attached housing units such as duplexes, condos, and townhouses that provide opportunities for affordable homeownership. The planning area includes commercial properties and undeveloped land that can accommodate many new residents without displacing current residents. This change can accommodate some of the city’s expected population growth and help to combat the central city housing supply problem. A density bonus program could also potentially provide homeownership opportunities.

Although it is unlikely that new market rate units constructed in the western end of the planning area (closer to downtown) will be affordable to families making less than 80% median family income, as shown by recent developments, some new market-rate units constructed closer to Hwy 71 may address this need. Increasing the supply of housing throughout the Corridor could reduce market pressure on prices and rents for older housing stock. Since existing properties in the East Riverside Corridor Planning Area will likely redevelop at different times, this would provide mixed housing products, as well as a range of housing prices.

- **Encourage private sector funding and/or construction of affordable housing through the provision of Development Bonuses.** The details of the affordable housing requirements in exchange for a development bonus will be prescribed in the Regulating Plan in the next phase following adoption of the East Riverside Corridor Master Plan. In limited areas closest to primary transit hubs, development bonuses could be granted to developers who agree to provide rental or ownership affordable housing in exchange for increased building entitlements. In order to reduce the incentive to redevelop existing affordable multi-family properties, policy makers could decide that only properties without existing residential developments would be eligible for development bonuses. Where allowed, the development bonuses would result in the inclusion of affordable housing units mixed with market-rate units in a single development, or developers could pay a fee-in-lieu and provide a dedicated funding source for the City’s Housing Assistance Fund to use to create and preserve affordable housing. While it is recognized that this option will only provide a limited number of affordable units, it creates a new source of affordable housing and/or funds without resulting in displacement of existing affordable units.

- **Expand public sector funding of affordable housing.** The City will continue to apply affordable housing strategies that promote the affordable housing core values developed by the City of Austin Affordable Housing Incentives Task Force, which prescribes action that will promote deeper affordability targets, long-term affordability, and geographic dispersion, as well as zoning incentives.

The geographic distribution and prioritization of public funding for affordable housing is determined through a citywide affordable housing preservation strategy. As stated previously, 11% of the total subsidized multi-family housing in the city is located in the East Riverside Corridor planning area. Several key factors that drive public investment for the creation and preservation of affordable housing are:

- Promotion of the City of Austin’s affordable housing core values: deeper affordability targets, long-term affordability, and geographic dispersion of affordable housing.
- Areas of town with existing affordable housing stock that is in appropriate condition for rehabilitation.
- Areas undergoing intense redevelopment pressure where displacement of low-income residents is likely.
- Areas with existing and planned proximity to transit and services.
- Areas where the City is making other public investments.
and can incorporate affordable housing to further the investment in important community benefits.

Similarly, decision-makers can consider other dedicated funding sources to support additional affordable housing, either citywide or specifically in this Corridor.

- **Explore feasibility of a TOD catalyst project on the City-owned land at the East Riverside Drive/Pleasant Valley Blvd. intersection.** If existing utility, slope and drainage issues can be overcome, the City should explore reconfiguring the East Riverside Drive/Pleasant Valley Blvd. intersection during rail planning to utilize the existing large City-owned median for development of a TOD catalyst project and a true neighborhood center for the area. Developing a TOD pilot project will be an important way to set an example of the type of development and community benefits envisioned in this plan, and spur employment interest in the Corridor. To the extent possible, such a project should support an employment center to improve local job opportunities for existing and future residents in the immediate area and also include housing affordable to a mix of incomes. The integration of residences, daily community services and employment, in addition to creating safe routes for pedestrian and cyclists will be essential to its success.

- **Promote community-based housing development organizations.** The City allocates financing for non-profit housing developers, or Certified Housing Development Organizations (CHDOs), to build affordable housing, recognizing that nonprofits are important partners in providing and preserving affordable housing in Austin. A new or existing non-profit CHDO focused on the East Riverside community could assist in the creation of affordable housing in the Corridor.

- **Support Asset Creation.** Gentrification often affects minority groups and immigrants disproportionately, especially populations that have lower incomes and less education. Increasing household earning capacity and building assets are ways to address a mismatch between wages and housing affordability, enabling longtime residents to continue to afford housing in the neighborhood. Community programs to promote education, employment attainment, skills development, and provide homeownership counseling and financial literacy education are opportunities to increase the resources of households and deter the risk of displacement. Local programs and initiatives that focus on these issues are NHCD’s Housing Counseling and Down Payment Assistance programs, as well as the Financial Literacy Coalition of Central Texas and Bank on Central Texas. For more information about these programs and initiatives, see Appendix A: Asset Creation Programs and Initiatives.

- **Coordinate City services to mitigate effects of potential displacement.** While this plan identifies options for preserving and creating affordable housing in the Corridor, it also recognizes that privately-owned older market-rate multi-family complexes may continue to be redeveloped, as is already occurring in the area. For this reason, the City should continue to invest in programs to assist low- and moderate-income families throughout the city. The City recognizes the market-induced trend of people moving to outer areas to find affordable housing and should evaluate the placement of city social services, clinics, and other city services in relation to this trend.

Housing affordability is an integral component of the East Riverside Corridor plan. A key challenge relating to current and future revitalization in the East Riverside Corridor area is to identify strategies that maximize the benefits of the revitalization process while also minimizing adverse social and economic hardships for low- and moderate-income residents.
Making the Plan Real

The purpose of the East Riverside Corridor Plan is to articulate a vision and provide a framework to guide the future change, development, and City investment in the East Riverside Corridor Area. Adoption of the East Riverside Corridor Master Plan will not automatically implement the vision articulated by the plan. It is only the first of many coordinated steps which will need to be taken over the years in order to realize the vision identified through the planning process. The implementation of this plan will help to create an area where a balanced mix of housing types for all income levels, commercial, retail, and employment uses support a more varied and sustainable transportation system including walking, bicycling, driving and transit use, potentially including a proposed streetcar/light rail line along East Riverside Drive. Successful implementation of the plan will require a strong partnership between the community, the City of Austin, other government agencies, and the private sector.

This section presents an overall strategy for implementing the East Riverside Corridor Plan. It articulates public and private actions needed to achieve the vision over time. The prioritization of action items should be viewed as a fluid and dynamic process; therefore, the priority of items may change over time as opportunities arise, circumstances change, and funding becomes available. Recommended actions and projects are presented below. The recommendations are intended to provide a "checklist" of a series of tasks that will move the East Riverside Corridor Master Plan from concept to reality.

Planning and Administration

The following describes recommended steps to establish the regulatory framework for the East Riverside Corridor Master Plan and mechanisms to encourage on-going implementation efforts.

Adopt the East Riverside Corridor Master Plan

The first important implementation step is for the Austin City Council to adopt the East Riverside Corridor Master Plan. Adoption of the Master Plan will signal to community members, property owners, business owners, the development community, City staff, and other stakeholders that the City Council embraces the vision outlined in the plan to encourage transformation of the existing single-use, auto-dependent pattern of development into a moderately higher density mixed-use neighborhood that is pedestrian-friendly and is supportive of potential future rail transit. The goal is to leverage private redevelopment that is already starting to occur to improve the area and create economic and societal opportunities for existing and nearby residents, while simultaneously welcoming new residents and businesses to the area. Adopting the Master Plan for the East Riverside Corridor is the starting point for realizing the vision expressed in the Master Plan. Once adopted, various City departments can move forward with integrating the Plan’s recommendations into their departmental work plans.

Revise Land Development Regulations

In order to achieve the Master Plan’s vision for a more walkable mixed-use neighborhood, it is recommended that zoning and development regulations be tailored for this special corridor. The intention is to create a development environment that will be supportive of the existing high level of bus service, and in anticipation of future rail transit along East Riverside. A “design-based” zoning ordinance similar to those used in other special planning areas such as the North Burnet/Gateway neighborhood and the Transit Oriented District Station Area Plans would allow a mix of land uses and density in accordance with the subdistricts envisioned in the plan and regulate such elements as the character of the street frontage, sidewalks, block sizes, building placement, height, and setbacks to create human-scaled amenities and an environment that supports pedestrian, bicycle and transit use. The land use and density recommendations and design guidelines presented in the Master Plan (see Section 4 and 5) should be used as the basis for creating an area-wide Regulating Plan that will specifically allow and encourage the type of development envisioned in the Master Plan. The new urban design regulations would apply to new construction and redevelopment. Existing businesses would be “grandfathered” and would not be required to upgrade to the new urban design standards (buildings closer to the street, wider sidewalks, street tees, etc.) unless they submit development permit applications proposing redevelopment of their property. The Regulating Plan should be written in a way that is clear and understandable by property owners, the neighborhood, and the development community, with graphics illustrating key concepts.

Based on public feedback during the planning process, existing zoning overlay districts including the waterfront overlay, scenic roadway overlay and airport-related overlays should continue to apply when new regulations are developed.

Implement Interim Urban Design Regulations

New development regulations for the area will take some time for city staff to create, so it is recommended that some basic interim urban design regulations be put in place at the time of the Master Plan’s adoption, in furtherance of Master Plan goals.
East Riverside Drive is currently designated as a Core Transit Corridor (CTC) from IH 35 to Pleasant Valley Road, but not further east. In order to ensure that the entire length of East Riverside Drive within the area of the Master Plan is required to meet consistent urban design standards, the portion of the drive from Pleasant Valley Road to SH 71 should also be designated as a Core Transit Corridor for application of standards in Subchapter E: Design Standards and Mixed Use. This will ensure that any development occurring along East Riverside Drive prior to the adoption of revised area-specific land development regulations will provide 15-foot sidewalks and place buildings closer to the street, creating a more pedestrian-oriented corridor.

Create a Development Bonus System
Based on the feedback received during the public planning process, a development bonus system should be developed in concert with changes to zoning and development regulations for the Corridor Area to help provide amenities in the area that might otherwise be difficult to fund such as additional open space. This system will ensure community benefits are received in exchange for allowing greater heights or densities.

Development bonuses are incentives that can be used both to shape the growth of the East Riverside Corridor and encourage developers to meet community goals. The East Riverside Corridor Plan supports a moderate increase in building height and density around proposed future transit Hubs surrounding primary transit stops as a means of alleviating sprawl, encouraging transit usage, and creating a vibrant district. Various stakeholders have identified other community goals or “public benefits” that are important to achieve as the East Riverside Corridor evolves over time, including: provision of well-maintained publicly accessible parks and open space; provision of pedestrian amenities and streetscaping; construction of bicycle facilities; and green building/sustainability. These public benefits were identified in the public planning as important for creating a sustainable, multi-modal, pedestrian-friendly area. Stakeholders have also identified other potential community benefits for inclusion in a development bonus program, including providing homeownership opportunities, providing office uses, and transit facilities. In addition, maintaining the current amount of affordable housing in the area was identified as a priority through the planning process, and as such affordable housing should also be considered as a potential community benefit for development bonuses. A development bonus system could be used to assist in the provision of these community benefits by requiring developers to provide or contribute to these community benefits in exchange for increased development entitlements.

Amend Affected Neighborhood Plans When New Land Development Regulations are Adopted
The two neighborhood plans that overlap the East Riverside Corridor Area (East Riverside/Oltorf and Montopolis) should be amended to incorporate the East Riverside Corridor Master Plan when new land development regulations are adopted. The Neighborhood Plan future land use map (FLUM) designations should be amended as necessary to be consistent with the East Riverside Corridor Plan and regulations. When the East Riverside Corridor Master Plan is adopted, it will be the most recent guiding document and long-term planning tool for the area. However, the FLUM of the neighborhood plans will still control with respect to short-term zoning until the East Riverside Corridor land development regulations are created and adopted.

Engage the Private Sector in Redevelopment
Because most of the land in the Riverside Corridor is privately-owned, one of the keys to implementation of the East Riverside Corridor Plan vision is private sector economic investment and reinvestment in the area. The implementation strategy relative to private sector investment is to create the right regulatory environment that balances community benefits and incentives for private-sector development and redevelopment that result in the form of development envisioned in the plan. Redevelopment will not occur overnight. Although the desire to replace some of the large sprawling parking lots and strip mall development in the area with more human-scaled pedestrian-friendly development was expressed during the planning process, new development must generate enough revenue to make replacing the existing low-density, but revenue-generating strip malls worthwhile. The demand for new products (housing, retail, office, etc.) must exceed the current supply of these products. The demand for housing and associated stores and businesses is expected to increase in conjunction with the region’s projected population growth. Furthermore, success of near-term catalyst projects, including the introduction of rail transit, should also increase demand for these uses and for the urban form of development and community amenities envisioned by the Master Plan.

Dedicate Staff to Implementation
City staff resources should be allocated for work on implementation of the East Riverside Corridor Plan. Duties could include:
- Facilitating the public input process and developing the design based regulations and development bonus system for the East Riverside Corridor Regulating Plan.
Catalyst Projects/Initial Investments

The term "Catalyst Project" refers to one or more high profile projects that can transform an area and translate the vision identified in the Master Plan into reality. A catalyst project can demonstrate commitment to realizing the plan; it provides a tangible example of the vision and encourages similar efforts on the part of other public and private entities.

A series of recommended initial catalyst projects for the East Riverside Corridor emerged during the visioning process. These specific investment opportunities have been identified due to their potential to spur additional investment and redevelopment. The timing of these investments is flexible, but the long-term success of the Master Plan may depend on strategic investments. The projects described below vary in type and scale and will likely require a variety of financing techniques, as well as cooperation with both the City of Austin and the private sector.

Implement Streetcar/Light Rail Transit Line and Primary Transit Stops

Public feedback ranked the installation of a light rail or street car line along the length of East Riverside Drive as a high priority for implementation of the Master Plan. Introduction of a fixed rail transit line is the most significant opportunity to reinvigorate and provide community benefits within the Corridor. The rail can increase mobility to, from and within the area and can foster redevelopment. The rail stations would be catalysts for the transit-oriented development envisioned for the area, particularly when combined with higher permitted densities around rail stations and lower minimum parking requirements.

The City of Austin should move forward with preliminary engineering and environmental studies to identify alignment, station location, right-of-way, potential pedestrian and bicycle improvements, potential environmental issues and refined cost estimates for the proposed rail project.

Improve pedestrian crossings of Riverside Drive

Improving pedestrians’ ability to cross East Riverside Drive safely and conveniently will enhance the vision of East Riverside Drive as a unified corridor. The addition of traffic signals, improved crosswalks and pedestrian crossing signage would signal the City’s commitment to facilitating the creation of a pedestrian-friendly, walkable corridor.

Installation of bicycle lanes along East Riverside Drive

A bicycle network for the Corridor was identified as a priority by the community. Clearly visible bicycle lanes along both sides of East Riverside Drive would contribute to the regional bicycle network and are essential for the transformation of the current auto-dominated roadway into a multi-modal street.

Continue to Implement Country Club Creek Trail Plan

Completion of the Country Club Creek hike and bike trail, including an underpass at Riverside Drive, would be a simple way to begin to create a series of green connections from surrounding neighborhoods, through the Corridor to the regional parkland and trails along Lady Bird Lake.

Targeted public and private improvements within the development Hubs

Focusing initial improvements at the Hubs around potential future transit stops creates efficiencies and synergy between projects to create positive change. In many cases, these areas were identified as susceptible
to change during the public visioning process and serve strategic urban design purposes as they are located near key intersections and potential rail stops. Economic and practical concerns also influenced the selection of these sites. Development at these prominent locations can spur additional investment while facilitating and supporting the implementation of a light rail or streetcar system and other community goals throughout the corridor. Some key improvements may include:

- Providing tree-lined/covered wide sidewalks starting in hubs, either in concert with private development or coordinated with construction of the rail line.
- Encouraging strategic private development projects that could serve as a model for the type of urban form, desired commercial uses, and community amenities envisioned by the plan (e.g. a farmer’s market in the Lakeshore Hub, or an urban-style grocery store with office or residential uses also on the site, potentially with structured parking, or a small urban pocket park created in concert with new development)
- Providing public art, landscaping or special benches or lighting to enhance and distinguish the Hubs.
- Private development of commercial space on the ground floor of mixed use buildings to support retail activity and create interest at the pedestrian level.
- Development of landmark and gateway features to create a neighborhood focal point for community and commercial activity.

**Pleasant Valley Transit Plaza & Development**

The intersection of E. Riverside Drive and S. Pleasant Valley Road is a key location within the corridor. Pleasant Valley Road is the major north-south arterial within the planning area, and the intersection is unique due to the extremely wide median that was originally designed to accommodate an interchange of a major freeway. The Master Plan identifies the opportunity to create new developable parcels if East Riverside Drive is realigned so that all traffic lanes are shifted to the south side of the existing median at this intersection. The potential development of City-owned land in the existing median, if utility, slope and drainage obstacles can be overcome, could embody many elements of the East Riverside Corridor vision and provide a good example of a well-designed transit-oriented development that includes community gathering spaces, employment opportunities and housing affordable to a mix of incomes. The development of public plaza space and amenities with improved interface of transit modes in combination with this realignment would transform this area and provide new opportunities for local and subregional commercial activity. The creation of a market in the Pleasant Valley Transit Plaza could provide a space for small retailers to benefit from large numbers of pedestrians in the area.

**Reduce Crime in the East Riverside Corridor Area**

Throughout the planning process, crime was raised as a concern by business owners, property owners and surrounding neighborhood residents. Crime, both real and perceived, was highlighted by potential developers as a limitation on future investment in the area. Although not a typical "catalyst project," the reduction of crime would have a significant positive effect on redevelopment and revitalization of the Corridor area.

In some cases, redevelopment itself will help reduce crime, by removing buildings in disrepair that have become locations of criminal activity. Housing that is integrated with the neighborhood, rather than fenced off from it, can provide more security though greater connections to streets and public spaces. Through design standards regulating building placement, the plan encourages housing that is connected to the neighborhood and public streets, rather than walled off from them. New design standards bringing buildings up to the street and improving the pedestrian environment would provide more "eyes on the street," which could reduce criminal activity as well. However, in some areas of the Corridor, where there is currently a higher frequency of incidents, crime needs to be addressed before significant redevelopment will occur.
Anticipate Infrastructure Improvements and Community Needs

In addition to the catalyst projects listed above, a number of infrastructure improvements and community facilities are recommended in the Corridor Plan. Implementation of these improvements will necessitate coordination with various City departments and regional and state agencies, and in some cases, regulatory or policy changes to ensure adequate funding.

Responsible City of Austin Departments should coordinate when developing long-term Capital Improvement Project (CIP) plans to provide infrastructure upgrades and community facilities necessary to implement the vision described in the Master Plan. Major infrastructure projects (street, stormwater, water, wastewater, electric, streetscape and rail) should be planned, designed and constructed in a coordinated and comprehensive manner to minimize disturbance to area residents and businesses, reduce overall costs and maximize benefits to the corridor and the larger community. For example, if the proposed rail line moves forward, utility improvements should be coordinated and included in the funding for the redesign of East Riverside Drive. In addition, if designed appropriately, civic facilities such as libraries, parks, stormwater management facilities, etc. could be co-located to improve efficiencies and manage costs. Dedicated implementation staff could assist in the coordination of these efforts.

Interconnecting Streets

Providing interconnecting streets as the area redevelops is important to disperse traffic and allow for more direct pedestrian, bicycle and vehicular connections. The City Design Standards require properties that are five-acres or larger to create internal blocks with connecting streets or driveways. However, at present, there are some large stretches of undivided land with multiple property owners that may not be required to create internal blocks or to provide a connecting street network under existing regulations.

It is recommended that City staff create an East Riverside Collector Plan to be adopted by City Council. This plan would require new development and redevelopment to provide right-of-way and to construct collector streets shown in the East Riverside Collector Plan. These requirements could potentially be incentivized through development bonus programs.

Sidewalks/Streetscape

A key element of the vision for the future of the East Riverside Corridor area is the creation of high-quality pedestrian environments along East Riverside Drive and in the rest of the planning area. Implementing these streetscape improvements is contingent upon both private-sector investments through development and redevelopment, and public sector capital improvements, requiring a long-term commitment to fully realize.

Enhanced streetscape standards are necessary to ensure new development improves the aesthetics and function of sidewalks, street trees and other pedestrian amenities for all users. Standards should be created based on the design guidelines outlined in the Master Plan, applicable to different street types, and modeled on streetscape standards defined in the Land Development Code Subchapter E: Design Standards and Mixed Use, the North Burnet/Gateway Master Plan, and the Station Area Plans.

If the proposed rail project moves forward, coordinated improvements to the streetscape should be included as part of the funding for the redesign of East Riverside Drive. Wide sidewalks in good condition that allow for safe and comfortable pedestrian access to and from the transit stops are imperative for a successful transit line.

Improve Existing Boulevards and Build New

In order to add additional green space to the area, make roadways more pedestrian friendly, and to connect open space and parks in the area, the East Riverside Corridor Plan recommends adding new boulevards in some locations and altering existing streets to become boulevards in other locations. (See Exhibit 3.2) Boulevard construction could be implemented in conjunction with road reconstruction. A special funding source would be necessary because boulevards are not typical roadway reconstruction. On roadways in primarily residential areas, it might be possible to look for grant opportunities to help pay for boulevard construction.

Bicycle Facilities

Bicycle facilities are recommended on several existing roadways. These improvements are needed to ensure safe bicycle travel in the area. Bicycle facilities on existing roadways are typically funded through grants or City General Obligation Bonds. In addition, the City could solicit federal funds from CAMPO for pedestrian and bicycle improvements on existing roads. All new collector streets should be designed to accommodate bicycle facilities.

Utilities

An analysis of the water and wastewater infrastructure in the East Riverside corridor identified a number of potential limitations in the current system. Typically developers pay for water and wastewater service extension to and within their developments, while the City pays for main line upgrades to the transmission
system as needed, funded by rate revenues. The analysis conducted as part of this planning process provides an initial indicator to Austin Water Utility (AWU) of upgrades to include in their long-range planning. AWU also monitors development service extension requests to evaluate the extent and timing of development within sectors of Austin, to inform their CIP Spending Plan. As the area continues to develop over time, the CIP Spending Plan will need evaluation and adjustment.

Reclaimed water master plans call for reclaimed water mains along E. Riverside Drive and S. Pleasant Valley Road. To support this network of mains, an elevated storage tank will be needed on high ground south of East Riverside Drive. The City should continue with plans to bring reclaimed water to the Riverside area and provide information to future developers about the ability to tap into the system.

As described in Section 6 Infrastructure, the City should identify improvements needed to storm drains to more closely meet current standards and then partner with private development to upgrade the drainage system infrastructure as redevelopment occurs. Improvements to address existing flooding should be included in the CIP budgeting process. The City should also evaluate opportunities for additional regional detention and water quality facilities, including partnering with private development to oversize detention ponds.

Parks and Open Space Development
The addition of parks and open space is a high priority for the Corridor. This includes creating new open space and neighborhood parks, providing linkages to the lake, hike and bike trail, and regional parks, and creating combined facilities with new parks and shallow detention for stormwater management. Typically new parks are funded through General Obligation Bonds and by Parkland Dedication Ordinance requirements. Endowments should be created for newly acquired parkland or open space to assure adequate resources to fund planning and construction and to perpetually endow operations and maintenance. Other mechanisms to create open space in the area are City Design Standards requirements for private common open space. A development bonus could provide an incentive for new development to provide additional land or revenues for parkland.

The Austin Parks and Recreation Department (PARD) should look for parkland acquisition opportunities, especially south of East Riverside Drive which has less access to existing neighborhood and regional parks. PARD staff should also be formally integrated into the development review process of all subdivision and site plan applications that fall within the boundaries of the East Riverside Corridor Area so that open space opportunities may be analyzed and explored early on in the project development stage.

The City should develop open space standards that regulate the design and provision of open space on-site through the creation of the Regulating Plan for the Area. As much as possible, parkland dedication requirements and private common open space requirements should be fulfilled on-site in the form of well-designed pocket and/or linear parks, trails, and plazas within a 5-minute walk of residential properties. Project open space requirements could potentially be met through public access easements for trails connecting to Lady Bird Lake or other neighborhood or regional parks and open space. If it is either impossible or unrealistic that parkland be provided on-site, parkland dedication fees generated in the area are recommended to be spent in the immediate vicinity.

Schools and Community Facilities
Additional civic facilities may be needed in the future to serve the increased residential and employment population in the area, potentially including police, fire, and emergency medical services (EMS) stations, and schools. Expansion of community services are typically funded by property and sales tax revenue. However, some of the costs associated with land acquisition, facility construction, staff hiring and training may have to be funded before significant increases in tax revenues have been realized. As redevelopment increases in the area, so will attendant property and sales tax revenue. Facility locations should be determined by the appropriate department or school district based on community needs, resources and plans. From a cost perspective, acquisition of civic sites in the early stages of plan implementation could provide greater flexibility in site selection and lower land costs. Various departments and agencies participated in the creation and review of this plan, and should continue to monitor the needs in the area as it redevelops and look for opportunities. Facilities should be built in an urban form, in concert with the Master Plan design guidelines. In addition, existing community facilities need to be maintained and upgraded to prepare for and accommodate greater use that may result from an increasing number of people living and working in the area.

Austin Fire Department Expected Future Service Needs
Successful implementation of the proposed plan would increase the population and activity levels in the plan area. This will increase the number of incidents requiring fire protection and emergency service response and that will require additional Fire Department resources and/or facilities.
The current population and activity levels along and adjacent to the East Riverside Corridor area have generated so much incident activity that the Austin Fire Department determined it was necessary to locate a second engine company at Station 22, which is located near the corner of East Riverside Drive and Faro Drive. Engine 22 and Engine 35 have responded to more than 2,300 incidents in the first seven months of 2009 and are expected to exceed a total of 4,000 incident responses by the end of the year.

Although a full and successful implementation of the E. Riverside Corridor Master Plan would result in increased property and sales tax revenues, no analysis has been conducted to determine what percentage of the funding required for additional facilities and staffing could be provided via the increased tax revenues. Some of the costs associated with land acquisition, facility construction, staff hiring and training may have to be funded before significant increases in tax revenues have been realized.

**Fire Department Recommendations:**

1. AFD Station 22 now houses two Engine companies with 8 personnel and an EMS unit with 2 personnel. The station has limited living space and inadequate locker room facilities to support this level of staffing.

2. Acquire a Fire/EMS Station site closer to the intersection of E. Riverside Drive and IH 35. The site should be acquired a minimum of three years prior to the projected operational date of the Station. From a cost perspective, acquisition of the site in the early stages of plan implementation should provide greater flexibility in site selection and lower land costs.

The Stations located to the north and west (1, 6 and 7) of the East Riverside Corridor area have high incident counts which will only increase in the future. The Stations located to the south and east (15, 24, 35 and 42) of the East Riverside Corridor area do not currently have the same level of incident counts, but the expectation is that future growth and annexations will significantly increase service demand for those Stations as well.

The new station would become the primary first-in responder to the northernmost portion of the East Riverside Corridor area, and along with the units at Station 22 will provide additional response resources to all of the adjacent station areas that will also be experiencing increased service demands.

3. AFD and other public safety facilities may request Alternative Equivalent Compliance to specific Corridor design guidelines as necessary for the provision of emergency services.

**Affordable Housing**

Maintaining affordable housing in the East Riverside Corridor will be a challenge, as Austin continues to grow and the demand for housing in Austin's urban core increases, driving up the cost of land. A development bonus could provide an incentive for new development to provide affordable housing or contribute funds to an affordable housing trust fund. The City should also continue to administer programs and incentives to assist in the retention and development of affordable housing. In addition, the City should continue to explore opportunities for preservation of existing low-income rental housing in the corridor. It will also be important to create zoning regulations that allow the development of attached housing (duplex/condos/townhomes) to increase the supply of these affordable homeownership options. This issue is discussed in greater detail in the Affordable Housing section of the Master Plan.

**Maintaining Improvements**

In order for the area to preserve its value following improvements and investment, those improvements must be well managed and maintained. This may require a higher level of maintenance than traditionally provided by the City, necessitating the use of both public and private resources. Appropriate City departments should update their budget requests, staffing patterns, and equipment orders based on area improvements. Second, the City should promote the development of a public improvement district, or similar quasi-governmental organization, to provide service levels above that which the various City agencies are able to provide. The City and business owners should work together to identify other potential public/private partnerships to fund the maintenance of improvements.
Financial Strategies & Tools

The actions listed above are intended to implement the East Riverside Corridor Vision. It will take a variety of financing mechanisms and involvement from both the private and public sector to complete the various projects. There are several tools the City may employ to finance the implementation actions outlined in this document:

- Private development requirements/responsibilities
- Development bonuses
- Public Improvement Districts
- Public/Private partnerships
- General Fund
- General Obligation Bonds
- Utility Rate Revenues
- Federal/State Grants
- Tax Increment Finance (TIF) Bonds
- Parking Meter Revenues

Private Sector Investment

Private sector redevelopment and reinvestment in the area is a key component of realizing the vision for the East Riverside Corridor. One of the most efficient means, from a taxpayer standpoint, to achieve the physical urban design goals outlined in the plan is to require or encourage developers to make site specific improvements in accordance with the physical guidelines without financial assistance from the City. This could be achieved by revising the land development regulations and/or creating a development bonus structure as a mechanism for achieving public benefits.

Private development also typically pays for infrastructure improvements to and within their site, including water, wastewater, drainage, and roadways. The City may fund water and wastewater upgrades in concert with private development infrastructure improvements as needed to support cumulative development needs in the area. Private development will also contribute to parks, open space and other amenities in the area through existing parkland dedication and private common open space requirements. Funds generated from parkland dedication fee-in-lieu payments must be spent within one mile of the development that paid the fee. Thus, as more development occurs in the area, additional funding for parks will be generated, or parks will be provided on site as part of the development.

Property owners in the Corridor area that are interested in seeing various aspects of the Corridor Plan come to fruition in a faster or more coordinated way than would occur through various public funding processes, may also choose to identify sources of private funding to accomplish certain projects. One option is for property owners to organize a Public Improvement District (PID). A PID is a quasi-governmental authority with special assessment powers. In a PID, property owners choose to levy an additional assessment on themselves, to fund very specific projects in the area. This requires a simple majority of landowners by both value and area. Typically the projects chosen are those that property owners feel would enhance the value of their properties in the long-run, and the assessment may vary by proximity to a particular amenity. A PID may be used for ongoing operating requirements, such as managing the streetscapes, plantings, special lighting, signage, marketing efforts, or general maintenance at a higher level than would typically be maintained by the City.

The private sector may also enter into public/private partnerships to meet community goals. Partnerships could include private maintenance of publicly-accessible parkland, private development on leased publicly-owned land, public subsidy of affordable housing units within a private development project, the oversizing of detention ponds for shared use, or numerous other coordinated efforts between the public and private sector.

The neighborhood or property owners could also seek funding available from other outside sources such as other government or private grant opportunities to supplement the City's public investment in the area. Grants could support the provision of trails, landscaping and boulevards, community gardens, tree-plantings, or public art, among other opportunities.

Public Sector Investment

Local government has the ability to make limited but targeted public investments that may leverage much larger private investments. A number of implementation items outlined in the preceding sections could fall within the purview of a government agency to enact. For some elements, such as new community facilities like police stations and schools, and water and wastewater utility upgrades, there are already City or school district procedures and budgeting processes in place, and this plan simply helps clarify and prioritize the community's needs for the responsible departments so that they can include it in their work program. For other elements, different financing mechanisms may need to be employed by the public sector to make the vision a reality.

Central to the vision of the Corridor Plan is the construction of a rail line along Riverside Drive. In other cities, the introduction of a fixed rail line has spurred additional development alongside it. The City of Austin and other regional agencies have presented the proposed Austin Urban Rail project, which includes the Riverside Drive rail, to the CAMPO Transit Working Group (TWG). The TWG has recommended that the Urban Rail
project develop more detailed information regarding the alignment, operation and cost of the project. The City of Austin anticipates moving forward with preliminary engineering and environmental studies to refine this information and continue gathering public input on the proposed rail project. One aspect of this Corridor Master Plan is to leverage the future transit investment by encouraging supportive development surrounding the transit stops. The additional development can then contribute to funding public infrastructure needs in the area, including the investment in rail itself, through the increased property taxes, sales taxes, and employment opportunities likely to be generated by the new development.

A number of the public investments suggested for the area could be funded through typical City processes establishing priorities for City General Fund or Capital Improvement Program funds. These include bicycle facilities, trails, roadway connections, pedestrian crossings, and community facilities. However, because these projects must compete with other priority projects in the city through the typical budgeting processes, it is recommended that the City also consider other funding tools to fund some initial investment catalyst projects and other high priority implementation actions.

The City is strongly encouraged to seek Federal funding sources in implementing the East Riverside Corridor Master Plan and rail initiative.

In terms of key capital expenditures that could facilitate private investment in the area, tax increment financing (TIF) should also be considered as a funding mechanism. Tax increment financing draws upon the increase in area retail sales taxes and property values as a revenue source for key public investments in the area. It is also sensitive to the timing in which the retail sale growth and property values increase. As such, given the nature of the sources upon which TIFs draw, it is most readily matched to projects with large payoffs, such as the rail initiative, redesign of East Riverside Drive, streetscape improvements, and a transit plaza. TIF sources may also be used judiciously in lieu of general obligation debt for items such as wastewater system improvements. Because TIFs divert tax revenue to a specific area instead of the City’s General Fund, it is most appropriately used when the projects funded by a TIF are needed to spur initial development that would not otherwise occur and will be catalysts for additional private development and investment that will contribute additional future tax revenue to the city at large.

No single financing method or source will provide the resources necessary to implement all aspects of the East Riverside Corridor Master Plan. Implementation will occur incrementally as funding opportunities arise and with ongoing community involvement, with the Master Plan serving as a guide.
ORDINANCE NO. 20100225-078

AN ORDINANCE AMENDING THE AUSTIN TOMORROW COMPREHENSIVE PLAN BY ADOPTING THE EAST RIVERSIDE CORRIDOR MASTER 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, Section 5 of the City Charter authorizes the City Council to adopt by ordinance 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) Members of the consulting firm A. Nelessen Associates, Inc. and City of Austin Planning and Development Review staff have met with neighborhood stakeholders, property owners, renters, business owners, developers, residents from surrounding neighborhoods, and City personnel since June of 2008 to develop the East Riverside Corridor Master Plan (the “Plan”). Public involvement was achieved through stakeholder interviews and meetings, a Community Visioning Workshop including a “Visual Preferences Survey” and charrette held September 13, 2008, a public meeting on the early concepts, and a public meeting held June 25, 2009, to present the draft Plan concepts, answer questions, and receive comments on the Plan.

(D) The East Riverside Corridor Master Plan provides a vision for the area and recommends action by the City and other stakeholders to improve the East Riverside Corridor. The Plan has nine major goals:

1. Make East Riverside Drive an attractive, people-friendly roadway with local destinations;
2. Enable safe pedestrian flow across East Riverside Drive;
3. Introduce efficient and frequent rail and bus transit service within and beyond the East Riverside Area;
4. Create unique and memorable places in the East Riverside Area;
5. Enable transit-supportive redevelopment that supports higher levels of development around primary transit stops;
6. Improve the appearance of the East Riverside Area and reduce criminal activity;
7. Safely and comfortably accommodate pedestrian, bike, transit and automobile traffic;
8. Provide parks and open space serving local and regional needs and balance the built environment with open space and plazas; and
9. Maintain a mix of housing options in the area for a range of incomes, including options for low- and mid-income populations.

(E) The East Riverside Corridor Master Plan goals are further described throughout the Plan.

(F) On February 9, 2010, the Planning Commission held a public hearing on the East Riverside Corridor Master Plan, and recommended adoption of the Plan by City Council.

(G) The East Riverside Corridor Master Plan is appropriate for adoption as an amendment to the Austin Tomorrow Comprehensive Plan. The Plan furthers the City Council’s goal of achieving appropriate, compatible development within the area. The 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 Riverside Corridor Master Plan as set forth in the attached Exhibit A and hereby incorporated as part of this ordinance. The East Riverside Corridor Master Plan is added as Section 5-26 of the Comprehensive Plan.

(B) The City Manager shall prepare zoning cases consistent with the land use and urban design recommendations in the East Riverside Corridor Master Plan.

(C) The City Manager shall provide periodic updates to the City Council on the status of the implementation of the East Riverside Corridor Master Plan.

(D) The specific provisions of the East Riverside Corridor Master Plan shall take precedence over any conflicting general provisions in the Austin Tomorrow Comprehensive Plan.
PART 3. EFFECTIVE DATE.

This ordinance takes effect on March 8, 2010.

PASSED AND APPROVED

February 25, 2010

Approved:
David Allan Smith
City Attorney

Lee Leffingwell
Mayor

ATTEST:
Shirley A. Gentry
City Clerk
March 1, 2018

Ms. Sharon Gamble
9% Competitive Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Cambrian East Riverside 18015 Concerted Revitalization Plan
East Riverside Corridor Master Plan

Dear Ms. Gamble:

I am writing on behalf of the City of Austin to inform you about the East Riverside Corridor Master Plan and the revitalization efforts that are underway in that area. The East Riverside Corridor has been the focus of development in Austin in the past few years with a rapid influx of new market-rate multifamily housing and commercial development. It serves as a gateway to Downtown Austin and has massive potential to become one of Austin’s key transit-oriented corridors.

The need for a Corridor Plan became necessary as a means to encourage the positive redevelopment that is reinvigorating the surrounding neighborhood, while also addressing the needs of all current and future residents living in the area. The plan was adopted by Austin City Council on February 25, 2010 and has been actively implemented to the East Riverside Corridor through a regularly updated Regulating Plan that was most recently revised on October 26, 2015. As is evidenced by the planned investment flowing into the area, as well as ongoing and planned projects, the East Riverside Corridor Plan will be active for at least three years hereafter.

A number of key topic areas were established as goals through the planning process, which helped City Staff and community stakeholders identify a set list of “Catalyst Projects” that aim to demonstrate a commitment to implementing the plan. Making East Riverside Drive an attractive and friendly roadway, enabling safe pedestrian flow, enabling transit-supportive redevelopment, and maintaining a mix of housing options for a range of incomes are some of the outlined goals of the plan. The catalyst projects include improving pedestrian crossings, installing bicycle lanes, and completing the Country Club Creek hike and bike trail. As of today, some of these catalyst projects have already been completed and many are currently underway, which is a testament to the City’s pledge to help revitalize the area.

The East Riverside Corridor Plan relies on a variety of funding mechanisms to finance projects outlined in the Master Plan. These sources include public investment from the
City General Fund, Capital Improvement Program funds, and the City’s General Obligation Bond program. The Capital Improvements Program Five-Year Plan for Fiscal Year 2017-2018 highlights many of the most recently funded projects in the East Riverside Corridor. Examples include $1.4 million in street improvements, over $12.2 million for the installation of a four-mile long 48-inch reclaimed water main, $2.5 million for wastewater lines, and $400,000 for the installation of protected bike lanes. These infrastructural improvements have helped make the Corridor more easily developable, and they have also contributed to overall public safety and an elevated quality of life for current and future residents by making the area more walkable and appropriate for housing.

Additionally, the Texas Department of Housing and Community Affairs has already been an active participant in funding the affordable housing developments described in the master plan for the area. This includes over $2.4 million in tax credit awards allocated since the adoption of the Master Plan, and over $9.7 million in awards since the inception of the Low-Income Housing Tax Credit program.

The City of Austin considers the development of Cambrian East Riverside as contributing more than any other development to the concerted revitalization efforts in the East Riverside Corridor Master Plan. The improvements in the planning area will lead to an appropriate area for the placement of housing and Cambrian East Riverside will be a welcome provider of affordable housing in an area where the rapid development of market rate housing is outpacing Austin’s need for housing affordability.

Please feel free to contact me if you have any questions about the East Riverside Corridor Master Plan or the City’s concerted revitalization planning efforts in the neighborhood.

Sincerely,

David W. Potter
Neighborhood Development Program Manager
RESOLUTION NO. 20180201-023

WHEREAS, Cambrian East Riverside, LP, or an affiliated entity, ("Applicant") has proposed a development for affordable rental housing on East Riverside Drive between Grove Boulevard and Clubview Lane to be called the Cambrian East Riverside Apartments ("Development") in the City of Austin; and

WHEREAS, Applicant has advised that it intends to submit application no. 18015 to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Low Income Housing Tax Credits for the Development; and

WHEREAS, the Development lies within the boundaries of the East Riverside Corridor Master Plan which was adopted by the City Council on May 9, 2013, revised on November 17, 2014 by Ordinance No. 20141106-084, and further revised on October 26, 2015 by Ordinance 20151015-070; and

WHEREAS, the TDHCA rules governing the Competitive 9% Low Income Housing Tax Credit Program, specifically 10 TAC §11.9(d)(7)(A)(ii)(II), provide for an application to be awarded two (2) points for a resolution from a unit of general local government confirming that a particular tax credit project will contribute "most significantly to the concerted revitalization efforts of the city."; NOW, THEREFORE,

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

The City of Austin acting through its governing body, City Council, hereby identifies application for the Development submitted to the Texas Department of Housing and Community Affairs by the Applicant qualifies as the development which will contribute most significantly to the concerted revitalization efforts of the city.
more than any other in its respective area to the concerted revitalization efforts of the City of Austin for the East Riverside Corridor Master Plan.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to TDHCA.

ADOPTED: February 1, 2018

ATTEST: Jannette S. Goodall
City Clerk
Project Name: Riverside Drive Improvements

Project Description:
Street Improvements to Riverside Drive. Details of specific efforts can be found in the various sub-project descriptions.

<table>
<thead>
<tr>
<th>Subproject</th>
<th>Description</th>
<th>Category</th>
<th>Budget Estimate (in thousands)</th>
<th>Estimated Completion</th>
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<tbody>
<tr>
<td>5386.004</td>
<td>Improvements to Riverside Dr, including improved access management and modified medians, widened sidewalks/shared-use paths, street trees, bicycle lanes and shared use paths, street trees, bicycle lanes and shared use markings, turn lanes, ramps, etc</td>
<td>Mobility Infrastructure</td>
<td>$1,402</td>
<td>2017</td>
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### Spending Plan

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Project Name: **Reclaimed Distribution System**

Project Description:
Reclaimed Distribution System projects.

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<tr>
<th>Spending Plan</th>
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<tr>
<td>Thru 2017</td>
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<tr>
<td>Through 2017</td>
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<td>$21,434,671</td>
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<tr>
<td>5267.016</td>
<td>Future Reclaimed Water Tank Site Purchases</td>
<td>Land Acquisition</td>
<td>$1,002</td>
<td>2024</td>
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<td>5267.02</td>
<td>Reclaimed Water Extension South Phase 1 (SAR WWTP to SH71)</td>
<td>Reclaimed</td>
<td>$4,611</td>
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<td>5267.025</td>
<td>Onion Creek Reclaimed Water Main Phase 1</td>
<td>Reclaimed</td>
<td>$5,038</td>
<td>2020</td>
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<tr>
<td>5267.034</td>
<td>Mains to Capitol Complex/Austin Independent School District</td>
<td>Reclaimed</td>
<td>$6,465</td>
<td>2017</td>
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<tr>
<td>5267.035</td>
<td>Montopolis Reclaimed Water Reservoir and Pump Station</td>
<td>Reclaimed</td>
<td>$14,380</td>
<td>2018</td>
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<td>5267.036</td>
<td>Burleson Road Reclaimed Water Pressure Conversion</td>
<td>Reclaimed</td>
<td>$3,879</td>
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CRP for Application 18015, Cambrian East Riverside
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<th>Subproject</th>
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<th>Budget Estimate (in thousands)</th>
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<tr>
<td>5267.037 Cemetery Reclaimed Water Main</td>
<td>Installation of 18,000 feet of 12-inch reclaimed water main.</td>
<td>Reclaimed</td>
<td>$4,721</td>
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<td>5267.038 Lady Bird Lake North Reclaimed Water Main</td>
<td>Install 7,600 feet of 8-inch reclaimed main, 2,500 feet of which will be horizontal directional drilled under Lady Bird Lake.</td>
<td>Reclaimed</td>
<td>$3,612</td>
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<td>5267.04 West 6th Street (San Antonio to MoPac) Reclaimed Water Main</td>
<td>Install 8,500 feet of 16-inch main in West 6th Street from San Antonio Street to the west side of MoPac.</td>
<td>Reclaimed</td>
<td>$4,800</td>
<td>2026</td>
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<td>5267.041 Oltorf Road Reclaimed Water Main Phase 1 (Montopolis Drive to Parker Lane)</td>
<td>Installation of a reclaimed water main in Oltorf Road from Montopolis Drive to Parker Lane.</td>
<td>Reclaimed</td>
<td>$4,060</td>
<td>2023</td>
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<tr>
<td>5267.042 Oltorf Road Reclaimed Water Main Phase 2 (Parker Lane to S. Congress)</td>
<td>Installation of 7,800 feet of 16-inch reclaimed water main in Oltorf Road.</td>
<td>Reclaimed</td>
<td>$3,920</td>
<td>2024</td>
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<tr>
<td>5267.044 Barton Springs Rd/S Congress Reclaimed Water Main</td>
<td>The construction of 11,000 feet of 16-inch main along Riverside Drive and South Congress.</td>
<td>Reclaimed</td>
<td>$5,110</td>
<td>2024</td>
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<tr>
<td>5267.046 Main to Junction 420 (Downtown Area)</td>
<td>Construction of 8,000 feet of 8-inch, 12-inch, 24-inch, and 30-inch reclaimed transmission/distribution mains in the west section of downtown.</td>
<td>Reclaimed</td>
<td>$6,608</td>
<td>2017</td>
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<td>5267.047 41st Street Reclaimed Water Main</td>
<td>Installation of 5,500 feet of 12-inch reclaimed water line in 41st Street.</td>
<td>Reclaimed</td>
<td>$3,473</td>
<td>2026</td>
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<tr>
<td>5267.049 Decker Lane Reclaimed Water Main Phase 1</td>
<td>Phase 1 of the transmission main will extend from the Walnut Creek Wastewater Treatment Plant to the Travis County Expo Center.</td>
<td>Reclaimed</td>
<td>$5,824</td>
<td>2019</td>
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<tr>
<td>5267.051 Lake Long Off-Channel Storage (Decker Lake) Pumping &amp; Treatment Imps.</td>
<td>Project to operate Long Lake as an off-channel storage reservoir, including improvements to increase pumping capacity at Colorado River pump station.</td>
<td>Reclaimed</td>
<td>$6,245</td>
<td>2029</td>
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<tr>
<td>5267.052 Indirect Potable Reuse Pumping and Treatment Improvements</td>
<td>Project to convey a portion of South Austin Regional Wastewater Treatment Plant effluent to Lady Bird Lake.</td>
<td>Reclaimed</td>
<td>$11,650</td>
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<td>Subproject</td>
<td>Description</td>
<td>Category</td>
<td>Budget Estimate (in thousands)</td>
<td>Estimated Completion</td>
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<tr>
<td>------------</td>
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</tr>
<tr>
<td>5267.053</td>
<td>Extension of the reclaimed system into the Hyde Park/Highland area.</td>
<td>Reclaimed</td>
<td>$5,285</td>
<td>2026</td>
</tr>
<tr>
<td>5267.054</td>
<td>Phase 1 of expansion of the reclaimed system south to I-35 &amp; William Cannon area.</td>
<td>Reclaimed</td>
<td>$6,300</td>
<td>2027</td>
</tr>
<tr>
<td>5267.055</td>
<td>Phase 2 of expansion of the reclaimed system south to I-35 &amp; William Cannon area.</td>
<td>Reclaimed</td>
<td>$6,250</td>
<td>2026</td>
</tr>
<tr>
<td>5267.056</td>
<td>The William Cannon Reclaimed Water Tank is a 2 million gallon elevated storage tank with a pump station located on high ground in the William Cannon &amp; I-35 area.</td>
<td>Reclaimed</td>
<td>$1,350</td>
<td>2030</td>
</tr>
<tr>
<td>5267.057</td>
<td>Extension of the north reclaimed system to the west side of MoPac.</td>
<td>Reclaimed</td>
<td>$5,545</td>
<td>2027</td>
</tr>
<tr>
<td>5267.058</td>
<td>Install 23,000 feet of 48-inch diameter reclaimed water main along Highway 71.</td>
<td>Reclaimed</td>
<td>$12,250</td>
<td>2027</td>
</tr>
<tr>
<td>5267.059</td>
<td>Install 21,000 feet of 48-inch reclaimed water main in Riverside and Pleasant Valley.</td>
<td>Reclaimed</td>
<td><strong>$12,250</strong></td>
<td>2027</td>
</tr>
<tr>
<td>5267.06</td>
<td>This project will restore reclaimed water service to those customers put out of service by flooding, along Fallwell Lane, from the October 2015 storm event.</td>
<td>Reclaimed</td>
<td>$150</td>
<td>2016</td>
</tr>
<tr>
<td>5267.061</td>
<td>Install approximately 12,500 feet of 16-inch reclaimed water main.</td>
<td>Reclaimed</td>
<td>$5,800</td>
<td>2026</td>
</tr>
<tr>
<td>5267.062</td>
<td>Replacement of approximately 300 feet of 16-inch reclaimed water main that was damaged by flooding and erosion in a creek east of Krieg Fields. Anticipate receiving FEMA funds for this project.</td>
<td>Reclaimed</td>
<td>$341</td>
<td>2019</td>
</tr>
<tr>
<td>5267.064</td>
<td>The second half of a transmission main, to be built in two phases, from the Walnut Creek Wastewater Treatment Plant to Austin Energy's Decker Creek Power Plant.</td>
<td>Reclaimed</td>
<td>$6,947</td>
<td>2027</td>
</tr>
</tbody>
</table>
**Project Name:** Wastewater Collection System

**Project Description:**
New wastewater pipelines to extend the service area or enhance collection in the existing service area.

<table>
<thead>
<tr>
<th>Subproject Description</th>
<th>Category</th>
<th>Budget Estimate (in thousands)</th>
<th>Estimated Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>6943.003</strong> Lower Tannehill WastewaterInterceptor Improvements</td>
<td>Wastewater</td>
<td>$4,620</td>
<td>2025</td>
</tr>
<tr>
<td><strong>6943.004</strong> Parmer Lane Interceptor</td>
<td>Wastewater</td>
<td>$35,699</td>
<td>2019</td>
</tr>
<tr>
<td><strong>6943.016</strong> Sanitary Sewer Evaluation Study - Govalle Tunnel Areas</td>
<td>Wastewater</td>
<td>$810</td>
<td>2024</td>
</tr>
<tr>
<td><strong>6943.02</strong> Walnut Creek Wastewater Plant to South Austin Regional WWTP Flow Transfer</td>
<td>Wastewater</td>
<td>$1,300</td>
<td>2019</td>
</tr>
<tr>
<td><strong>6943.022</strong> Canyon Creek Interceptor - Upsize</td>
<td>Wastewater</td>
<td>$105</td>
<td>2019</td>
</tr>
<tr>
<td><strong>6943.023</strong> OnionInterceptor Upgrade - Segment 2 Extraterritorial Jurisdiction (ETJ)</td>
<td>Wastewater</td>
<td>$2,500</td>
<td>2028</td>
</tr>
<tr>
<td>Subproject</td>
<td>Description</td>
<td>Category</td>
<td>Budget Estimate (in thousands)</td>
</tr>
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<td>------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>6943.025 Hergotz-Lockheed</td>
<td>Project to remove bottleneck in the wastewater collection system between South Austin Regional Transfer Lift Station and Lockheed Shaft at Govalle Tunnel.</td>
<td>Wastewater</td>
<td>$2,698</td>
</tr>
<tr>
<td>Wastewater Improvements</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6943.026 Barton Creek Plaza Lift</td>
<td>Collection system improvements to coordinate with the Barton Plaza Lift Station upgrades.</td>
<td>Wastewater</td>
<td>$3,057</td>
</tr>
<tr>
<td>Station Downstream Improvements</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6943.027 Crosstown Tunnel</td>
<td>Construct improvements to the Crosstown, Little Walnut Creek, and Big Walnut Creek tunnels. Improvements will be designed and installed for the purpose of addressing odor and corrosion in specific stretches of each tunnel.</td>
<td>Wastewater</td>
<td>$6,100</td>
</tr>
<tr>
<td>Centralized Odor Control Facility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6943.028 Onion Creek Tunnel</td>
<td>Construct improvements to the Onion Creek tunnel. Improvements will be designed and constructed for the purpose of addressing odor and corrosion in a specific stretch of the Onion Creek Tunnel.</td>
<td>Wastewater</td>
<td>$4,600</td>
</tr>
<tr>
<td>Odor/Corrosion Control Improvements</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6943.029 Barrington Way Force</td>
<td>Reroute force main into existing gravity system, upgrade existing gravity system, and remove decommissioned lift station.</td>
<td>Wastewater</td>
<td>$2,616</td>
</tr>
<tr>
<td>Main Reroute and Gravity System</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrade</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6943.031 Williamson Creek</td>
<td>Approximately 18,000 linear feet of large diameter (66-inch +/-) gravity interceptor along/near Williamson Creek to increase the capacity of the Williamson Creek Interceptor from the existing 48-inch interceptor in the vicinity of South First Street.</td>
<td>Wastewater</td>
<td>$42,220</td>
</tr>
<tr>
<td>Wastewater Interceptor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6943.032 Four Points Center Lift</td>
<td>The Four Points Center Lift Station force main needs to be increased from an 8-inch to a 12-inch for capacity reasons. The force main is located on Four Points Drive and River Place Drive in the Bull Creek wastewater-shed.</td>
<td>Wastewater</td>
<td>$1,062</td>
</tr>
<tr>
<td>Station Main Improvements</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6943.033 Brushy Creek WW</td>
<td>Round Rock has identified the Lake Creek Interceptor portion of the Southwest Interceptor in the Brushy Creek System as having capacity deficiencies. Approximately 6,000 ft will be replaced and upsize to a 36-in pipe to provide capacity for growth.</td>
<td>Wastewater</td>
<td>$1,700</td>
</tr>
<tr>
<td>Improvements-Southwest</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interceptor/Lake Creek Interceptor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6943.034 Carson Creek Basin</td>
<td>Replace approximately 1700 linear feet of 15-inch &amp; 2400 linear feet of 18-inch wastewater lines in the Carson Creek Wastewater Basin to provide capacity for approved service extension reimbursement and growth in the Riverside/Montopolis area.</td>
<td>Wastewater</td>
<td>$2,513</td>
</tr>
<tr>
<td>Wastewater Line Improvements</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6943.035 FM 973 Wastewater Line</td>
<td>8-inch, 15-inch and 18-inch gravity wastewater mains generally along FM 973 between Pearce Ln and FM 812.</td>
<td>Wastewater</td>
<td>$5,000</td>
</tr>
<tr>
<td>Improvements</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6943.037 Waller Upper Basin</td>
<td>Wastewater Improvements in the Waller Upper Basin in the location of flow meter CT-06</td>
<td>Wastewater</td>
<td>$600</td>
</tr>
<tr>
<td>Wastewater Improvements</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Project Name: **Capital Metropolitan Transportation Authority - 1/4¢ Fund**

**Project Description:**
An Interlocal Agreement was entered with CapMetro in 2001 to use 1/4 cent of the tax imposed for Metro services to fund transportation projects. At the end of 2015, Resolution 20151217-076 was passed to use the remaining $21.8 million.

### Spending Plan

<table>
<thead>
<tr>
<th>Thru</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>Future</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spending Plan</td>
<td>$5,998,550</td>
<td>$9,251,562</td>
<td>$1,106,844</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$3,485,797</td>
<td>$19,842,753</td>
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<tr>
<td>Allocation Plan</td>
<td>$19,842,755</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$19,842,755</td>
</tr>
<tr>
<td>Funding Plan</td>
<td>$5,998,552</td>
<td>$9,233,153</td>
<td>$1,125,253</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$3,485,797</td>
<td>$19,842,755</td>
</tr>
</tbody>
</table>

### Subproject Description

<table>
<thead>
<tr>
<th>Subproject</th>
<th>Description</th>
<th>Category</th>
<th>Budget Estimate (in thousands)</th>
<th>Estimated Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>11580.001</td>
<td>Sidewalks IDIQ - 1/4¢ Fund</td>
<td>Project includes new sidewalk construction and retrofit of existing sidewalks and ramps to bring them into compliance with the Americans with Disabilities Act (ADA).</td>
<td>Mobility Infrastructure</td>
<td>$7,485</td>
</tr>
<tr>
<td>11580.002</td>
<td>Traffic Signals - 1/4¢ Fund</td>
<td>Installation of traffic signals and pedestrian hybrid beacons to address safety and mobility needs for vehicular and pedestrian traffic throughout Austin.</td>
<td>Mobility Infrastructure</td>
<td>$3,486</td>
</tr>
<tr>
<td>11580.003</td>
<td>Denson-Romeria Burnet to Airport Bike Route Active Transportation 1/4¢ Fund</td>
<td>Installation of bicycle lanes on Denson Dr. and Romeria Dr. from Burnet Rd. to Airport Blvd.</td>
<td>Mobility Infrastructure</td>
<td>$230</td>
</tr>
<tr>
<td>11580.004</td>
<td>Advanced Transportation Management System (ATMS) - 1/4¢ Fund</td>
<td>Adaptive signal control, CCTV cameras, and communication are part of an overall Advanced Transportation Management System (ATMS) to compliment traffic signals to improve arterial roadway operation over what would be possible with signals alone.</td>
<td>Mobility Infrastructure</td>
<td>$1,966</td>
</tr>
<tr>
<td>11580.005</td>
<td>Local Area Traffic Management (LATM) - 1/4¢ Fund</td>
<td>The local area traffic management program mitigates speeding on local streets.</td>
<td>Mobility Infrastructure</td>
<td>$521</td>
</tr>
<tr>
<td>11580.006</td>
<td>Geometric Improvements - 1/4¢ Fund</td>
<td>Includes various improvements such as modifying existing turn lanes, installing turn lanes at medians, and increasing street curb radii.</td>
<td>Mobility Infrastructure</td>
<td>$415</td>
</tr>
<tr>
<td>11580.007</td>
<td>Traffic Engineering - 1/4¢ Fund</td>
<td>Improvements include stop signs, blinking crosswalk signs, crosswalks improvements, new crosswalks, extended school zone crosswalks, one-way conversion signs, pedestrian crossing signs, and speed limit signs.</td>
<td>Mobility Infrastructure</td>
<td>$129</td>
</tr>
<tr>
<td>11580.008</td>
<td>Travel Demand Management Program - 1/4¢ Fund</td>
<td>This funding is to expand the Smart Trips Program, a multimodal encouragement program that has been funded through a variety of sources since 2015. Funding will supplement funding from multiple other sources for approximately three years.</td>
<td>Mobility Infrastructure</td>
<td>$300</td>
</tr>
<tr>
<td>Subproject</td>
<td>Description</td>
<td>Category</td>
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<td>Estimated Completion</td>
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</tr>
<tr>
<td>11580.009</td>
<td>Bus Stop Landing Pad Improvements for bus stops on the North Side of MLK, between Springdale Road and EM Franklin.</td>
<td>Mobility Infrastructure</td>
<td>$350</td>
<td>2016</td>
</tr>
<tr>
<td>11580.01</td>
<td>Bus Service Improvements - 1/4¢ Fund In combination with Capital Metro, and in accordance with Council action, the bus services and planning will be reviewed in order to maximize the service level provided</td>
<td>Mobility Infrastructure</td>
<td>$600</td>
<td>2022</td>
</tr>
<tr>
<td>11580.011</td>
<td>Neighborhood Partnering Program NACA Project - 1/4¢ Fund Installation of sidewalk along the north side of Fairfield Drive from Delaware Court to Jamestown Dr.</td>
<td>Mobility Infrastructure</td>
<td>$135</td>
<td>2016</td>
</tr>
<tr>
<td>11580.012</td>
<td>Berkman Improvements - 1/4¢ Fund Installation of mobility and safety improvements on Berkman from 51st Street to HW 290.</td>
<td>Mobility Infrastructure</td>
<td>$60</td>
<td>2018</td>
</tr>
<tr>
<td>11580.013</td>
<td>Safety Improvements for Loop 360 - 1/4¢ Fund Crosswalk improvements for Loop 360.</td>
<td>Mobility Infrastructure</td>
<td>$7</td>
<td>2017</td>
</tr>
<tr>
<td>11580.014</td>
<td>Casis Elementary Operational and Safety Improvements - 1/4¢ Fund Improvements to include bike lanes, crosswalks, signage, and school zone extensions near Casis Elementary.</td>
<td>Mobility Infrastructure</td>
<td>$137</td>
<td>2017</td>
</tr>
<tr>
<td>11580.015</td>
<td>EB Anderson Mill Road Right Turn Lane 1/4¢ Fund Exclusive right turn lane on Anderson Mill Road at its intersection with US 183 Southbound frontage road.</td>
<td>Mobility Infrastructure</td>
<td>$1,280</td>
<td>2022</td>
</tr>
<tr>
<td>11580.016</td>
<td>Pedestrian Bridge McNeil Dr and Jekel Circle - 1/4¢ Fund Construct a pedestrian bridge and sidewalks to provide an Americans with Disabilities Act (ADA) compliant path along the north side of McNeil Dr to Los Indios Trail.</td>
<td>Mobility Infrastructure</td>
<td>$430</td>
<td>2018</td>
</tr>
<tr>
<td>11580.017</td>
<td>Pleasant Valley Bridge Prelim Study and Near Term Improvements - 1/4¢ Fund Study, public process, and potential near-term implementation of improvements over Longhorn Dam. Study will include preliminary engineering for a future bicycle and pedestrian bridge alignment.</td>
<td>Mobility Infrastructure</td>
<td>$750</td>
<td>2017</td>
</tr>
<tr>
<td>11580.018</td>
<td>Pleasant Valley Onion Creek to Button Bend Bike Lane - 1/4¢ Fund Installation of protected bicycle lanes on Pleasant Valley from Onion Creek to Button Bend.</td>
<td>Mobility Infrastructure</td>
<td>$100</td>
<td>No Data</td>
</tr>
<tr>
<td>11580.019</td>
<td>Jones Cycle Track Pillow to Manchaca - 1/4¢ Fund Installation of protected bicycle lanes on Jones from Pillow to Manchaca.</td>
<td>Mobility Infrastructure</td>
<td>$235</td>
<td>No Data</td>
</tr>
<tr>
<td>11580.02</td>
<td>Duval Bike Lane 51st to 53rd - 1/4¢ Fund Installation of bicycle lanes on Duval Street from 51st Street to 53rd Street.</td>
<td>Mobility Infrastructure</td>
<td>$33</td>
<td>No Data</td>
</tr>
<tr>
<td>Subproject</td>
<td>Description</td>
<td>Category</td>
<td>Budget Estimate (in thousands)</td>
<td>Estimated Completion</td>
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</tr>
<tr>
<td>11580.021</td>
<td><strong>Riverside I35 to Ben White</strong> Bike Lanes - 1/4¢ Fund</td>
<td>Mobility Infrastructure</td>
<td>$400</td>
<td>No Data</td>
</tr>
<tr>
<td></td>
<td>Installation of protected bicycle lanes on East Riverside from I35 to Ben White</td>
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<td></td>
</tr>
<tr>
<td>11580.022</td>
<td><strong>Barton Hills Cycle Track</strong> Barton Sky to R E Lee - 1/4¢ Fund</td>
<td>Mobility Infrastructure</td>
<td>$145</td>
<td>2016</td>
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<tr>
<td></td>
<td>Installation of protected bicycle lanes on Barton Hills from Robert E Lee to Barton Hills Drive.</td>
<td></td>
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</tr>
<tr>
<td>11580.023</td>
<td><strong>Sidewalks In House</strong> - 1/4¢ Fund</td>
<td>Mobility Infrastructure</td>
<td>$676</td>
<td>2018</td>
</tr>
<tr>
<td></td>
<td>Project includes new sidewalk construction and retrofit of existing sidewalks and ramps at various locations to bring them into compliance with the Americans with Disabilities Act (ADA).</td>
<td></td>
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</tr>
</tbody>
</table>
Catalyst Projects/Initial Investments

The term “Catalyst Project” refers to one or more high-profile projects that can transform an area and translate the vision identified in the Master Plan into reality. A catalyst project can demonstrate commitment to realizing the plan; it provides a tangible example of the vision and encourages similar efforts on the part of other public and private entities.

A series of recommended initial catalyst projects for the East Riverside Corridor emerged during the visioning process. These specific investment opportunities have been identified due to their potential to spur additional investment and redevelopment. The timing of these investments is flexible, but the long-term success of the Master Plan may depend on strategic investments. The projects described below vary in type and scale and will likely require a variety of financing techniques, as well as cooperation with both the City of Austin and the private sector.

Implement Streetcar/Light Rail Transit Line and Primary Transit Stops

Public feedback ranked the installation of a light rail or streetcar line along the length of East Riverside Drive as a high priority for implementation of the Master Plan. Introduction of a fixed rail transit line is the most significant opportunity to reinvigorate and provide community benefits within the Corridor. The rail can increase mobility to, from and within the area and can foster redevelopment. The rail stations would be catalysts for the transit-oriented development envisioned for the area, particularly when combined with higher permitted densities around rail stations and lower minimum parking requirements.

The City of Austin should move forward with preliminary engineering and environmental studies to identify alignment, station location, right-of-way, potential pedestrian and bicycle improvements, potential environmental issues and refined cost estimates for the proposed rail project.

Improve pedestrian crossings of Riverside Drive

Improving pedestrians’ ability to cross East Riverside Drive safely and conveniently will enhance the vision of East Riverside Drive as a unified corridor. The addition of traffic signals, improved crosswalks and pedestrian crossing signage would signal the City’s commitment to facilitating the creation of a pedestrian-friendly, walkable corridor.

Installation of bicycle lanes along East Riverside Drive

A bicycle network for the Corridor was identified as a priority by the community. Clearly visible bicycle lanes along both sides of East Riverside Drive would contribute to the regional bicycle network and are essential for the transformation of the current auto-dominated roadway into a multi-modal street.

Continue to Implement Country Club Creek Trail Plan

Completion of the Country Club Creek hike and bike trail, including an underpass at Riverside Drive, would be a simple way to begin to create a series of green connections from surrounding neighborhoods, through the Corridor to the regional parkland and trails along Lady Bird Lake.

Targeted public and private improvements within the development Hubs

Focusing initial improvements at the Hubs around potential future transit stops creates efficiencies and synergy between projects to create positive change. In many cases, these areas were identified as susceptible
to change during the public visioning process and serve strategic urban design purposes as they are located near key intersections and potential rail stops. Economic and practical concerns also influenced the selection of these sites. Development at these prominent locations can spur additional investment while facilitating and supporting the implementation of a light rail or streetcar system and other community goals throughout the corridor. Some key improvements may include:

- Providing tree-lined/covered wide sidewalks starting in hubs, either in concert with private development or coordinated with construction of the rail line.
- Encouraging strategic private development projects that could serve as a model for the type of urban form, desired commercial uses, and community amenities envisioned by the plan (e.g. a farmer’s market in the Lakeshore Hub, or an urban-style grocery store with office or residential uses also on the site, potentially with structured parking, or a small urban park created in concert with new development.)
- Providing public art, landscaping or special benches or lighting to enhance and distinguish the Hubs.
- Private development of commercial space on the ground floor of mixed-use buildings to support retail activity and create interest at the pedestrian level.
- Development of landmark and gateway features to create a neighborhood focal point for community and commercial activity.

**Pleasant Valley Transit Plaza & Development**

The intersection of E. Riverside Drive and S. Pleasant Valley Road is a key location within the corridor. Pleasant Valley Road is the major north-south arterial within the planning area, and the intersection is unique due to the extremely wide median that was originally designed to accommodate an interchange of a major freeway. The Master Plan identifies the opportunity to create new developable parcels if East Riverside Drive is realigned so that all traffic lanes are shifted to the south side of the existing median at this intersection. The potential development of City-owned land in the existing median, if utility, slope and drainage obstacles can be overcome, could embody many elements of the East Riverside Corridor vision and provide a good example of a well-designed transit-oriented development that includes community gathering spaces, employment opportunities and housing affordable to a mix of incomes. The development of public plaza space and amenities with improved interface of transit modes in combination with this realignment would transform this area and provide new opportunities for local and subregional commercial activity. The creation of a market in the Pleasant Valley Transit Plaza could provide a space for small retailers to benefit from large numbers of pedestrians in the area.

**Reduce Crime in the East Riverside Corridor Area**

Throughout the planning process, crime was raised as a concern by business owners, property owners and surrounding neighborhood residents. Crime, both real and perceived, was highlighted by potential developers as a limitation on future investment in the area. Although not a typical “catalyst project,” the reduction of crime would have a significant positive effect on redevelopment and revitalization of the Corridor area.

In some cases, redevelopment itself will help reduce crime, by removing buildings in disrepair that have become locations of criminal activity. Housing that is integrated with the neighborhood, rather than fenced off from it, can provide more security though greater connections to streets and public spaces. Through design standards regulating building placement, the plan encourages housing that is connected to the neighborhood and public streets, rather than walled off from them. New design standards bringing buildings up to the street and improving the pedestrian environment would provide more “eyes on the street,” which could reduce criminal activity as well. However, in some areas of the Corridor, where there is currently a higher frequency of incidents, crime needs to be addressed before significant redevelopment will occur.
Anticipate Infrastructure Improvements and Community Needs

In addition to the catalyst projects listed above, a number of infrastructure improvements and community facilities are recommended in the Corridor Plan. Implementation of these improvements will necessitate coordination with various City departments and regional and state agencies, and in some cases, regulatory or policy changes to ensure adequate funding.

Responsible City of Austin Departments should coordinate when developing long-term Capital Improvement Project (CIP) plans to provide infrastructure upgrades and community facilities necessary to implement the vision described in the Master Plan. Major infrastructure projects (street, stormwater, water, wastewater, electric, streetscape and rail) should be planned, designed and constructed in a coordinated and comprehensive manner to minimize disturbance to area residents and businesses, reduce overall costs and maximize benefits to the corridor and the larger community. For example, if the proposed rail line moves forward, utility improvements should be coordinated and included in the funding for the redesign of East Riverside Drive. In addition, if designed appropriately, civic facilities such as libraries, parks, stormwater management facilities, etc. could be co-located to improve efficiencies and manage costs. Dedicated implementation staff could assist in the coordination of these efforts.

Interconnecting Streets

Providing interconnecting streets as the area redevelops is important to disperse traffic and allow for more direct pedestrian, bicycle and vehicular connections. The City Design Standards require properties that are five-acres or larger to create internal blocks with connecting streets or driveways. However, at present, there are some large stretches of undivided land with multiple property owners that may not be required to create internal blocks or to provide a connecting street network under existing regulations.

It is recommended that City staff create an East Riverside Collector Plan to be adopted by City Council. This plan would require new development and redevelopment to provide right-of-way and to construct collector streets shown in the East Riverside Collector Plan. These requirements could potentially be incentivized through development bonus programs.

Sidewalks/Streetscape

A key element of the vision for the future of the East Riverside Corridor area is the creation of high-quality pedestrian environments along East Riverside Drive and in the rest of the planning area. Implementing these streetscape improvements is contingent upon both private-sector investments through development and redevelopment, and public sector capital improvements, requiring a long-term commitment to fully realize.

Enhanced streetscape standards are necessary to ensure new development improves the aesthetics and function of sidewalks, street trees and other pedestrian amenities for all users. Standards should be created based on the design guidelines outlined in the Master Plan, applicable to different street types, and modeled on streetscape standards defined in the Land Development Code Subchapter E: Design Standards and Mixed Use, the North Burnet/Gateway Master Plan, and the Station Area Plans.

If the proposed rail project moves forward, coordinated improvements to the streetscape should be included as part of the funding for the redesign of East Riverside Drive. Wide sidewalks in good condition that allow for safe and comfortable pedestrian access to and from the transit stops are imperative for a successful transit line.

Improve Existing Boulevards and Build New

In order to add additional green space to the area, make roadways more pedestrian friendly, and to connect open space and parks in the area, the East Riverside Corridor Plan recommends adding new boulevards in some locations and altering existing streets to become boulevards in other locations. (See Exhibit 3.2) Boulevard construction could be implemented in conjunction with road reconstruction. A special funding source would be necessary because boulevards are not typical roadway reconstruction. On roadways in primarily residential areas, it might be possible to look for grant opportunities to help pay for boulevard construction.

Bicycle Facilities

Bicycle facilities are recommended on several existing roadways. These improvements are needed to ensure safe bicycle travel in the area. Bicycle facilities on existing roadways are typically funded through grants or City General Obligation Bonds. In addition, the City could solicit federal funds from CAMPO for pedestrian and bicycle improvements on existing roads. All new collector streets should be designed to accommodate bicycle facilities.

Utilities

An analysis of the water and wastewater infrastructure in the East Riverside corridor identified a number of potential limitations in the current system. Typically developers pay for water and wastewater service extension to and within their developments, while the City pays for main line upgrades to the transmission
system as needed, funded by rate revenues. The analysis conducted as part of this planning process provides an initial indicator to Austin Water Utility (AWU) of upgrades to include in their long-range planning. AWU also monitors development service extension requests to evaluate the extent and timing of development within sectors of Austin, to inform their CIP Spending Plan. As the area continues to develop over time, the CIP Spending Plan will need evaluation and adjustment.

Reclaimed water master plans call for reclaimed water mains along E. Riverside Drive and S. Pleasant Valley Road. To support this network of mains, an elevated storage tank will be needed on high ground south of East Riverside Drive. The City should continue with plans to bring reclaimed water to the Riverside area and provide information to future developers about the ability to tap into the system.

As described in Section 6 Infrastructure, the City should identify improvements needed to storm drains to more closely meet current standards and then partner with private development to upgrade the drainage system infrastructure as redevelopment occurs. Improvements to address existing flooding should be included in the CIP budgeting process. The City should also evaluate opportunities for additional regional detention and water quality facilities, including partnering with private development to oversize detention ponds.

**Parks and Open Space Development**

The addition of parks and open space is a high priority for the Corridor. This includes creating new open space and neighborhood parks, providing linkages to the lake, hike and bike trail, and regional parks, and creating combined facilities with new parks and shallow detention for stormwater management. Typically, new parks are funded through General Obligation Bonds and by Parkland Dedication Ordinance requirements. Endowments should be created for newly acquired parkland or open space to assure adequate resources to fund planning and construction and to perpetually endow operations and maintenance. Other mechanisms to create open space in the area are City Design Standards requirements for private common open space. A development bonus could provide an incentive for new development to provide additional land or revenues for parkland.

The Austin Parks and Recreation Department (PARD) should look for parkland acquisition opportunities, especially south of East Riverside Drive which has less access to existing neighborhood and regional parks. PARD staff should also be formally integrated into the development review process of all subdivision and site plan applications that fall within the boundaries of the East Riverside Corridor Area so that open space opportunities may be analyzed and explored early on in the project development stage.

The City should develop open space standards that regulate the design and provision of open space on-site through the creation of the Regulating Plan for the Area. As much as possible, parkland dedication requirements and private common open space requirements should be fulfilled on-site in the form of well-designed pocket and/or linear parks, trails, and plazas within a 5-minute walk of residential properties. Project open space requirements could potentially be met through public access easements for trails connecting to Lady Bird Lake or other neighborhood or regional parks and open space. If it is either impossible or unrealistic that parkland be provided on-site, parkland dedication fees generated in the area are recommended to be spent in the immediate vicinity.

**Schools and Community Facilities**

Additional civic facilities may be needed in the future to serve the increased residential and employment population in the area, potentially including police, fire, and emergency medical services (EMS) stations, and schools. Expansion of community services are typically funded by property and sales tax revenue. However, some of the costs associated with land acquisition, facility construction, staff hiring and training may have to be funded before significant increases in tax revenues have been realized. As redevelopment increases in the area, so will attendant property and sales tax revenue. Facility locations should be determined by the appropriate department or school district based on community needs, resources and plans. From a cost perspective, acquisition of civic sites in the early stages of plan implementation could provide greater flexibility in site selection and lower land costs. Various departments and agencies participated in the creation and review of this plan, and should continue to monitor the needs in the area as it redevelops and look for opportunities. Facilities should be built in an urban form, in concert with the Master Plan design guidelines. In addition, existing community facilities need to be maintained and upgraded to prepare for and accommodate greater use that may result from an increasing number of people living and working in the area.

**Austin Fire Department Expected Future Service Needs**

Successful implementation of the proposed plan would increase the population and activity levels in the plan area. This will increase the number of incidents requiring fire protection and emergency service response and that will require additional Fire Department resources and/or facilities.
The current population and activity levels along and adjacent to the East Riverside Corridor area have generated so much incident activity that the Austin Fire Department determined it was necessary to locate a second engine company at Station 22, which is located near the corner of East Riverside Drive and Faro Drive. Engine 22 and Engine 35 have responded to more than 2,300 incidents in the first seven months of 2009 and are expected to exceed a total of 4,000 incident responses by the end of the year.

Although a full and successful implementation of the E. Riverside Corridor Master Plan would result in increased property and sales tax revenues, no analysis has been conducted to determine what percentage of the funding required for additional facilities and staffing could be provided via the increased tax revenues. Some of the costs associated with land acquisition, facility construction, staff hiring and training may have to be funded before significant increases in tax revenues have been realized.

**Fire Department Recommendations:**

1. AFD Station 22 now houses two Engine companies with 8 personnel and an EMS unit with 2 personnel. The station has limited living space and inadequate locker room facilities to support this level of staffing.

2. Acquire a Fire/EMS Station site closer to the intersection of E. Riverside Drive and IH 35. The site should be acquired a minimum of three years prior to the projected operational date of the Station. From a cost perspective, acquisition of the site in the early stages of plan implementation should provide greater flexibility in site selection and lower land costs.

The Stations located to the north and west (1, 6 and 7) of the East Riverside Corridor area have high incident counts which will only increase in the future. The Stations located to the south and east (15, 24, 35 and 42) of the East Riverside Corridor area do not currently have the same level of incident counts, but the expectation is that future growth and annexations will significantly increase service demand for those Stations as well.

The new station would become the primary first-in responder to the northernmost portion of the East Riverside Corridor area, and along with the units at Station 22 will provide additional response resources to all of the adjacent station areas that will also be experiencing increased service demands.

3. AFD and other public safety facilities may request Alternative Equivalent Compliance to specific Corridor design guidelines as necessary for the provision of emergency services.

Expansion of the Station 22 facilities should, ideally, occur prior to significant development or redevelopment, but the most efficient expansion of the existing facilities could involve a stand alone EMS facility. That configuration would require utilization of the entire site and relocation of the facility currently located on the southernmost portion of the site.

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**Maintaining Improvements**

In order for the area to preserve its value following improvements and investment, those improvements must be well managed and maintained. This may require higher level of maintenance than traditionally provided by the City, necessitating the use of both public and private resources. Appropriate City departments should update their budget requests, staffing patterns, and equipment orders based on area improvements. Second, the City should promote the development of a public improvement district, or similar quasi-governmental organization, to provide service levels above that which the various City agencies are able to provide. The City and business owners should work together to identify other potential public/private partnerships to fund the maintenance of improvements.

**Affordable Housing**

Maintaining affordable housing in the East Riverside Corridor will be a challenge, as Austin continues to grow and the demand for housing in Austin's urban core increases, driving up the cost of land. A development bonus could provide an incentive for new development to provide affordable housing or contribute funds to an affordable housing trust fund. The City should also
March 1, 2018

Ms. Sharon Gamble
9% Competitive Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Cambrian East Riverside 18015 Concerted Revitalization Plan
East Riverside Corridor Master Plan

Dear Ms. Gamble:

I am writing on behalf of the City of Austin to inform you about the East Riverside Corridor Master Plan and the revitalization efforts that are underway in that area. The East Riverside Corridor has been the focus of development in Austin in the past few years with a rapid influx of new market-rate multifamily housing and commercial development. It serves as a gateway to Downtown Austin and has massive potential to become one of Austin’s key transit-oriented corridors.

The need for a Corridor Plan became necessary as a means to encourage the positive redevelopment that is reinvigorating the surrounding neighborhood, while also addressing the needs of all current and future residents living in the area. The plan was adopted by Austin City Council on February 25, 2010 and has been actively implemented to the East Riverside Corridor through a regularly updated Regulating Plan that was most recently revised on October 26, 2015. As is evidenced by the planned investment flowing into the area, as well as ongoing and planned projects, the East Riverside Corridor Plan will be active for at least three years hereafter.

A number of key topic areas were established as goals through the planning process, which helped City Staff and community stakeholders identify a set list of “Catalyst Projects” that aim to demonstrate a commitment to implementing the plan. Making East Riverside Drive an attractive and friendly roadway, enabling safe pedestrian flow, enabling transit-supportive redevelopment, and maintaining a mix of housing options for a range of incomes are some of the outlined goals of the plan. The catalyst projects include improving pedestrian crossings, installing bicycle lanes, and completing the Country Club Creek hike and bike trail. As of today, some of these catalyst projects have already been completed and many are currently underway, which is a testament to the City’s pledge to help revitalize the area.

The East Riverside Corridor Plan relies on a variety of funding mechanisms to finance projects outlined in the Master Plan. These sources include public investment from the
City General Fund, Capital Improvement Program funds, and the City’s General Obligation Bond program. The Capital Improvements Program Five-Year Plan for Fiscal Year 2017-2018 highlights many of the most recently funded projects in the East Riverside Corridor. Examples include $1.4 million in street improvements, over $12.2 million for the installation of a four-mile long 48-inch reclaimed water main, $2.5 million for wastewater lines, and $400,000 for the installation of protected bike lanes. These infrastructural improvements have helped make the Corridor more easily developable, and they have also contributed to overall public safety and an elevated quality of life for current and future residents by making the area more walkable and appropriate for housing.

Additionally, the Texas Department of Housing and Community Affairs has already been an active participant in funding the affordable housing developments described in the master plan for the area. This includes over $2.4 million in tax credit awards allocated since the adoption of the Master Plan, and over $9.7 million in awards since the inception of the Low-Income Housing Tax Credit program.

The City of Austin considers the development of Cambrian East Riverside as contributing more than any other development to the concerted revitalization efforts in the East Riverside Corridor Master Plan. The improvements in the planning area will lead to an appropriate area for the placement of housing and Cambrian East Riverside will be a welcome provider of affordable housing in an area where the rapid development of market rate housing is outpacing Austin’s need for housing affordability.

Please feel free to contact me if you have any questions about the East Riverside Corridor Master Plan or the City’s concerted revitalization planning efforts in the neighborhood.

Sincerely,

David W. Potter
Neighborhood Development Program Manager
HAND DELIVERIES

If you have hand-deliveries such as fliers, mail, packets, courier deliveries, packages or shipped deliveries such as FedEx or UPS intended for City Hall, please drop them off or have them delivered to the City of Austin’s Mail Services. These items will be promptly delivered to the appropriate offices at City Hall. The delivery address is:

City of Austin
Name of Intended Department
ATT: Name of Intended Recipient
2006 East 4th Street
Austin, Texas 78702

AUSTIN CITY HALL

Address: 301 W. Second St., Austin, Texas 78701

The doors of the City Hall open at 7:45 a.m. Mon-Fri. The doors close to the public at 7 p.m. Access to other areas of the building is typically is not allowed until 9 a.m. The building is not open to the public on the weekends.

Entry to the parking garage is on the Guadalupe Street side.

For Tours of City Hall, contact Jessica Armstrong 512-974-7819

Parking information, guidelines for non-city use and Council sponsorship information are available here.

City Organizational and Department Chart

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<tr>
<td>Mayor Stephen Adler</td>
<td>512-978-2100</td>
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<tr>
<td>District 1 Council Member Ora Houston</td>
<td>512-978-2101</td>
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<tr>
<td>District 2 Council Member Delia Garza</td>
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<td>District 3 Council Member Sabino &quot;Pio&quot; Renteria</td>
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<tr>
<td>District 5 Council Member Ann Kitchen</td>
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Thursday, February 15, 2018

The City Council will convene at 10:00 AM on Thursday, February 15, 2018 at Austin City Hall
301 W. Second Street, Austin, TX

Mayor Steve Adler
Mayor Pro Tem Kathie Tovo, District 9
Council Member Ora Houston, District 1
Council Member Delia Garza, District 2
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 Ellen Troxclair, District 8
Council Member Alison Alter, District 10

For meeting information, contact the City Clerk, (512) 974-2210
Community Assets Map
Cambrian East Riverside
1806 Clubview
Austin, Texas

Public Transport: CapMetro Routes 4, 350 (0.05 mi)
Grocery: HEB (1.00 mi)
Pharmacy: CVS Pharmacy (1.00 mi)
Health Care: Fast Med Urgent Care (1.59 mi)
Child Care: Stockton Family Tree Day Care (0.23 mi)
Property Crime: 11.01/1000
Library: Ruiz Public Library (0.11 mi)
College: Austin Community College (0.50 mi)
Associates Degree: 39.34%
Indoor Rec: Planet Fitness (0.87 mi)
Outdoor Rec: Montopolis Neighborhood Park (0.42 mi)
Community Org: Montopolis Neighborhood Center (0.28 mi)
Meals on Wheels: Meals on Wheels Central Texas
LOCATIONS IN TEXAS

Austin, TX Urgent Care
Walk-In Clinic on E Riverside Dr

1920 E Riverside Dr, Suite A110
Austin, TX 78741

P: 512-326-1600
F: 512-326-1606
Avg. Rating: ★★★★★

VIEW PATIENT REVIEWS ⬤

CHECK IN ONLINE
GET DIRECTIONS ⬤

Request a Ride:

$20 FLU SHOTS AVAILABLE NOW* ⬤

Located off East Riverside Drive and Shore District Drive in the same shopping center as Walgreens and Starbucks. The clinic is between the AT&T store and UPS Store.

WE'RE OPEN TODAY UNTIL 9 PM

Hours

Monday – Friday: 9:00 AM - 9:00 PM
Saturday – Sunday: 9:00 AM - 6:00 PM

Holiday Hours:

We are open from 09:00 AM to 04:00 PM on Thanksgiving, Christmas Eve, Christmas Day, New Year’s Day, New Year’s Eve, Easter Sunday, Memorial Day, July 4th, and Labor Day.

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/Strep Throat

- Dehydration
- Sinus Infections
- Respiratory Infections

MORE SERVICES
- Digital X-rays
- EKG
- Sutures and Stitches
- Labs & X-rays
- Physicals
- Vaccinations & Immunizations

MORE

Patient Reviews

⭐⭐⭐⭐⭐
“Amanda was the sweetest! Never have I walked into an urgent care center and have actually been greeted with such... MORE

⭐⭐⭐⭐⭐⭐
“Thanks for your immediate attention. I did get an antibiotic for an infection. Still waiting on the results of a... MORE

⭐⭐⭐⭐⭐⭐
“The staff and physician were so friendly and helpful. Went in feeling horrible but left feeling very content with the... MORE

⭐⭐⭐⭐⭐
“Fast and quick with professional staff”
Educational Attainment Data (§11.9(c)(5) of the 2018 Qualified Allocation Plan)

The educational attainment for the population 25 years and over data is from table S1501 2011 - 2015 5-year American Community Survey (ACS). This data corresponds with the Opportunity Index scoring item at §11.9(c)(4) of the 2018 Qualified Allocation Plan (QAP). The QAP can be found at http://www.tdhca.state.tx.us/multifamily/nofas-rules.htm. Please contact jason.burr@tdhca.state.tx.us with any questions.

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<tr>
<td>Austin Community College - Northeast Lakeview College</td>
<td>Veronica Garcia</td>
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<tr>
<td>1201 Kitty Hawk Rd Universal City, TX 78148</td>
<td>President</td>
<td>(210) 485-0000</td>
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<tr>
<td>Alamo Community College - Northwest Vista College</td>
<td>Ric Basar</td>
<td>(210) 486-4900</td>
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<tr>
<td>3535 North Ellison Drive San Antonio, TX 78251</td>
<td>President</td>
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<tr>
<td>Alamo Community College - Palo Alto College</td>
<td>Ruben Michael “Mike” Flores</td>
<td>(210) 486-3880</td>
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<tr>
<td>1450 West Villard Boulevard San Antonio, TX 78224</td>
<td>President</td>
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<tr>
<td>Alamo Community College - San Antonio College</td>
<td>Robert Vela</td>
<td>(210) 486-0959</td>
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<tr>
<td>1300 San Pedro Avenue San Antonio, TX 78212</td>
<td>President</td>
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<tr>
<td>Alamo Community College - St. Philip's College</td>
<td>Adena Loston</td>
<td>(210) 486-2900</td>
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<tr>
<td>1801 Martin Luther King Boulevard San Antonio, TX 78203</td>
<td>President</td>
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<tr>
<td>Alamo Community College District</td>
<td>Bruce Leslie</td>
<td>(210) 485-0020</td>
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<tr>
<td>201 West Sheridan San Antonio, TX 78204-1429</td>
<td>Chancellor</td>
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<tr>
<td>Alvin Community College</td>
<td>Christal Albrecht</td>
<td>(281) 756-3500</td>
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<tr>
<td>3110 Mustang Road Alvin, TX 77511</td>
<td>President</td>
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<tr>
<td>Amarillo College</td>
<td>Russell Lowery-Hart</td>
<td>(806) 371-5000</td>
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<tr>
<td>P.O. Box 447 Amarillo, TX 79178</td>
<td>President</td>
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<tr>
<td>Angelina College</td>
<td>Michael Simon</td>
<td>(936) 639-1301</td>
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<tr>
<td>3500 South Frogt Lufkin, TX 75904</td>
<td>President</td>
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<tr>
<td>Austin Community College</td>
<td>Richard Rhodes</td>
<td>(512) 223-7000</td>
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<tr>
<td>9330 Middle Fiskville Road Austin, TX 78202</td>
<td>President/CEO</td>
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<tr>
<td>Blinn College</td>
<td>Mary Hensley</td>
<td>(979) 830-4000</td>
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<tr>
<td>902 College Avenue Brenham, TX 77833</td>
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<td>Brazosport College</td>
<td>Millicent Valey</td>
<td>(979) 230-3000</td>
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<tr>
<td>500 College Drive Lake Jackson, TX 77566</td>
<td>President</td>
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College Locator

Use the map below to locate a college near you. Enter your address below and click "Go!", or explore the map!

**Your Location**

Address: 1806 Clubview
City: Austin, TX
Zip Code: 78741

**Legend**

- **Public**: 
- **Independent**: 
- **4-Year**: 
- **2-Year**: 
- **Health-Related Higher Education Centers**: 

**Austin Community College - Riverside Campus**
Public Community Colleges
http://www.austintcc.edu
Apply Now!
The Ruiz Branch is located in Council District 3 of the City of Austin.

Ruiz Branch Events

**Wednesday, January 31, 2018**

5:00 PM  
**Talk Time**  
Ruiz Branch  
*No registration is necessary. The program is open to any adult who speaks some English and wants an informal and safe place to practice with others.*

**Thursday, February 1, 2018**

11:15 AM  
**Sensory Storytime**  
Ruiz Branch  
*Recommended for ages 5 and under*

**Saturday, February 3, 2018**

1:00 PM  
**Express Yourself through Media and Technology - Exprésate a través de medios sociales y tecnología**  
Ruiz Branch  
*Recommended for ages 8 and up | Recomendado para niños mayores de 8 años*

**Monday, February 5, 2018**

7:00 PM  
**Citizenship Classes - Clases de Ciudadanía**  
Ruiz Branch

**Wednesday, February 7, 2018**

5:00 PM  
**Talk Time**  
Ruiz Branch  
*No registration is necessary. The program is open to any adult who speaks some English and wants an informal and safe place to practice with others.*
### LEGEND/NOTES:

- **1** Scheduled Timepoints
- **7+300** Connecting Routes
- **MetroBike Shelter**

For more information on CARTS service, please visit [ridecarts.com](http://ridecarts.com).

### DESTINATIONS
- North Lamar Transit Center
- ACC Highland
- ACC Riverside
- Austin-Bergstrom International Airport
- Travis County Correctional Complex
### 350 WEEKDAYS / NORTHBOUND

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<td>4:38</td>
</tr>
<tr>
<td>5:01</td>
<td>5:13</td>
<td>5:19</td>
<td>5:26</td>
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<td>5:39</td>
<td>5:51</td>
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<tr>
<td>6:17</td>
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<td>7:03</td>
<td>7:10</td>
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<td>7:33</td>
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<td>7:38</td>
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<td>8:11</td>
<td>8:23</td>
<td>8:09</td>
<td>8:16</td>
</tr>
<tr>
<td>8:49</td>
<td>9:01</td>
<td>8:57</td>
<td></td>
</tr>
</tbody>
</table>

Destinations | Effective January 7, 2018 – June 2, 2018 | capmetro.org | GO Line 512-474-1200
Riverside H-E-B Plus!

2508 EAST RIVERSIDE DRIVE
AUSTIN, TX  78741-3037
Corporate #91

Get directions to this Store

Store Hours & Phone Numbers

Main
(512) 448 - 3544

Store Hours
Mon-Sun 06:00 AM - 12:00 AM

Pharmacy
(512) 448 - 3353

Pharmacy Hours
Mon-Fri 09:00 AM - 09:00 PM
Sat 09:00 AM - 06:00 PM
Sun 10:00 AM - 05:00 PM

Here Everything’s Better

Available Departments and Services
No Store Does More™ to bring Texas Families the very best locally grown produce, 100% pure beef, and hundreds of products made around the world - all at great low prices. Learn More

Store Features

Pharmacy
- Compounding
- Delivery
- Drive Thru
- Immunizations
- Pharmacy

Drug and General Merchandise
- Produce
- Beauty
- Entertainment

Flower Shop
- Delivery
- Floral
- Wedding Service

Bakery
- Bakery
- Scratch Bakery
- Tortilleria

Market
- Carniceria

Deli
- Deli

Online Services
- Aguas
- Fresh Guacamole
- Fish Market
- Sushi
- Bissell Green Carpet Cleaner
- Business Center
- Car Wash
- Coin Star
- Gas Station
- Plus Store

Company Information

SIGN UP FOR EMAIL UPDATES

Sign up to receive exclusive email-only savings and information.

Enter your email address

Feedback
Pharmacy

CVS Pharmacy

Store Hours
- OPEN 24 HOURS

PHARMACY OPEN UNTIL 10:00 PM

4405 East Riverside Drive Austin, TX 78741

512-447-7272

Store #8945

Pick up scripts with a scan of our app

Check store deals before you come in

Try curbside pickup today

Directions From

Set As myCVS

Weekly Ad

Weekly Ad

4 days to get your deals!

Store & Photo Hours
- M-F: Open 24 hours
- Sat: Open 24 Hours
- Sun: Open 24 Hours

Pharmacy Hours
- M-F: 9:00 AM - 10:00 PM
- Sat: 10:00 AM - 6:00 PM
- Sun: 10:00 AM - 6:00 PM

Store Services
- Drive-Thru Pharmacy
- Photo
- Accepts SNAP
- Pharmacy
- Immunizations
- 24-Hour Store

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Order photos online for free same-day pickup.
Get started

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Email Address

Go

Follow us on:

Pharmacy Services
- Drug Information Center
- Health Information Center
- New Prescriptions
- Refill Prescriptions
- Transfer Prescriptions
- View/Print Prescription History
- Rapid Refill
- New York Patient Bill of Rights
- NY Prescription Drug Price List

CVS/pharmacy Stores
- Store Locator
- CVS/pharmacy Gift Cards
- CVS/pharmacy Photo
- MinuteClinic
- Money Center
- Optical Center

My Account
- Order Status

Deals
- Weekly Ad
- Online Offers
- In-Store Offers
- Veterans Advantage
- Rebates

Mobile
- Mobile
- Mobile Sites
- Mobile App

Help
- Return Policy
- Shipping Information
- Privacy Policy
- Non-Discrimination Policy
- Site Map
- Security

Corporate Information
- CVSHealth.com
- Investors
- Newsroom
- Social Responsibility
- Careers
- Patient Privacy
- Ethics & Human Rights
- Real Estate
- Sell Your Pharmacy
- Suppliers
- Omnicare

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Operation Details

You may click on the question mark image (?) to view the Frequently Asked Questions (FAQ) page.

Operation Number: 556309
Operation Type: Licensed Center
Program Provided: Child Care Program
Operation/Caregiver Name: Stockton Hicks The Family Tree
Location Address: 1401B GROVE BLVD
                        AUSTIN, TX 78741
Mailing Address: PO BOX 19454
                        AUSTIN, TX 78760
Phone Number: 512-369-5901
County: TRAVIS
Website Address: 
Email Address: 
Administrator/Director Name: Pamela Rutledge
Type of Issuance: Full Permit
Issuance Date: 9/13/2001
Conditions on Permit: No
Accepts Child-Care Subsidies: No
Hours of Operation: 07:30 AM-05:30 PM
Days of Operation: Monday - Friday
Total Capacity: 55
Licensed to Serve Ages: Infant, Toddler, Pre-Kindergarten, School
Total Capacity: 55
Number Of Admin Penalties: 0
Corrective Action: No
Adverse Action: No
Temporarily Closed: No

Two Year Inspection Summary

- Inspectors routinely monitor compliance with Licensing standards, rules and law. At a minimum, licensed and certified operations are inspected at least once a year; Registered Child Care Homes are inspected at least once every two years, Listed Family Homes are inspected only if there is a report of abuse/neglect or if we receive a report that the home is caring for too many children.

- When operations have serious deficiencies or a significant number of deficiencies, repeat deficiencies, or fail to make corrections timely, they are inspected more frequently by licensing staff, to ensure the health and safety of children in care.

- In the last two years, Licensing conducted the following:
  - 3 - Inspections
  - 0 - Assessments
  - 1 - Self Reported Incidents
  - 0 - Reports

Click on the inspection type to see additional details related to each inspection.

- There are many standards that an operation must comply with; the total number varies for each type of operation. An operation or home is generally given an opportunity to correct deficiencies and has the right to request a review of a deficiency. Deficiencies pending review are not included in the two year history.

Two Year Compliance Summary

- During the last two years, 1137 standards were evaluated for compliance at this operation.

- Of the standards evaluated deficiencies were cited.
Each standard is assigned a weight. The weight ensures all inspectors consider standard violations in the same way, and represents the potential impact a deficiency might have on children. Review the inspection reports to learn more about each citation. It's important to remember; weights are not assigned to an individual operation, inspection, or circumstance and are not intended to result in a ranking of operations or score.

The weights of the standard deficiencies cited in the past two years are as follows:

- 0 were weighted as High
- 0 were weighted as Medium - High
- 1 was weighted as Medium
- 1 was weighted as Medium - Low
- 0 were weighted as Low

Click on the weight to see additional details about each deficiency.

Disclaimer: The online compliance history includes only information after January 1, 2002. In addition, the online compliance history does not include minimum standard violations or corrective or adverse actions until after the child-care operation has had due process or waived its rights. For compliance history prior to January 1, 2002 or history with pending due process, please contact your local licensing office. Child-Care Licensing disclaims liability for any errors or omissions from the compliance history information.

Website and Email addresses are based on information given to DFPS by the Operation/Caregiver. If you experience problems with these addresses please contact the Operation/Caregiver.
ABOUT
We strive to create a workout environment where everyone feels accepted and respected. That's why at Planet Fitness Austin (E. Riverside), TX we take care to make sure our club is clean and welcoming, our staff is friendly, and our certified trainers are ready to help. Whether you're a first-time gym user or a fitness veteran, you'll always have a home in our Judgement Free Zone ™.

Employment Opportunities
[Link](http://pfcareers.careerplug.com/jobs?loc=391)

Member Survey
[Link](http://hellopresto.com/go/planet-fitness-online-survey/9391)

Find us on Facebook
[Link](http://www.facebook.com/Planet.Fitness.Austin.TX.ERiverside)

Get Directions
[Link](https://maps.google.com/maps?q=1819+Pleasant+Valley+Rd+Suite+Austin,+TX+78741&hl=en&sll=30.234524,-97.721015&sspn=0.006934,0.012435&hnear=1819+S+Pleasant+Valley+Rd,+Austin,+Texas+78741&t=m&z=17)

AUSTIN (E. RIVERSIDE), TX
PLANET FITNESS
1819 Pleasant Valley Rd
Austin, TX 78741
United States
888-237-9005

CLUB HOURS
Open and Staffed 24 Hours, 7 Days a Week!

AMENITIES

RECIPIROCAL USE OF ALL PLANET FITNESS® FRANCHISE LOCATIONS
As a PF Black Card® member, you’ll have the ability to use any of our 1,400+ locations.

UNLIMITED GUEST PRIVILEGES AT ALL PLANET FITNESS LOCATIONS
Working out is better with a buddy. PF Black Card® members can bring a guest for free!

UNLIMITED USE OF HYDROMASSAGE
One of our most popular PF Black Card® benefits, HydroMassage beds offer a relaxing massage experience.
UNLIMITED TOTAL BODY ENHANCEMENT
This all-natural red and infrared light therapy treatment is a benefit for PF Black Card® members.

BLACK CARD PERK

UNLIMITED USE OF MASSAGE CHAIRS
With a PF Black Card® membership, you can relax and unwind after your workout (or before – we don’t judge).

BLACK CARD PERK

1/2 PRICE COOLER DRINKS (RESTRICTIONS MAY APPLY)
Staying hydrated is key to a great workout. PF Black Card® members get 50% off select beverages.

BLACK CARD PERK

PF BLACK CARD KEY TAG
Use your key tag to access exclusive PF Black Card® amenities.

BLACK CARD PERK

20% OFF REEBOK PRODUCTS
PF Black Card® members receive 20% off select products.

BLACK CARD PERK

UNLIMITED ACCESS TO HOME CLUB
Come in anytime, as often as you like.

BLACK CARD PERK

FREE FITNESS TRAINING
Take a small group fitness class, check out our 30-minute express circuit or create a customized workout plan. It’s all free!

BLACK CARD PERK

FREE WIFI
Because we know how important it is to stay connected.

BLACK CARD PERK
BLACK CARD

Last Chance to Save!

$21.99/MO
Low $1.00 Startup Fee.
Offer Expires January 31st!

Join Now

Benefits

✓ Reciprocal use of all Planet Fitness® Franchise Locations
✓ Unlimited Guest Privileges at All Planet Fitness Locations
✓ Unlimited Use of Hydromassage
✓ Use of Tanning
✓ Unlimited Total Body Enhancement
✓ Unlimited Use of Massage Chairs
✓ 1/2 Price Cooler Drinks (Restrictions may apply)
✓ PF Black Card Key Tag
✓ 20% off Reebok products

Plus applicable taxes. Billed monthly to a checking account. Annual Membership Fee of $39.00 plus applicable taxes will be billed on or shortly after March 1st. State and local restrictions on tanning frequency apply. This offer requires a 12 month commitment.

CLASSIC

Last Chance To Save!

$10.99/MO
Low $1.00 Startup Fee.
Offer Expires January 31st!

Join Now

Benefits

✓ Unlimited Access to Home Club
✓ Free Fitness Training
✓ Free WiFi

Plus applicable taxes billed monthly to a checking account. Annual Membership Fee of $39.00 plus applicable taxes will be billed on or shortly after March 1st. Membership can only be used at this location. This offer requires a 12 month commitment.

NO COMMITMENT

Last Chance To Save!

$15.00/MO
No commitment!
Low $29.00 Startup Fee.
Offer Expires January 31st!

Join Now

Benefits

✓ Unlimited Access to Home Club
✓ Free Fitness Training
✓ Free WiFi

Plus applicable taxes billed monthly to a checking account. Annual Membership Fee of $39.00 plus applicable taxes will be billed on or shortly after March 1st. Membership can only be used at this location. This offer has no monthly commitment.

ENJOY A FREE WORK OUT ON US!
SPEND A DAY ON OUR PLANET, FREE!
Montopolis Park

Barbeque Pits – 2 Basketball Courts – 1 Multipurpose Fields – 2 Picnic Shelters – 1 Picnic Tables – 6 Playgrounds – 1 Swimming Pools – 1 Trail Miles – 0.2

Start the discussion…

Be the first to comment.
Montopolis Neighborhood Center
1416 Montopolis Drive, Austin, Texas 78741
512-972-6650; Fax 512-385-5613

Hours:
- Tuesdays 8am to noon and 1pm to 6pm

The neighborhood centers provide a variety of social services to low and moderate-income families in need.

Basic Needs
- Food pantry
- Clothes closet
- Child safety seats (call 512-972-5139 for more information)
- Notary services; assistance filling out forms and applications
- Employment information and referrals
- Information and referrals to community resources and case management

Seasonal Program Services
- Christmas applications (Fall; call for dates)
- Coats for Kids (Fall; call for dates)
- Thanksgiving Baskets (November)
MEALS ON WHEELS
Greater Austin Prepared Meal Delivery Service for Seniors and Adults with Disabilities

Now offering in-home care. Learn more.
The Meal Delivery Program is a holistic nutrition program that provides home delivered prepared meals for seniors and other homebound clients throughout the Greater Austin area. This program provides case management services to individuals enrolled in the Meals on Wheels program. Each recipient receives one hot meal per day during the week and may have an option of receiving supplemental frozen meals for the weekend. To see if you or someone you know may qualify for home delivered meals, check our eligibility list below.

**ELIGIBILITY**

Individuals must be:

Primarily homebound

Unable to easily prepare nutritious meals

Without consistent daytime assistance from another person

Able to accept meals during the delivery time frame

*Must live in the Greater Austin Area*

Each applicant will be assessed by a MOWCTX supportive case manager to ensure that eligibility requirements are met. Short-term service is available to those with temporary meal needs.


**QUICK LINKS**

- Inquiry Form (https://www.mealsonwheelscentraltexas.org/get-involved/interested-in-receiving-services)
- Cancel My Meal (mailto:mealcancel@mealsonwheelsandmore.org?subject=Cancel My Meal)

**NUTRITIONAL FACTS**

Menus are planned and prepared under the supervision of a RDN. Our meals are whole-food based and provide an array of nutrients and phytochemicals to promote optimum health.

**CASE MANAGEMENT**

- Learn more about Case Management

**CALL TO VOLUNTEER**

We have many open meal delivery routes all over the Austin area.

- See the Current Needs
Site Info Form Part III
### Site Information Form Part III

#### 1. Site Acreage

<table>
<thead>
<tr>
<th>Site Control</th>
<th>Site Plan</th>
<th>Appraisal</th>
<th>ESA</th>
<th>Site Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.709</td>
<td>0.709</td>
<td>na</td>
<td></td>
<td>2.38 acres</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:

The applicant is buying a portion of a parent tract for the LIHTC development. The parent tract is 2.38 acres. The ESA was conducted on the entire tract.

#### 2. Site Control - §10.204(10)

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

<table>
<thead>
<tr>
<th>Entity Name</th>
<th>Contact Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clubview Terrace LLC</td>
<td>T. Bercy</td>
<td>1111 E 11th Street</td>
<td>Austin</td>
<td>TX</td>
<td>78702</td>
<td>1/8/18</td>
</tr>
</tbody>
</table>

Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member? No

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>Capella Capital Partners - Riverside, LLC purchased 12/3/2015</td>
<td>none</td>
</tr>
<tr>
<td>Riverside Storage LLC</td>
<td>none</td>
</tr>
</tbody>
</table>

Site Control is in the form of:

- [X] Contract for sale.
- Recorded Warranty Deed with corresponding executed closing/settlement statement.
- [X] Contract for lease.
- [X] Title Commitment or Title Policy is included behind this tab (per §10.204(12)).

Expiration of Contract or Option: 1/31/19  Anticipated Closing Date: 12/31/18

#### 3. Ingress/Egress and Easements (9% and 4% HTC Only) - §11.7

Is land for ingress and/or egress and any easements held separate from the property described in the site control documents? Yes

If yes, describe how any such land is held. Identify the land owner and describe any agreements the Applicant has or will enter into with the land owner.

The property to be used for the proposed development is a .709 acre portion of the parent tract designated on the site plan as “Unit A.” The remainder of the parent tract is held separately by the seller, Clubview Terrace, LLC. However, detention for Unit A and the proposed development will be on the parent tract through the provision of an easement. The proposed detention area is marked with a dashed line on the parent tract.

#### 4. 30% increase in Eligible Basis "Boost" (9% and 4% HTC Only) - §11.4(c)

Development qualifies for the boost for:

- [X] Qualified Census tract that has less than 20% HTC Units per household
- 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 is in an area covered by a concerted revitalization plan and elects and is eligible for points under §11.9(d)(7), is not Elderly, and is not located in a QCT. (Competitive HTC only)
- Development includes an additional 10% of units at 30% AMI. Must be in addition to the number of units needed for any scoring item or any other funding source from MF Direct Loan requirements. (Competitive HTC Only)
- 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**

** Resolution not due until Resolutions Delivery Date for Tax-Exempt Bond Developments
Site Info Part III – Supporting Documents
### Support Documentation from Site Information Part III Should be Included Behind this Tab.

<table>
<thead>
<tr>
<th></th>
<th>Site Control Documentation</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>Title Commitment or Policy</td>
</tr>
<tr>
<td>na</td>
<td>Each of the Direct Loan exhibits identified below (as applicable)</td>
</tr>
</tbody>
</table>

### Increase in Eligible Basis (30% Boost)

<table>
<thead>
<tr>
<th></th>
<th>Resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development, if applicable.</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>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</td>
</tr>
<tr>
<td>na</td>
<td>SADDA map clearly showing the Development is located within the boundaries of a SADDA, if applicable</td>
</tr>
</tbody>
</table>

### Site & Neighborhood Standards (New Construction Direct Loan only)

Confirm the following supporting documents are provided behind this tab.

<table>
<thead>
<tr>
<th>na</th>
<th>Letters on company letterhead from local utility providers confirming the site has access to the following services: water and wastewater/sewer, electricity, garbage disposal and natural gas, if applicable.</th>
</tr>
</thead>
<tbody>
<tr>
<td>na</td>
<td>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.</td>
</tr>
<tr>
<td>na</td>
<td>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 <a href="http://www.census.gov">www.census.gov</a>.</td>
</tr>
<tr>
<td>na</td>
<td>A statement confirming that travel time and cost via public transportation or private automobile, from the neighborhood to places of employment providing a range of jobs for lower-income workers, is not excessive. This is not applicable for Developments proposing to serve Elderly.</td>
</tr>
</tbody>
</table>
PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 11-2-2015

UNIMPROVED PROPERTY CONTRACT
NOTICE: Not For Use For Condominium Transactions

1. PARTIES: The parties to this contract are Clubview Terrace, LLC (Seller) and Neo East Riverside LLC and/or its assigns (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: Lot Approx. 1810 Clubview (Just North of E. Drive) Lot 1, Block Clubview Terrace Addition.

City of Austin, County of Travis, Texas, known as 6010 E Riverside Dr 78741-6512 (address/zip code), or as described on attached exhibits together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (the Property).

3. SALES PRICE:
   A. Cash portion of Sales Price payable by Buyer at closing. $1,035,000.00
   B. Sum of all financing described in the attached: □ Third Party Financing Addendum, □ Loan Assumption Addendum, □ Seller Financing Addendum. $1,035,000.00
   C. Sales Price(Sum of A and B). $1,035,000.00

4. LICENSE HOLDER DISCLOSURE: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder’s spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: Sasha Doo

5. EARNEST MONEY: Upon execution of contract by all parties, Buyer shall deposit $1,500.00 as earnest money with Brandi Fleming, escrow agent, at Independence Title Company; 611 W 5th St., Ste. 300 Austin, TX 78701 (address). Buyer shall deposit additional earnest money of $N/A with escrow agent within N/A days after the effective date of this contract. If Buyer fails to deposit the earnest money as required by this contract, Buyer will be in default.

6. TITLE POLICY AND SURVEY:
   A. TITLE POLICY: Seller shall furnish to Buyer at □ Seller’s □ Buyer’s expense an owner’s policy of title insurance (Title Policy) issued by Independence Title Company (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
      (1) Restrictive covenants common to the platted subdivision in which the Property is located.
      (2) The standard printed exception for standby fees, taxes and assessments.
      (3) Liens created as part of the financing described in Paragraph 3.
      (4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
      (5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
      (6) The standard printed exception as to marital rights.
      (7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
      (8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements: □ (i) will not be amended or deleted from the title policy; or □ (ii) will be amended to read, “shortages in area” at the expense of □ Buyer □ Seller.
   B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer’s expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer’s address shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If, due to factors beyond Seller’s control, the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.
   C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer’s lender(s). (Check one box only)
      □ Within 5 days after the effective date of this contract, Seller shall furnish to Buyer and Title Company Seller’s existing survey of the Property and a Residential Real Property...
Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller’s expense no later than 3 days prior to Closing Date. If the existing survey or affidavit is not acceptable to Title Company or Buyer’s lender(s), Buyer shall obtain a new survey at [X] Seller’s [ ] Buyer’s expense no later than 3 days prior to Closing Date.

☐ (2) Within ___ N/A ___ days after the effective date of this contract, Buyer shall obtain a new survey at Buyer’s expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.

☐ (3) Within ___ N/A ___ days after the effective date of this contract, Seller, at Seller’s expense shall furnish a new survey to Buyer.

D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; or disclosed in the Commitment other than items 6A(1) through (8) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity: N/A

Buyer must object the earlier of (i) the Closing Date or (ii) 14 days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer’s failure to object within the time allowed will constitute a waiver of Buyer’s right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure the timely objections of Buyer or any third party lender within 15 days after Seller receives the objections and the Closing Date will be extended as necessary. If objections are not cured within such 15 day period, this contract will terminate and the earnest money will be refunded to Buyer unless Buyer waives the objections.

E. TITLE NOTICES:

(1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer’s selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer’s choice due to the time limitations on Buyer’s right to object.

(2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property [ ] is [X] is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2 in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association’s lien on and the foreclosure of the Property.

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

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

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

(4) TIDE WATERS: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.

(5) ANNEXATION: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in
the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality’s extraterritorial jurisdiction or is likely to be located within a municipality’s extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.

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

(7) PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, §5.014, Property Code, requires Seller to notify Buyer as follows: As a purchaser of this property or real property you are obligated to pay an assessment to the municipality or county for an improvement project undertaken by a public improvement district under Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the municipality or county levying the assessment. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of your property.

(8) TEXAS AGRICULTURAL DEVELOPMENT DISTRICT: The Property is not located in a Texas Agricultural Development District. For additional information, contact the Texas Department of Agriculture.

(9) TRANSFER FEES: If the Property is subject to a private transfer fee obligation, §5.205, Property Code requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.

(10) PROPANE GAS SYSTEM SERVICE AREA: If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.

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

7. PROPERTY CONDITION:

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

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

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

(1) Buyer accepts the Property As Is.

(2) Buyer accepts the Property As Is provided Seller, at Seller’s expense, shall complete the following specific repairs and treatments:

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

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

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

E. SELLER'S DISCLOSURES: Except as otherwise disclosed in this contract, Seller has no knowledge
of the following:
(1) any flooding of the Property which has had a material adverse effect on the use of the
Property;
(2) any pending or threatened litigation, condemnation, or special assessment affecting the
Property;
(3) any environmental hazards that materially and adversely affect the Property;
(4) any dumpster, landfill, or underground tanks or containers now or previously located on the
Property;
(5) any wetlands, as defined by federal or state law or regulation, affecting the Property; or
(6) any threatened or endangered species or their habitat affecting the Property.

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

9. CLOSING:
A. The closing of the sale will be on or before January 31, 2019, or within 7 days
after objections made under Paragraph 6D have been cured or waived, whichever date is later
(Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting
party may exercise the remedies contained in Paragraph 15.

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

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

B. Leases:
(1) After the Effective Date, Seller may not execute any lease (including but not limited to
mineral leases) or convey any interest in the Property without Buyer's written consent.
(2) If the Property is subject to any lease to which Seller is a party, Seller shall deliver to Buyer
copies of the lease(s) and any move-in condition form signed by the tenant within 7 days
after the Effective Date of the contract.

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

Seller has right to subdivide or condo prior to closing date, including establishment of easements for
joint use; Seller has right to define approximate 1 acre; 1 acre will be defined by a survey

12. SETTLEMENT AND OTHER EXPENSES:
A. The following expenses must be paid at or prior to closing:
(1) Expenses payable by Seller (Seller's Expenses):
(a) Releases of existing liens, including prepayment penalties and recording fees; release of
Seller's loan liability; tax statements or certificates; preparation of deed; one-half of
escrow fee; and other expenses payable by Seller under this contract.
(b) Seller shall also pay an amount not to exceed $ N/A to be applied in the
following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA,
Texas Veterans Land Board or other governmental loan programs, and then to other
Buyer's Expenses as allowed by the lender.

Initialed for identification by Buyer and Seller

TREC NO. 9-12
(2) Expenses payable by Buyer (Buyer’s Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incidental to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.

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

13. PRORATIONS AND ROLLBACK TAXES:

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

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

14. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other casualty after the effective date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller’s control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller’s insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller’s obligations under this paragraph are independent of any other obligations of Seller under this contract.

15. DEFAULT: If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.

16. MEDIATION: It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

17. ATTORNEY’S FEES: A Buyer, Seller, Listing Broker, Other Broker, or escrow agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney’s fees and all costs of such proceeding.

18. ESCROW:

A. ESCROW: The escrow agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent.

B. EXPENSES: At closing, the earnest money must be applied first to any cash down payment, then to Buyer’s Expenses and any excess refunded to Buyer. If no closing occurs, escrow agent may: (i) require a written release of liability of the escrow agent from all parties, (ii) require payment of unpaid expenses incurred on behalf of a party, and (iii) only deduct from the earnest money the amount of unpaid expenses incurred on behalf of the party receiving the earnest money.

C. DEMAND: Upon termination of this contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide...
a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursement of the earnest money.

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

E. NOTICES: Escrow agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.

19. REPRESENTATIONS: All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.

20. FEDERAL TAX REQUIREMENTS: If Seller is a "foreign person," as defined by applicable law, or if Seller fails to deliver an affidavit to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

21. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

To Buyer at:
Neo East Riverside LLC
2115 Riverview Street
Austin, TX 78702
Phone: _______________________
Fax: _______________________
E-mail: chenpowei@hotmail.com

To Seller at:
Clubview Terrace LLC
1111 E 11th street ste 200
Austin, TX 78702
Phone: (512)481-0092
Fax: _______________________
E-mail: tbercy@bcarc.com

22. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (check all applicable boxes):

- Third Party Financing Addendum
- Seller Financing Addendum
- Addendum for Property Subject to Mandatory Membership in a Property Owners Association
- Buyer's Temporary Residential Lease
- Seller's Temporary Residential Lease
- Addendum for Reservation of Oil, Gas and Other Minerals
- Addendum for "Back-Up" Contract
- Addendum for Coastal Area Property
- Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum
- Addendum for Property Located Seaward of the Gulf Intracoastal Waterway
- Addendum for Sale of Other Property by Buyer
- Addendum for Property in a Propane Gas System Service Area
- Other (list): _______________________

Initialed for identification by Buyer ________________________ and Seller ________________________

TREC NO. 9-12
23. TERMINATION OPTION: For nominal consideration, the receipt of which is hereby acknowledged by Seller, and Buyer's agreement to pay Seller $100.00 (Option Fee) within 3 days after the effective date of this contract, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within 330 days after the effective date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If no dollar amount is stated as the Option Fee or if Buyer fails to pay the Option Fee to Seller within the time prescribed, this paragraph will not be a part of this contract and Buyer shall not have the unrestricted right to terminate this contract. If Buyer gives notice of termination within the time prescribed, the Option Fee will not be refunded; however, any earnest money will be refunded to Buyer. The Option Fee [X] will [ ] will not be credited to the Sales Price at closing. Time is of the essence for this paragraph and strict compliance with the time for performance is required.

24. CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate license holders from giving legal advice. READ THIS CONTRACT CAREFULLY.

Buyer's
Attorney is: ____________________________

Phone: ____________________________
Fax: ____________________________
E-mail: ____________________________

Seller's
Attorney is: ____________________________

Phone: ____________________________
Fax: ____________________________
E-mail: ____________________________

EXECUTED the 8th day of January, 2018 (EFFECTIVE DATE).

Buyer
Neo East Riverside LLC

Seller
Clubview Terrace, LLC

The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov)
TREC NO. 9-12. This form replaces TREC NO. 9-11.
BROKER INFORMATION

DEN Property Group, LLC 8999937

Other Broker Firm

License No. 8999937

represents

X Seller and Buyer as an intermediary

Sasha Doo 657560

Associate's Name

Listing Associate's Name

Listing Broker Firm

Listing Broker’s Office Address

Fax

Bryan Cady 526188

Licensed Supervisor of Associate License No. 526188

317 W 3rd Street

317 W 3rd Street

Other Broker’s Address

Fax

Austin TX 78701

City State Zip

sasha@denpg.com (808)341-6669

Associate's Email Address Phone

sasha@denpg.com (808)341-6669

Listing Associate's Email Address Phone

Selling Associate’s Name

Licensed Supervisor of Selling Associate License No.

Selling Associate’s Office Address

Fax

City State Zip

Selling Associate’s Email Address Phone

Listing Broker has agreed to pay Other Broker \[\text{of the total sales price when the Listing Broker's fee is received. Escrow agent is authorized and directed to pay other Broker from Listing Broker's fee at closing.} \]

OPTION FEE RECEIPT

Receipt of $100.00 (Option Fee) in the form of check # 2518 is acknowledged.

Seller or Listing Broker

Date 1/8/18

CONTRACT AND EARNEST MONEY RECEIPT

Receipt of $1,500.00 Earnest Money in the form of check # 2517 is acknowledged.

Escrow Agent: Independence Title

By: Fleming

Address Austin TX 78701

City State Zip

Date: 1/8/2018

Email Address: brandi@haylegal.com

Phone: (512) 467-6060

Fax: (512) 467-6161
**FIRST AMENDMENT TO UNIMPROVED PROPERTY CONTRACT**

THIS FIRST AMENDMENT TO UNIMPROVED PROPERTY CONTRACT (this "Amendment") is executed to be effective as of February 26, 2018, by CLUBVIEW TERRACE, LLC, a Texas limited liability company ("Seller"), and NEO EAST RIVERSIDE LLC, a Texas limited liability company (together with its assigns, "Buyer," and together with Seller, the "Parties").

**RECITALS:**

A. The Parties executed that Unimproved Property Contract dated to be effective January 8, 2018 (the "Contract").

B. The Parties now desire to amend the Contract as set forth below.

**AGREEMENT:**

THEREFORE, in consideration of the premises and the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Defined Terms and Recitals.** All capitalized terms used in this Amendment but not defined shall have the meanings ascribed to such terms in the Contract.

2. **Amendment.** The Contract is hereby amended as follows:

   (a) **Section 2** of the Contract is hereby replaced with the following:

   "PROPERTY. The "Property" to be conveyed pursuant to the contract is comprised of the following:

   (a) The 0.709-acre tract labeled "(PROPOSED) UNIT A" on Exhibit A, attached hereto and made a part hereof ("Unit A");

   (b) All of Seller’s right, title, and interest in and to any and all of the following related to Unit A: (i) rights of way, streets, roads, alleys, and/or avenues, open or proposed, abutting Unit A, (ii) riparian and water rights, (iii) air rights, (iv) uses, servitudes, licenses, easements, tenements, hereditaments, and appurtenances now or hereafter belonging to or benefiting Unit A, (v) oil, gas and other minerals lying on or under Unit A, (vi) buildings, improvements, and
fixtures located on or under Unit A, and (vii) licenses, warranties, and permits; and

(c) An undivided interest in and to the common elements appurtenant thereto with respect to the area cross-hatched in red on Exhibit A, to be identified, allocated, and more fully described in the Declaration of Condominium referenced in the following paragraph.

Buyer and Seller acknowledge and agree that, prior to the Closing Date, the tracts of land described above in Subsections (a) and (c), together the 0.643-acre tract labeled "(PROPOSED) UNIT B" on Exhibit A ("Unit B"), will be governed by a Declaration of Condominium, to be in form and content reasonably acceptable to Buyer and Seller, and at such time the description of the Property will be adjusted accordingly. Buyer and Seller agree to use good faith efforts to negotiate and enter into said Declaration of Condominium and related agreements, as well as an easement agreement appurtenant to Unit A granting Buyer certain easement rights in and to Unit B, including without limitation, easements for detention pond and water line facilities.

The parties hereto acknowledge that Buyer intends to apply for, syndicate, and sell certain housing tax credits ("Tax Credits") in connection with the development of Unit A, and that all improvements and amenities required by the rules and regulations governing the Tax Credits will be located on Unit A. Buyer's interest in Unit B and the tract of land described above in Subsections (c) will be limited to a condominium regime interest in the tract of land described in Subsection (c), and the above-described easement interests in Unit B.

(b) Exhibit A attached hereto is deemed to be attached to and incorporated in the Contract.

3. **Binding Effect.** This Amendment is binding upon and shall inure to the benefit of the Parties and their respective heirs, trustees, executors, administrators, personal representatives, successors and assigns.

4. **Headings.** The subject headings contained in this Amendment are for reference purposes only and do not affect in any way the meaning or interpretation hereof.

5. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which is an original and all of which together constitute one and the same agreement. Faxed or e.mailed versions shall be deemed originals.

6. **Further Amendment.** This Amendment may only be amended by written instrument signed by the Parties.
7. **Applicable Law.** This Amendment will be governed and construed in accordance with the laws of the State of Texas, excluding its choice and conflict of law principles.

8. **Contract.** All references in the Contract to the term "Contract" means the Contract as amended by this Amendment.

[Executed on the following page]
IN WITNESS WHEREOF, the Parties have executed this Amendment to be effective as of the date first written above.

SELLER:

CLUBVIEW TERRACE, LLC,

a Texas limited liability company

By: 

Name: THOMAS BERCY
Title: Member

BUYER:

NEO EAST RIVERSIDE LLC,

a Texas limited liability company

By: 

Name: Calvin Chan
Title: Manager
EXHIBIT A

[See the following page]
COMMITTMENT FOR TITLE INSURANCE  T-7

ISSUED BY

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

Effective Date: **February 1, 2018, 8:00 am**

Commitment No. ________________________, issued **February 9, 2018, 8:00 am**

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: $1,035,000.00
      PROPOSED INSURED: Cambrian East Riverside LP
   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:
   Clubview Terrace, LLC, a Texas limited liability company

4. Legal description of land:

   This is a PRELIMINARY LEGAL DESCRIPTION only and should not be used for conveyancing purposes or the issuance of any title insurance policy.

   **Proposed Unit A (0.709 acres), being a portion of Lot 1, CLUBVIEW TERRACE**, according to the map or plat thereof, recorded in Document No. 200700325, Official Public Records, Travis County, Texas.

   *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.*

   **(SUBJECT TO REQUIREMENT SET OUT ON SCHEDULE C HEREIN)**

FORM T-7: Commitment for Title Insurance

Page 1
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):

   Document Nos. 200700325 (Plat), 2007197234 and 2018003969, Official Public Records, Travis County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.

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 2018, 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).

FORM T-7: Commitment for Title Insurance
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.):

a. Rights of Parties in Possession. (Owner Policy)

b. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined.

c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

d. Easement as shown on the plat and dedication set out in Schedule A hereof
   Purpose: electric and telecommunications
   Location: 15' along the easterly and most southerly property lines

e. Easement as shown on the plat and dedication set out in Schedule A hereof
   Purpose: electric and telecommunications
   Location: 10' along the northwesterly property line

f. Easement as shown on the plat and dedication set out in Schedule A hereof
   Purpose: drainage
   Location: 15' traversing the central portion of the lot

g. Easement as shown on the plat and dedication set out in Schedule A hereof
   Purpose: drainage
   Location: of varying width along southwesterly and northwesterly property lines

h. Easement:
   Recorded: Volume 7681, Page 669, Deed Records, Travis County, Texas, and as shown on the recorded plat and dedication set out in Schedule A hereof
   To: City of Austin
   Purpose: open drainage ditch or enclosed storm sewer

i. Easement:
   Recorded: Volume 10605, Page 898, Real Property Records, Travis County, Texas, and as shown on the recorded plat and dedication set out in Schedule A hereof
   To: City of Austin
   Purpose: open drainage ditch or enclosed storm sewer

j. Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements. 
   (NOTE: This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)

k. 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.
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. Deleted.

6. NOTE: Company requires that Thomas Bercy sign as Manager on behalf of Clubview Terrace, LLC, a Texas limited liability company.

7. ADVISORY: The Order for Title Insurance indicates that the subject transaction involves a portion of a platted lot or a tract that may be in violation of the subdivision ordinances of the City/County. The proposed insured may want to investigate the legal status of the subject property in connection with the subdivision requirements of the local City/County codes and regulations.

8. The Company requires for its review a satisfactory survey plat and field notes of the subject property showing all improvements, easements, right-of-ways, building setback lines, roads, alleys, and all other matters that affect or may affect the subject property. If the survey plat reveals any encroachments, overlaps, boundary line disputes, or other adverse matters, they may appear as exceptions in the Policy.

9. Payment of any and all ad valorem taxes which may be due and payable on the subject property.

10. Company requires Owner, Seller and/or Borrower to complete an Affidavit of Debts and Liens prior to the issuance of the Title Insurance Policy.

11. Company must be furnished with a properly executed Waiver of Inspection signed by the Purchaser.

12. 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.

13. 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).}

14. NOTICE: Title Company is unwilling to issue the Title Policy without the general mineral exception(s) set out in Schedule B hereof pursuant to Procedural Rule P-5.1. Optional endorsements (T19.2 and T19.3) insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase upon request of the Proposed Insured. Neither this Policy, nor the optional endorsements, insure that the purchaser has title to the mineral rights related to the surface estate. The promulgated cost for said endorsement is $50 per policy.

15. NOTICE: Pursuant to Procedural Rule P-71, Company may, upon request and if a licensed Agent in the County, issue a T-53 Texas Residential Limited Coverage Chain of Title Policy covering a period of 60 months, showing the following documents filed in the Official Public Records: Document No(s) 2015148307, 2015192175 and 2018003969

16. Deleted

Countersigned
Independence Title

By
COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

GF No. 1800846-HAY

Effective Date: February 1, 2018, 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

DIRECTORS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

HARRINGTON BISCHOF
JAMES HELLAUER
DENNIS P. VAN MIEGHEM
RAND K. YEAGER

JOHN M. DIXON
ARNOLD L. STEINER
JIMMY A. DEW
CHARLES F. TITTERTON

STEVE R. WALKER
A. C. ZUCARO
FREDERICKA TAUBITZ
SPENCER LEROY, III

OFFICERS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

MARK A. BILBREY, President
JOHN A. MAGNESS, Executive Vice President
DANA C. SOLMS, Executive Vice President
DANIEL M. WOLD, Sr. Vice President, Secretary, General Counsel
GARY J. HORN, Executive Vice President
CAROLYN J. MONROE, Executive Vice President
CHERYL JONES, Executive Vice President
CHRISE G. LIESER, Executive Vice President
RAND K. YEAGER, Chairman and CEO
JEFFERY J. BLUHM, Executive Vice President
MARK M. BUDZINSKI, Executive Vice President
PATRICK A. CONNOR, Executive Vice President
MIKE TARPEY, Vice President, Treasurer
ROBERT J. CHAPMAN, Executive Vice President
CHARLES KOVALESKI, Executive Vice President
MICHAEL B. SKALKA, Executive Vice President

Shareholders owning, controlling or holding, either personally or beneficially, 10% or more of the shares of Old Republic National Title Insurance Company as of the last day of the year preceding the date herein above set forth are as follows: Old Republic Title Insurance Companies, Inc.-100%, a wholly owned subsidiary of Old Republic National Title Holding Compaay, a wholly owned subsidiary of Old Republic Title Insurance Group Inc., a wholly owned subsidiary of Old Republic International Corporation.

2. (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.

Owners: Title Resource Group, 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.

Owners: Realogy Services 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.

Directors: Donald J. Casey, Donald W. Evans, Jr., Thomas N. Rispoli, Marilyn J. Wasser, Michael R. Gorman.

Officers: Donald W. Evans, Jr., President; Anthony E. Hull, Treasurer, Executive Vice President; Michael P. Gozdan, Secretary, Senior Vice President, General Counsel; Brian Alan Pitman, Senior Vice President; Michael Jay Southworth, Senior 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.

(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>$6,021.00</td>
</tr>
<tr>
<td>Loan Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$1,505.25</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$7,526.25</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>
<tbody>
<tr>
<td>67.00%</td>
<td>The Hay Legal Group, PLLC</td>
<td>Title Premium Split</td>
</tr>
</tbody>
</table>

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."
<table>
<thead>
<tr>
<th>Premium Amount</th>
<th>Rate Rules</th>
<th>Property Type</th>
<th>County Code</th>
<th>Liability at Reissue Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>$7,526.25</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>453</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>3</td>
<td>4</td>
<td></td>
</tr>
<tr>
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<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>0500</td>
<td>3</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td></td>
<td>0895</td>
<td>3</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</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
# TEXAS TITLE INSURANCE INFORMATION

<table>
<thead>
<tr>
<th>Title Insurance insures you against loss resulting from certain risks to your title.</th>
<th>El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>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 read it carefully to completely understand it before your closing date.</strong></td>
<td><strong>El Compromiso para Seguro de Título es la promesa de la compañía aseguradora 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.</strong></td>
</tr>
</tbody>
</table>

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 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 insura 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 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 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 1-800-678-1700 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 1-800-252-3438.

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 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.
Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the Institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of

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

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your personal information.
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.
Commitment for Title Insurance
Issued through the Office of:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RESOLUTION NO. 20180215-015

WHEREAS, the Cambrian East Riverside, LP (hereafter, "Applicant"), its successors, assigns or affiliates, has proposed a development for the new construction of affordable multi-family rental housing on East Riverside Drive, between Grove Boulevard and Clubview Drive, to be known as Cambrian East Riverside (hereafter, "Development") in the City of Austin; and

WHEREAS, Applicant has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Low Income Housing Tax Credits for the Development; NOW, THEREFORE,

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

In accordance with §11.3(e) and §11.4(c)(1) of the State of Texas Qualified Allocation Plan, it is hereby acknowledged that the proposed New Construction is located in a census tract that has more than 20% Housing Tax Credit Units per total households; and

BE IT FURTHER RESOLVED, that the Austin City Council hereby confirms that its Governing Body has voted specifically to allow the construction of the Development pursuant to §11.4(c)(1) of the Qualified Allocation Plan; and
BE IT FURTHER RESOLVED, that the Austin City Council affirms that the proposed Development is consistent with the jurisdiction's obligation to affirmatively further fair housing; and

BE IT FURTHER RESOLVED, that for and on behalf of the Austin City Council, Jannette S. Goodall, City Clerk, is hereby authorized, empowered, and directed to certify this resolution to the Texas TDHCA.

ADOPTED: February 15, 2018

ATTEST: Jannette S. Goodall
City Clerk
Qualified Census Tract Map

48453002318 Is a Qualified Census Tract

Cambrian East Riverside
Approx 1810 Clubview (just north of E Riverside Dr)
Austin, Texas
Multiple Site Information Form

NOT APPLICABLE
Elected Officials
Elected officials were identified in the *Pre-Application*, and there have been no changes.
(If box above is checked, these forms may be left **BLANK**.)

Please identify all elected officials which represent the Development Site.

<table>
<thead>
<tr>
<th>Elected Official</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lloyd Doggett</strong></td>
<td></td>
</tr>
<tr>
<td><strong>US Representative</strong></td>
<td></td>
</tr>
<tr>
<td>Judith Zaffirini</td>
<td>21</td>
</tr>
<tr>
<td>Support Letter</td>
<td></td>
</tr>
<tr>
<td>Eddie Rodriguez</td>
<td>51</td>
</tr>
<tr>
<td>State Representative</td>
<td></td>
</tr>
<tr>
<td><strong>Jason Zaffirini</strong></td>
<td></td>
</tr>
<tr>
<td>Not included with Application</td>
<td></td>
</tr>
<tr>
<td>Steve Adler</td>
<td></td>
</tr>
<tr>
<td>City Mayor</td>
<td></td>
</tr>
<tr>
<td>Kelly Crook</td>
<td></td>
</tr>
<tr>
<td>School Superintendent</td>
<td></td>
</tr>
<tr>
<td>Del Valle ISD</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:kelly.crook@dvisd.net">kelly.crook@dvisd.net</a></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td></td>
</tr>
<tr>
<td>5301 Ross Rd.</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td></td>
</tr>
<tr>
<td>Zip</td>
<td></td>
</tr>
<tr>
<td>Rebecca A. Birch</td>
<td></td>
</tr>
<tr>
<td>Presiding officer of Board of Trustees</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:rebecca.birch@dvisd.net">rebecca.birch@dvisd.net</a></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td></td>
</tr>
<tr>
<td>5301 Ross Rd.</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td></td>
</tr>
<tr>
<td>Zip</td>
<td></td>
</tr>
</tbody>
</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.**
## Elected Officials (Continued)

<table>
<thead>
<tr>
<th>Name</th>
<th>District/Precinct</th>
<th>Email/Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ora Houston</td>
<td>1</td>
<td><a href="mailto:ora.houston@austintexas.gov">ora.houston@austintexas.gov</a></td>
</tr>
<tr>
<td>City Council Member</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>Delia Garza</td>
<td>2</td>
<td><a href="mailto:delia.garza@austintexas.gov">delia.garza@austintexas.gov</a></td>
</tr>
<tr>
<td>City Council Member</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>Sabino Renteria</td>
<td>3</td>
<td><a href="mailto:sabino.renteria@austintexas.gov">sabino.renteria@austintexas.gov</a></td>
</tr>
<tr>
<td>City Council Member</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>Greg Casar</td>
<td>4</td>
<td><a href="mailto:greg.casar@austintexas.gov">greg.casar@austintexas.gov</a></td>
</tr>
<tr>
<td>City Council Member</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>Ann Kitchen</td>
<td>5</td>
<td><a href="mailto:ann.kitchen@austintexas.gov">ann.kitchen@austintexas.gov</a></td>
</tr>
<tr>
<td>City Council Member</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>James Flannigan</td>
<td>6</td>
<td><a href="mailto:james.flannigan@austintexas.gov">james.flannigan@austintexas.gov</a></td>
</tr>
<tr>
<td>City Council Member</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>Leslie Pool</td>
<td>7</td>
<td><a href="mailto:leslie.pool@austintexas.gov">leslie.pool@austintexas.gov</a></td>
</tr>
<tr>
<td>City Council Member</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>Ellen Troxclair</td>
<td>8</td>
<td><a href="mailto:ellen.troxclair@austintexas.gov">ellen.troxclair@austintexas.gov</a></td>
</tr>
<tr>
<td>City Council Member</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>Kathie Tovo</td>
<td>9</td>
<td><a href="mailto:kathie.tovo@austintexas.gov">kathie.tovo@austintexas.gov</a></td>
</tr>
<tr>
<td>City Council Member</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>Alison Alter</td>
<td>10</td>
<td><a href="mailto:alison.alter@austintexas.gov">alison.alter@austintexas.gov</a></td>
</tr>
<tr>
<td>City Council Member</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>Jeff Travillion</td>
<td>1</td>
<td><a href="mailto:jeffrey.travillion@traviscounty.gov">jeffrey.travillion@traviscounty.gov</a></td>
</tr>
<tr>
<td>County Commissioner</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>Brigid Shea</td>
<td>2</td>
<td><a href="mailto:brigid.shea@traviscounty.gov">brigid.shea@traviscounty.gov</a></td>
</tr>
<tr>
<td>County Commissioner</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>Gerald Daugherty</td>
<td>3</td>
<td><a href="mailto:gerald.daugherty@traviscounty.gov">gerald.daugherty@traviscounty.gov</a></td>
</tr>
<tr>
<td>County Commissioner</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>Margaret Gomez</td>
<td>4</td>
<td><a href="mailto:margaret.gomez@traviscounty.gov">margaret.gomez@traviscounty.gov</a></td>
</tr>
<tr>
<td>County Commissioner</td>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
</tbody>
</table>
15 Neighborhood Organizations
Organizations were identified in the Pre-Application, and there have been no changes.
(If above is checked, these forms may be left **BLANK**)

<table>
<thead>
<tr>
<th></th>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Montopolis Neighborhood Association</td>
<td>Susana Almanza</td>
</tr>
<tr>
<td></td>
<td>Name of Organization</td>
<td>Contact Name</td>
</tr>
<tr>
<td></td>
<td>PO Box 6237</td>
<td>Austin</td>
</tr>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>78762</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Fax or Email</td>
</tr>
<tr>
<td>2.</td>
<td>Montopolis Community Alliance</td>
<td>Delwin Goss</td>
</tr>
<tr>
<td></td>
<td>Name of Organization</td>
<td>Contact Name</td>
</tr>
<tr>
<td></td>
<td>6410 Ponca St</td>
<td>Austin</td>
</tr>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>78741</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Fax or Email</td>
</tr>
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<td>3.</td>
<td>Name of Organization</td>
<td>Contact Name</td>
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<td>Address</td>
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<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td>4.</td>
<td>Name of Organization</td>
<td>Contact Name</td>
</tr>
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<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td>5.</td>
<td>Name of Organization</td>
<td>Contact Name</td>
</tr>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
</tbody>
</table>
Certification of Notifications
CERTIFICATION OF NOTIFICATIONS (ALL PROGRAMS)

Pursuant to §10.203 of the Uniform Multifamily Rules, evidence of notifications includes this sworn affidavit, and the Elected Officials and Neighborhood Organizations Forms. All Applicants, or persons with signing authority, must complete Part 1 or Part 2 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 §10.203 of the Uniform Multifamily Rules, the pre-application met all threshold requirements, and no additional notifications were required with this full application.

 notifications made at Application (Competitive HTC only):

The pre-application for this full Application met all threshold requirements, but all required entities were re-notified as required by §10.203 of the Uniform Multifamily Rules. As applicable, all changes in the Application have been made on the Elected Officials and/or Neighborhood Organizations Form(s).

 notifications made at Application:

No pre-application was submitted, and all required entities were notified as required by §10.203 of the Uniform Multifamily Rules.

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 Parts 5 and 6 of the Application are 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 §10.203 of the Multifamily Uniform Rules. 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.

No Neighborhood Organizations exist (Competitive HTC only):

I (We) certify that no Neighborhood Organizations exist for which this Application would be eligible to receive points under §11.9(d)(4) of the QAP or for which notification is required.

Part 4.

Certification

By:

[Signature of Applicant/Development Owner]

[Printed Name: Calvin Chen]

[Date: 2/7/18]

Notarize on next page

* Please note, we do not believe that the neighborhood organizations listed under the notifications section are eligible to provide points under Quantifiable Community Participation, per Section11.9(d)(4)(A). However, in order to exercise caution they were notified at both pre-application and again at full application.
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 27th day of Feb 2019.
Development Narrative
### Development Narrative

1. **The proposed Development is:** (Check all that apply)

   - New Construction
   - [ ] and/or:

   Previous TDHCA # if applicable
   If Acquisition/Rehab or Rehab, original construction year:
   If Reconstruction, Units Demolished
   Units Reconstructed
   If Adaptive Reuse, Additional Phase, or Scattered Site, include detailed information in the Narrative (4.) below.

2. **The Target Population will be:**

   - [ ] General

   Applicants seeking to be scored as Supportive Housing must select Supportive Housing as the population.

3. **Staff Determinations regarding definitions of development activity obtained?**

   - [ ] na

   If a determination under §10.3(b) of the Uniform Multifamily Rules was made prior to Application submission, provide a copy of such determination behind this tab.

4. **Narrative**

   Briefly describe the proposed Development, including any relevant information not already identified above.

   Cambrian East Riverside is a proposed 65 unit development located at 1806 Clubview Avenue in Austin, Texas. The development will consist of 1 five story structure. There will be four stories of residential (wood frame) over one story of parking and common areas (podium will be concrete). The target population is general, and the unit mix consists of one, two, three, and four bedroom units. There will be a community center that includes a computer lounge, community room, fitness center, and office area in the building.

   If a revised form is submitted, date of submission:
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></td>
<td></td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Multifamily Direct Loan:</td>
<td></td>
<td>3.25%</td>
</tr>
<tr>
<td>Const. to Pem (Repayable)</td>
<td></td>
<td>3.25%</td>
</tr>
<tr>
<td>Multifamily Direct Loan:</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Const. to Pem. (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>$ 1,010,620</td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage Revenue</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6. **§11.5 - Set-Aside (For Competitive HTC & Multifamily Direct Loan 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>At-Risk</td>
<td></td>
</tr>
<tr>
<td>Nonprofit</td>
<td></td>
</tr>
<tr>
<td>USDA</td>
<td></td>
</tr>
<tr>
<td>CHDO</td>
<td></td>
</tr>
<tr>
<td>SH/BR</td>
<td></td>
</tr>
</tbody>
</table>

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

If yes, source: __________________________

Will this site/activity receive non-TDHCA federal funding for costs described in this Application? No

8. **Qualified Low Income Housing Development Election (HTC Applications only)**

Pursuant to §42(g)(1)(A) & (B), the term “qualified low income housing development” means any project or 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.

If a revised form is submitted, date of submission: __________________________
Development Activities
Development Activities

1. **Common Amenities (ALL Multifamily Applications §10.101(b)(5))**

<table>
<thead>
<tr>
<th># of Units</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>65</td>
<td>7</td>
</tr>
</tbody>
</table>

   Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to §10.101(b)(5) of the Uniform Multifamily Rules. Applications for scattered site developments should refer to §10.101(b)(5)(B) of the Uniform Multifamily Rules.

2. **Unit Requirements (ALL Multifamily Applications §10.101(b)(6)(A) and (B))**

   A. **Unit Sizes**

      Development is New Construction or Reconstruction and will meet the minimum Unit Size requirements:

      | Bedroom Size | Square Footage |
      |--------------|----------------|
      | 0            | 500            |
      | 1            | 600            |
      | 2            | 800            |
      | 3            | 1,000          |
      | 4            | 1,200          |

      **OR:**

      Development is proposing Rehabilitation (excluding Reconstruction) or Supportive Housing, and does not adhere to the size requirements above.

   B. **Unit Amenities (For Competitive HTC Applications, see Tab 19 for Unit and Development Features)**

      Application is a Tax Exempt Bond Development and will meet a minimum of seven (7) points as outlined in §10.101(b)(6)(B) of the Uniform Multifamily Rules.

      Application is HOME only or other Department Direct Loan and will meet a minimum of four (4) points as outlined in §10.101(b)(6)(B) of the Uniform Multifamily Rules.

      **Rehabilitation Developments will start with a base score of three (3) points and Supportive Housing Developments will start with a base score of five (5) points.**

3. **Tenant Supportive Services (For Competitive HTC Applications and Direct Loan Applications seeking to qualify for points under §13.6, see Tab 19 for Tenant Services elections)**

   Application is a **Tax Exempt Bond Development** and will meet a minimum of eight (8) points as outlined in §10.101(b)(7) of the Uniform Multifamily Rules.

   Application is **only requesting Direct Loan funds** and will meet a minimum four (4) points as outlined in §10.101(b)(7) of the Uniform Multifamily Rules.

4. **Development Accessibility Requirements (ALL Multifamily Applications)**

   Development will meet all specifications and accessibility requirements reflected in the Certification of Development Owner form pursuant to §10.101(h)(4) of the Uniform Multifamily Rules.

   **Yes**

   All Units accessed by the ground floor or by elevator (“affected units”) comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §10.101(b)(8)(B).

   and

   **Yes**

   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 §10.101(b)(8)(B).**
Development Activities Continued
## Development Activities (Continued)

### 1. Size and Quality of Units (Competitive HTC Applications only) (§11.9(b))

- Development is Rehabilitation and either Supportive Housing or USFA financed. Meets the minimum size requirements identified below:
  - **Points claimed:** 8
  - **Bedroom Size**
    - 0: 550
    - 1: 650
    - 2: 850
    - 3: 1,050
    - 4: 1,250
  - **Square Footage**
    - 550
    - 650
    - 850
    - 1,050
    - 1,250

- Specific amenities and quality features will be provided in every Unit at no extra charge to the tenant; Development will maintain the points selected and associated with those amenities as outlined in §10.101(b)(6)(B) of the Uniform Multifamily Rules.*

  * Direct Loan applicants proposing new construction or rehabilitation should be prepared to comply with requirements of the newly published Federal rule at 81 FR 92662, 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 Tenants and Tiebreaker (Direct Loan Applications only) (§13.6(e) and (f))

- At least 20 percent of all low-income Units at 30% or less of AMGI
  - Direct Loan Points: 0
- At least 15 percent of all low-income Units at 30% or less of AMGI* (less Units used for eligibility for boost)
  - Direct Loan Points: 12
- At least 5 percent of all low-income Units at 30% or less of AMGI* (in the event of a tie with another application or applications, this percentage or 30% AMGI MFDL units within the Development would be converted to be available to households at 15% AMGI)
  - Direct Loan Points: 0

* Applicants electing to restrict units at 30% AMGI for Competitive HTC purposes may not count those units for point scoring under §13.6(e). However, 50% AMGI and 60% AMGI units that are layered with 30% AMGI units for Direct Loan purposes may count for point scoring under §13.6(e). Points claimed here will not appear on the Self Score tab.

### 3. Income Levels of Tenants (Competitive HTC Applications only) (§11.9(c)(1))

- **Points claimed:** 16
  - Total Number of Units at 50% or less of AMGI: 28
  - Number of 30% Units used to score points under §11.9(c)(2)*: 6
  - Number of 30% Units used under §11.4(c)(3)(D) regarding an Increase in Eligible Basis (30% boost): 22
  - Percentage used for calculation of eligible points under §11.9(c)(1): 40.00%

Mark **only one** box below:

- Development is located in a Non-Rural Area of the Dallas, Fort Worth, Houston, San Antonio or Austin MSA; or
- Developments proposed in all other areas.

* Applicants electing the 30% boost for additional 30% units are advised to ensure the units used to support the boost are not included in the units needed to achieve the Application’s scoring elections.

### 4. Rent Levels of Tenants (Competitive HTC Applications only) (§11.9(c)(2))

Mark **only one** box below:

- Development is located in a Non-Rural Area of the Dallas, Fort Worth, Houston, San Antonio or Austin MSA; or
- Development is urban and at least 10% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI;
- Development is located in a Rural Area and 7.5% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI;
- At least 5% of all low-income Units at 30% or less of AMGI

Points Claimed: 11

### 5. Tenant Services (Competitive HTC Applications and Direct Loan Applications) (§11.9(c)(3) and §13.6(6))

Development will provide a combination of supportive services as identified in §10.101(b)(7) and those services will be recorded in the Development's LURA.

- Supportive Housing Development proposed by a Qualified Nonprofit
- All other Developments.
- The 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.

Points Claimed: 1

### 6. Tenant Populations with Special Housing Needs (Competitive HTC, MFDL, and Section 811 Applications) (§11.9(c)(7); §13.6(6))

Applicants scoring points under the Section 811 PRA program should pay close attention to the URA requirements included in Tab 21, Davis Bacon requirements under TAB 44 and the environmental clearance requirements included in Tab 47.

If pursuing these points, Applicants must try to score first with subparagraph (A) and then subparagraph (B). Only if an Applicant or Affiliate cannot meet...
### A. Applicant or Affiliate Owns or Controls an Existing Development

- Related to the requirements of subparagraphs (A) or (B) may an Application qualify for points under subparagraph (C). Select **only one** scoring scenario below:

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.</td>
<td>TDHCA #:</td>
</tr>
</tbody>
</table>

OR

### B. If not scoring under A above, Applicant or Affiliate is committing at least 10 Units in the proposed Development for participation in the Section 811 PRA Program

- Attached behind this tab is the executed Certification for Section 811 PRA Program Participation. |

### C. If cannot score under A or B above, Applicant elects to set-aside at least 5 percent of the total Units for Persons with Special Needs. **MFDL Applications**

- Attached behind this tab is the executed Certification for Section 811 PRA Program Participation. |

#### Points Claimed: 0

---

### Application is seeking points for Tenant Populations.

#### Points Claimed: 2

### 7. Pre-Application Participation (Competitive HTC Applications only) [§11.9(e)(3)]

- Development is requesting Pre-Application Points. |

#### Points Claimed: 6

### 8. Extended Affordability (Competitive HTC Applications only) [§11.9(e)(5)]

- Development will maintain a 35 year Affordability Period. |

#### Points Claimed: 2

### 9. Historic Preservation (Competitive HTC Applications only) [§11.9(e)(6)]

- Application requests points for Historic Preservation. |

#### Points Claimed: 0

---

- 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 Texas Historical Commission that the property is currently a Certified Historic Structure or determining preliminary eligibility for status as a Certified Historic Structure. |

- 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.

---
<p>| | | |</p>
<table>
<thead>
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- **Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]**
  - Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.

- **Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]**
  - Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/5/2017.
Texas Department of Housing and Community Affairs  
221 East 11th Street 
Austin, Texas 78701 

RE: Cambrian East Riverside, TDHCA #18015

To Whom It May Concern:

This letter certifies that neither the Applicant, nor any of its Affiliates, have an ownership or other interest nor any control in any development that would be eligible to participate in the 811 Program. Neo East Riverside LLC, nor its principal, Calvin Chen own any multifamily developments. O-SDA Industries, LLC and Megan Lasch are serving as co-developer role and co-guarantor and do not have control over the proposed development or its ownership entities nor are they an affiliate with the Applicant.

If you have questions, please feel free to contact Sarah Andre, the Applicant’s Consultant, at (512) 698-3369 or at sarah@structuretexas.com.

Sincerely,

Calvin Chen
Section 811 Project Rental Assistance Program “PRA” Certification

On behalf of the Applicant and all affiliates of the Applicant ("Applicant"), I (We) hereby certify that the Applicant is familiar with the provisions of HUD’s Section 811 Project Rental Assistance ("PRA") program, enacted by Section 811 of the Cranston Gonzalez National Affordable Housing Act (Pub L. 111-374) and the Frank Melville Supportive Housing Investment Act of 2010, the Texas Department of Housing and Community Affairs ("TDHCA") Rules as published in Title 10 of the Texas Administrative Code, HUD Handbook 4350.3 REV-1 (Occupancy Requirements of Multifamily Housing Programs), and the Section 811 Project Rental Assistance Program Cooperative Agreement, including the Rental Assistance Contract ("RAC") and the Use Agreement. I (We) hereby certify that the Applicant will comply with future guidance regarding the Section 811 PRA Program provided by HUD and/or TDHCA, including Rules, FAQs, and program manuals.

I (We) hereby certify that Applicant will execute a Section 811 PRA Owner Participation Agreement, in a form to be provided by TDHCA, a TDHCA approved Existing Development, or if allowed by TDHCA, for an awarded Development included in this Application. Once an Owner Participation Agreement has been executed, I (We) hereby certify that I (We) understand that TDHCA will market the property under the Owner Participation Agreement to potential Section 811 PRA tenants at any time during the term of the Owner Participation Agreement, and I (We) hereby certify that I (We) will furnish to TDHCA, any requested materials, including pictures, to do such marketing. If requested by TDHCA, I (We) hereby certify that I (We) will execute a RAC and record the required Use Agreement in the county deed records.

I (We) hereby certify that I (We) will comply with all HUD regulations, court rulings, related administrative rules, and eligibility guidelines and restrictions during the application process and in the event of award, for the duration of the Section 811 Owner Participation Agreement or the Use Agreement, whichever has a longer term.

I (We) hereby make application to the TDHCA to participate in the Section 811 PRA Program. The undersigned hereby acknowledges that an award by the TDHCA does not warrant that the Existing Property or the Development is deemed qualified to participate in the Section 811 PRA Program. I (We) agree that the TDHCA 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 relating to the Section 811 PRA Program; therefore, I (We) assume the risk of all damages, losses, costs, expenses, and liabilities of any nature directly or indirectly, related thereto and agree to indemnify and save harmless the TDHCA 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 TDHCA may hereinafter suffer, incur, or pay arising out of or relating to the TDHCA's acceptance, consideration, approval or disapproval of this request and the issuance or non-issuance of a RAC or 811 PRA funds herewith.

I (We) hereby acknowledge that this Application is subject to disclosure under Chapter 552, Texas Government Code, the Texas Public Information Act, unless a valid exception exists.

I (We) acknowledge all representations, undertakings, and commitments made by Applicant in the application process for a Development, whether with respect to eligibility criteria, selection criteria or otherwise, shall be deemed to be a condition to any Commitment or Contract for such
Development, the violation of which shall be cause for cancellation of such Commitment or Contract by the TDHCA and if concerning the ongoing features or operation of the Development, shall be enforceable by the TDHCA and the tenants of the Development, including enforcement by administrative penalties for failure to perform, in accordance with the LURA. The obligation to sign an Owner Participation Agreement is binding. I (We) must sign an Owner Participation Agreement if the Development receives an award and is requested to do so by the Department.

I (We) agree the TDHCA may, at its discretion, request additional information and/or documentation in its evaluation of this Application to garner required information relating to the qualification of the Development for the 811 Program. I (We) hereby assert that the information contained in this Application as required or deemed necessary by the materials governing the 811 PRA program are true and correct and that I (We) have undergone sufficient investigation to affirm the validity of the statements made.

Further, I (We) hereby assert that I (We) have read and understand all the information contained in the Application. By signing this document, I (We) affirm that all statements made in this government document are true and correct 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).

I (We) understand and agree that if false information is provided in this Application which has the effect of increasing the Applicant’s competitive advantage, the TDHCA will disqualify the Applicant and may hold the Applicant ineligible to apply for 811 PRA funds or seek other additional administrative penalties.

If, at any time, including after the signing a Section 811 PRA Program Owner Participation Agreement, it is discovered that I (We) provided false or misleading information to TDHCA, TDHCA may terminate the Applicant’s HUD RAC and/or the Section 811 PRA Program Owner Participation Agreement and recapture all Section 811 PRA funds expended.

I (We) hereby certify that I (We) will comply with applicable fair housing and civil rights requirements in 24 C.F.R §5.105(a), including, but not limited to, the Fair Housing Act; Title VI of the Civil Rights Act of 1964; Section 504 of the Rehabilitation Act of 1973; and Title II of the Americans with Disabilities Act. Further, I (We) certify that I (We) shall not, in the provision of services, or in any other manner, discriminate against any person on the basis of race, color, religion, sex, national origin, familial status, or disability. I (We) certify that I (We) will comply with HUD’s Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity requirements. See 24 C.F.R. §§ 5.100, 5.105(a)(2), 5.403. I (We) hereby certify that I (We) understand that the Development must prominently display HUD’s Fair Housing Poster (HUD Form 928.1) in all offices in which rental activity takes place. This includes property management leasing offices located at their projects with Section 811 PRA units, and may include a designated place where information or other business regarding the Section 811 PRA program is conducted with potential tenants. I (We) will comply with any requirements of the Section 811 PRA Program that require changes to the Development’s tenant selection plans, house rules, marketing materials, or application.

I (We) have written below the name of the individual authorized to execute the TDHCA Owner Participation Agreement, the HUD RAC, the HUD Use Agreement, and any and all future commitments and contracts related to this Application. I (We) hereby certify that this individual has
the full authority and has been authorized by all of the Parties, Affiliates, or Associates with interest in the Development in this Application. If this individual is replaced by the organization, I (We) must inform the TDHCA within 30 days of the person authorized to execute agreements, commitments and/or contracts on behalf of the Applicant.

I (We) certify that I (We) do not and will not knowingly employ an undocumented worker, where “undocumented worker” means an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States.

If, after receiving a public subsidy (including Section 811 PRA Program funds), I (We) are convicted of a violation under 8 U.S.C Section 1324a(f), I (We) shall repay the amount of the public subsidy with interest, at the rate and according to the other terms provided by an agreement under Tex. Government Code §2264.053, not later than the 120th day after the date TDHCA notifies the Applicant of the violation.

I (We) certify that I (We) am eligible to apply for funds or any other assistance from the TDHCA. I (We) certify that all audits are current at the time of application. I (We) certify that any Audit Certification Forms have been submitted to the TDHCA in a satisfactory format on or before the Application deadline for funds or other assistance pursuant to 10 TAC §1.3(b).

**Property Condition Standards Certification**

I (We) certify that I (We) will meet local and state housing code, ordinances, and zoning requirements, Texas Minimum Construction Standards, Uniform Physical Construction Standards and Inspection Requirements under 24 CFR Section 5 Subpart G, including any changes in the regulation and related directives and will comply with HUD’s Physical Condition Standards of Multifamily Properties of 24 CFR Part 200, Subpart P, including any changes in the regulation and related directives.

I (We) certify that a TDHCA approved Existing Development, or if allowed by TDHCA in writing, the Development referenced in this Application is in compliance and that during the term of the Section 811 Participation Agreement and/or RAC the Applicant will respond to all requests for deficiency resolution within the timeframes mandated by the Uniform Multifamily Rules at 10 TAC Chapter 10 or other requirements associated with the satisfactory provision of a unit as required by the 811 PRA program.

**Federal Cross-Cutting Certifications**

**Lead Based Paint**

I (We) certify that documentation of compliance with 24 CFR Part 35 (Lead Safe Housing Rule), including but not limited to the documentation reflected in the following clauses, will be maintained in project files. I (We) understand that standard forms are available in the Federal Register, as indicated by the sources noted below.

Applicability Form 24 CFR §35.115 – A copy of a statement indicating that the property is covered by or exempt from the Lead Safe Housing Rule.
a. If the property is exempt, the file should include the reason for the exemption and no further documentation is required.

b. If the property is subject to the Rule, the file should include the appropriate documentation to indicate basic compliance, as listed below:

i. Summary Paint Testing Report or Presumption Notice 24 CFR §35.930(a) – A copy of any report to indicate the presence of lead-based paint (LBP) for projects receiving up to $5,000 per unit in rehabilitation assistance. If no testing was performed, then LBP is presumed to be on all disturbed surfaces;

ii. Notice of Evaluation 24 CFR §35.125(a) – A copy of a notice demonstrating that an evaluation summary was provided to residents following a lead-based paint inspection, risk assessment or paint testing;

iii. Clearance Report 24 CFR §35.930(b)(3) – A report indicating a “clearance examination” was performed of the work-site upon completion; and

iv. Notice of Hazard Reduction Completion 24 CFR §35.125(b) – Upon completion, a copy of a notice to show that a LBP remediation summary was provided to residents.

Environmental

I (We) understand that the environmental effects of each activity carried out with funds provided under this Application must be assessed in accordance with the provisions of the Section 811 PRA Cooperative Agreement, § PRA.215 and § PRA.216. Each activity must have an environmental review completed and support documentation prepared complying with HUD regulations. No Section 811 Owner Participation Agreement may be signed and no Section 811 PRA funds can be provided for a unit before the completion of the environmental review process and the provision of written clearance by TDHCA.

I (We) certify that I (We) have read and understand the requirements of the HUD Section 811 PRA Cooperative Agreement, § PRA.215 and § PRA.216.

Displacement of Existing Tenants

I (We) certify that the work to be performed in connection with the award of Section 811 PRA funds is subject to Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), as amended, and regulations at 49 CFR Part 24. Hence, I(We) commit to minimize the direct and indirect displacement of persons from their homes and assure full compliance with URA federal relocation assistance mandates including adherence to TDHCA established procedure relocation requirements.

Davis Bacon

I (We) certify that if Davis Bacon is applicable to this award, I (We) will fully comply with contract Federal labor law mandates and TDHCA established labor standards procedural requirements.
Energy and Water Conservation

I (We) certify to comply with Energy and Water Conservation standards and requirements as outlined in § PRA.214.

Procurement of Recovered Materials

I (We) certify to comply with the Procurement of Recovered Materials requirements as outlined in § PRA.219.

Housing Standards for Assisted Units

I (We) certify to comply with Housing Standards for Assisted Units as outlined in § PRA.307 for Section 811 PRA units and as outlined in 10 TAC Chapter 1 Subchapter B and Chapter 10 “Uniform Multifamily Rules.”

Eligibility and Threshold Certification

On behalf of the Applicant and all affiliates of the Applicant, I (We) hereby certify that the Applicant is familiar with the provisions and requirements of the Section 811 PRA Program for which I (We) am applying.

I (We) understand that housing units occupied by eligible tenants participating in the program must be affordable to Extremely Low-Income persons. I (We) understand that mixed income rental Developments may only apply PRA to units that meet 811 program affordability standards. I (We) understand that all Applications must adhere to the TDHCA’s Integrated Housing Rule at 10 TAC §1.15 and Exhibit 5 of the Section 811 PRA Cooperative Agreement § PRA.305. Additionally, I (We) certify that the units identified for 811 PRA assistance will be dispersed throughout the property and must not be segregated to one area of a building or Development.

I (We) certify to follow the requirements of § PRA.403 regarding the Selection and Admission of Eligible Tenants. In addition, I (We) understand that prior to receiving referrals for Section 811 tenants, I (We) must submit and receive approval by the TDHCA for the Development’s Tenant Selection Plan. I (We) understand that the Applicant or their designated property management staff will accept referrals of Section 811 applicants from the TDHCA and determine eligibility based on the TDHCA-approved Tenant Selection Plan. I (We) understand that upon the request of TDHCA or HUD, the Applicant must furnish copies of all applications to HUD and/or TDHCA.

I (We) understand that the Applicant or their designated property management staff will be responsible for:

(1) obtaining and verifying information related to Social Security Numbers of Eligible Family members in accordance with 24 CFR Part 5, subpart B. Applicant or their designated property management staff shall refer to HUD Handbook 4350.3 REV-1, Chapters 3-3, B. and C., 3-9, and 3-11, and 3-31 for further guidance;

(2) obtaining and verifying income through the use of Enterprise Income Verification (EIV), pursuant to 24 C.F.R. 5.233(a)(2). Applicant or their designated property management staff shall refer to HUD Handbook 4350.3 REV-1, Chapter 3-30 for further guidance;
(3) obtaining and verifying information related to income eligibility of Eligible Families in Assisted Units in accordance with 24 CFR Part 5, subpart F. Applicant or their designated property management staff shall refer to HUD Handbook 4350.3 REV-1, Chapter 3-30 for further guidance;

(4) preventing crime in the Assisted Units, including the denial of admission to persons engaged in criminal activity or has certain criminal histories, in accordance with 24 CFR Part 5, Subpart H. Applicant or its designated property management staff shall refer to HUD Handbook 4350.3 REV-1, Chapter 4-27, E. for further guidance.

(5) complying with protections for victims of domestic violence, dating violence, sexual assault, or stalking, pursuant to 24 CFR Part 5, Subpart L; and

(6) complying with all other applicable requirements, including but not limited to the RAC, Project Rental Assistance Program Guidelines, and any other HUD administrative requirements.

I (We) understand that the Section 811 tenants participation in supportive services is voluntary and cannot be required as a condition of admission or occupancy.

I (We) understand that if the Applicant or their designated property management staff determines that an applicant is ineligible on the basis of income or Household composition, or because of failure to meet the disclosure and verification requirements for Social Security Numbers (as provided by 24 CFR Part 5), or because of failure by an Section 811 applicant to sign and submit consent forms for the obtaining of wage and claim information from State Wage Information Collection Agencies, or that the Applicant or their designated property management staff is not selecting the Section 811 applicant for other reasons, the Applicant or their designated property management staff will promptly notify the Section 811 applicant in writing of the determination and its reasons, and that the applicant has the right to meet with the Applicant or their designated property management staff and has the right to request a reasonable accommodation. I (We) understand that the Section 811 applicant may also exercise other rights if the applicant believes that he or she is being discriminated against on the basis of race, color, national origin, religion, sex, disability or familial status. I (We) understand that records on Section 811 applicants and Section 811 tenants, which provide racial, ethnic, gender and place of previous residency data required by HUD, must be maintained and retained for three (3) years. I (We) shall refer to HUD Handbook 4350.3 REV-1, Chapter 4-9 for further guidance on rejecting Section 811 applicants and denial of rental assistance.

I (We) certify that no Section 811 PRA Program funds will be attached to units receiving any other form of federal or state housing operating assistance or units that have received any form of long-term operating housing subsidy within a six-month period prior to receiving PRA funds. I (We) additionally certify that 811 PRA subsidy funds will not be attached to any unit that is currently a 30% AMI rent and income restricted unit or any unit that is currently operating with an existing use restriction or contractual obligation to serve persons with disabilities or persons 62 and older.
I (We) understand that funding through the full, initial 20 year term of a RAC contract to provide 811 PRA assistance will be conditional based upon available appropriations during each 5 year renewal cycle and may be moved or dissolved by TDHCA at anytime. Additionally, I (We) understand that the total number of assisted units, and their number of bedrooms maybe adjusted at anytime by TDHCA for a maximum number of units committed in the Section 811 PRA Owner Participation Agreement.

**Management Practices Certification**

I (We) certify that the Applicant or their designated property management staff will immediately notify TDHCA of Section 811 PRA unit vacancies if requested by TDHCA. I (We) certify that, once a RAC is executed, that the available unit will be held vacant for an 811 PRA tenant referred by TDHCA, if a tenant has been referred to the property by TDHCA, for up to 60 days before the unit will be re-rented to a non-811 PRA applicant.

I (We) certify that the Applicant or their designated property management staff will comply with any current or future requirement for marketing or outreach of the units and I (We) certify that I (we) will follow all HUD Fair Housing and Equal Opportunity requirements.

I (We) certify that I (we) will furnish all required documentation, reports, and forms as necessary to assist TDHCA in entering necessary eligibility and income information in HUD systems as required; information requested for reporting on performance measures to HUD will be furnished within the timelines as specified by TDHCA.

I (We) certify that we understand that all Applicants who are States, Territories, Urban Counties, and Metropolitan cities shall be subject to the requirements of 24 CFR Part 85, and further that all Applicants who are Nonprofits shall be subject to the requirements of 24 CFR Part 84.

I (We) certify that the initial lease between the Development and any 811 PRA assisted tenant will be a minimum of one year; I (we) further certify that the HUD model lease form HUD-92236-PRA will be used as required by the Cooperative Agreement, Section XII. GRANTEE PROGRAM ADMINISTRATION.

In addition, I (We) certify that we understand that all lease addendums must be sent to TDHCA. TDHCA will consider lease addendums on a case by case basis and may decide to send to HUD for approval. Owners may only modify the lease terms with a tenant at the end of the initial term or a successive term by serving an appropriate notice to the tenant, together with the provision of a revised TDHCA approved agreement or addendum.

I (We) certify to follow requirements of § PRA.406. I (We) understand that prior to occupancy of a Section 811 unit, that an Eligible Section 811 Household must be given the opportunity to be present for the move-in unit inspection. I (we) understand that the inspection of the Section 811 Unit will be completed by both the Applicant or the designated Property Management staff and the Eligible Section 811 Household and both shall certify, on a form prescribed or approved by TDHCA that they have inspected the Section 811 Unit and have determined it to be Decent, Safe, and Sanitary condition in accordance with the criteria provided in the form. The Applicant or the designated Property Management staff shall keep a copy of this inspection and make part of the lease as an attachment to the lease. If the Eligible Section 811 Household waives the right to this
inspection, a form prescribed or approved by the TDHCA would be signed by the Eligible Household indicating they have waived this right.

In addition, I (We) certify that the Applicant or the designated Property Management staff shall perform unit inspections of the Section 811 Units on at least an annual basis to determine whether the appliances and equipment in the unit are functioning properly and to assess whether a component needs to be repaired or replaced. This will ensure that the Applicant is meeting its obligation to maintain the Assisted Units in Decent, Safe, and Sanitary condition.

In addition, I (We) understand that the TDHCA and/or HUD may ask, and must be permitted, to review the records related to the RAC at least annually to determine compliance. I (We) understand that HUD may independently inspect project operations and Section 811 Units at any time with reasonable notice prior to inspection; and Equal Opportunity reviews may be conducted by HUD at any time.

I (We) certify that the Applicant or the designated Property Management staff shall comply with the Overcrowded and Under Occupied Unit requirements set by TDHCA in the Participant Selection Plan TDHCA maintains for HUD (and which is available on the TDHCA website) and will ensure that Section 811 tenants are not over or under housed according to those requirements.

I (We) certify that the Applicant or the designated Property Management staff shall comply and participate with any dispute resolution processes as required by TDHCA.

I (We) certify, as referenced in § PRA.409, that the Applicant shall not impede the reasonable efforts of tenants of the Assisted Units to organize pursuant to 24 CFR Part 245, or any successor regulations of 24 CFR Part 245, or unreasonably withhold the use of any community room or other available space appropriate for meetings which is part of the mortgaged property when requested by: (i) a resident tenant organization in connection with the representational purposes of the organization; or (ii) tenants seeking to organize or to consider collectively any matter pertaining to the operation of the mortgaged property.

I (We) certify that the Development site referenced in this Application will take reasonable steps to ensure meaningful access to its programs and activities to Limited English Proficiency tenants. Additionally, I (We) certify that all communications provided to Eligible Applicants and Eligible Households at the Development referenced in this Application are provided in a manner that is effective for persons with hearing, visual, and other communications-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 and, as applicable, the Americans with Disabilities Act.

I (We) certify that Development staff will assist 811 PRA tenants with annual re-certification of income and program requirements as required by HUD; property staff are familiar with HUD income verification requirements and tenant re-certification policies as published in the HUD Handbook 4350.3 REV-1.

I (We) certify that Development staff has the capacity and agrees to participate in the Tenant Rental Assistance Certification System for Section 811 PRA tenants. I (We) certify that if TDHCA procures a third party for one or more duties of the 811 PRA program, the Development will respond and comply with that third party in all ways as required of their obligations to TDHCA.
I (We) certify that the Development will obtain and maintain any information technology systems required of the PRA Program will be utilized at the Development at no expense to the TDHCA.

I (We) certify that any updated screening, eligibility, lease addenda or fee criteria established for tenants of the identified Development in this Application will be provided to TDHCA 30 days prior to property implementation; additionally, upon request TDHCA will receive copies of tenant recertifications completed by property staff.

I (We) certify that TDHCA will receive upon request any notices advising of property or resident rental increases.

I (We) certify that a copy of the Development’s property management plan, tenant selection criteria (or plan) and Affirmative Fair Housing Marketing plan will be provided to and discussed with onsite Development staff.

By: __________________________
Signature of Authorized Representative

Calvin Chen
Printed Name

Manager, Neo East Riverside LLC 100% Owner of GP
Title

2/22/18
Date

The State of Texas

COUNTY OF Travis

Before me, a notary public, on this day personally appeared Calvin Chen, 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 22 day of FEBRUARY, 2018

(Seal)

Notary Public Signature

2018 Uniform Multifamily Application Section 811 PRA Certification
Existing Development Information

NOT APPLICABLE
Occupied Developments

NOT APPLICABLE
22 Architectural Drawings
Elevations for each side of each building type and must include:

- a percentage estimate of the exterior composition of each elevation
- roof pitch

Photos of building elevations (Rehab and Adaptive Reuse not altering the unit configuration)
1. UNIT A, LOT 1, CLUBVIEW TERRACE
0.702 ACRES

2. PROJECT SITE IS ENTIRELY WITHIN FLOOD ZONE X; NO FLOOD MITIGATION REQUIRED

3. 0' SIDE & REAR YARD SETBACKS

BUILDING & UNIT TYPE MATRIX

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PARKING NOTES

62 PARKING SPACES PROVIDED:
5 ADA + 2 ADA VAN SPACES
19 COMPACT SPACES
36 STANDARD SPACES

PARKING PROVIDED MEETS LOCAL REQUIREMENTS PER CITY OF AUSTIN CODE INCLUDING OPTIONAL PARKING REDUCTIONS ALLOWED PER THE EAST RIVERSIDE CORRIDOR ZONING DISTRICT.

ACCESSIBLE UNITS

MOBILITY UNITS (LABELED "HC" ON PLAN)
5% OF 65 UNITS = 4 UNITS: 1 1BR, 2 2BR, 1 3BR

HEARING & VISUAL UNITS (LABELED "HV" ON PLAN)
2% OF 65 UNITS = 2 UNITS: 1 2BR, 1 3BR

SITE PLAN GENERAL NOTES

01 March 2018
AREA CALCULATIONS

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FLOOR AREA NOT IN NET RENTABLE AREA

- Elevator / Stair: 303 SF
- Employee Area (Conditioned): 644 SF
- Tenant Common Area (Conditioned): 1,800 SF

BUILDING GENERAL NOTES

1. MINIMUM CEILING HEIGHT: 8'-0"
2. ROOF SLOPE: 1/4:12 UNO
AREA CALCULATIONS

UNIT DISTRIBUTION

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FLOOR AREA NOT IN NET RENTABLE AREA

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Elevator / Stair</td>
<td>1,888</td>
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<tr>
<td>External Breezeway</td>
<td>10,382</td>
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<td>Storage / Utility Closets</td>
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</table>

BUILDING GENERAL NOTES

1. MINIMUM CEILING HEIGHT: 8'-0"
2. ROOF SLOPE: 1/4:12 UNO
AREA CALCULATIONS

UNIT DISTRIBUTION

<table>
<thead>
<tr>
<th>Level</th>
<th>1 BR</th>
<th>2 BR</th>
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</table>

FLOOR AREA NOT IN NET RENTABLE AREA

- Elevator / Stair: 451 SF
- External Breezeway: 1,513 SF
- Storage / Utility Closets: 185 SF

BUILDING GENERAL NOTES

1. MINIMUM CEILING HEIGHT: 8'-0"
2. ROOF SLOPE: 1/4:12 UNO

01 March 2018
AREA CALCULATIONS

UNIT DISTRIBUTION

<table>
<thead>
<tr>
<th>Level</th>
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</table>

15  16  4  65

FLOOR AREA NOT IN NET RENTABLE AREA

- Elevator / Stair: 451 SF
- External Breezeway: 1,522 SF

BUILDING GENERAL NOTES

1. MINIMUM CEILING HEIGHT: 8'-0"
2. ROOF SLOPE: 1/4:12 UNO
April 2, 2018

Mr. Ben Sheppard  
Specialist, Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Via: ben.sheppard@tdhca.state.tx.us

Re: Cambrian East Riverside, Austin, Application #18015

Dear Mr. Sheppard:

Please see the following response and associated attachments regarding the deficiency for HTC application 18015, Cambrian East Riverside, dated April 2, 2018. The attachment includes additional documentation and evidence where applicable.

1. Please note that mobility accessible units are not dispersed throughout the building.

We have redistributed the accessible units to create a more even dispersion. They are marked in red on the enclosed plans. I have also enclosed and updated version of Tab 23a which reflects the current distribution of mobility accessible units.

2. Please show the mobility accessible routes.

The mobility accessible route from the ground floor into the building, across the parking lot and onto the upper floors of the building has been highlighted in red on the enclosed site plan.

Please let us know if you have any further questions or require further documentation by contacting me at (512) 698-3369 or at sarah@structuretexas.com. Thank you for your consideration.

Sincerely,

Sarah H. Andre,  
Consultant to the Project
BUILDING & UNIT TYPE MATRIX

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit NRA</th>
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<tbody>
<tr>
<td>1/1 Unit</td>
<td>660 SF</td>
<td>15</td>
<td>9,900 SF</td>
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<tr>
<td>2/2 Unit</td>
<td>852 SF</td>
<td>30</td>
<td>25,560 SF</td>
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<td>3/2 Unit</td>
<td>1,050 SF</td>
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<td>16,800 SF</td>
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<td>4/2 Unit</td>
<td>1,252 SF</td>
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<td>5,008 SF</td>
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<td>Residential Units</td>
<td>57,286 SF</td>
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<td>Common Area</td>
<td>2,444 SF</td>
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ACCESSIBLE UNITS

MOBILITY UNITS (LABELED "HC" ON PLAN)
5% OF 65 UNITS = 4 UNITS: 1 1BR, 1 2BR, 1 3BR, 1 4BR

HEARING & VISUAL UNITS (LABELED "HV" ON PLAN)
2% OF 65 UNITS = 2 UNITS: 1 2BR, 1 3BR

PARKING NOTES

62 PARKING SPACES PROVIDED:
- 5 ADA + 2 ADA VAN SPACES
- 19 COMPACT SPACES
- 36 STANDARD SPACES

PARKING PROVIDED MEETS LOCAL REQUIREMENTS PER CITY OF AUSTIN CODE INCLUDING OPTIONAL PARKING REDUCTIONS ALLOWED PER THE EAST RIVERSIDE CORRIDOR ZONING DISTRICT.

SITE PLAN GENERAL NOTES

1. UNIT A, LOT 1, CLUBVIEW TERRACE
   0.702 ACRES

2. PROJECT SITE IS ENTIRELY WITHIN FLOOD ZONE X; NO FLOOD MITIGATION REQUIRED

3. 0' SIDE & REAR YARD SETBACKS
AREA CALCULATIONS

UNIT DISTRIBUTION

<table>
<thead>
<tr>
<th>Level</th>
<th>1 BR</th>
<th>2 BR</th>
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FLOOR AREA NOT IN NET RENTABLE AREA

- Elevator / Stair: 303 SF
- Employee Area (Conditioned): 644 SF
- Tenant Common Area (Conditioned): 1,800 SF

BUILDING GENERAL NOTES

1. MINIMUM CEILING HEIGHT: 8'-0"
2. ROOF SLOPE: 1/4:12 UNO
### Area Calculations

#### Unit Distribution

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<tr>
<th>Level</th>
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</table>

#### Floor Area Not in Net Rentable Area

- Elevator / Stair: 1,888 SF
- External Breezeway: 10,362 SF
- Storage / Utility Closets: 555 SF

### Building General Notes

1. **Minimum Ceiling Height:** 8'-0"
2. **Roof Slope:** 1/4:12 UNO

---

**Scale:** 1/32" = 1'-0"
AREA CALCULATIONS

UNIT DISTRIBUTION

<table>
<thead>
<tr>
<th>Level</th>
<th>1 BR</th>
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FLOOR AREA NOT IN NET RENTABLE AREA

- Elevator / Stair: 484 SF
- External Breezeway: 1,817 SF
- Storage / Utility Closets: 185 SF

BUILDING GENERAL NOTES

1. MINIMUM CEILING HEIGHT: 8'-0"
2. ROOF SLOPE: 1/4:12 UNO
AREA CALCULATIONS

UNIT DISTRIBUTION

<table>
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<tr>
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FLOOR AREA NOT IN NET RENTABLE AREA

- Elevator / Stair: 451 SF
- External Breezeway: 1,513 SF
- Storage / Utility Closets: 185 SF

BUILDING GENERAL NOTES

1. MINIMUM CEILING HEIGHT: 8'-0"
2. ROOF SLOPE: 1/4:12 UNO
### AREA CALCULATIONS

**UNIT DISTRIBUTION**

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**FLOOR AREA NOT IN NET RENTABLE AREA**

- Elevator / Stair: 451 SF
- External Breezeway: 1,525 SF

### BUILDING GENERAL NOTES

1. **MINIMUM CEILING HEIGHT:** 8'-0"
2. **ROOF SLOPE:** 1/4:12 UNO
1. MINIMUM CEILING HEIGHT: 8'-0"
2. ROOF SLOPE: 1/4:12 UNO

**TABLE: EXTERIOR MATERIALS**

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<tr>
<th>Material</th>
<th>Total Area</th>
<th>% Area</th>
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<tbody>
<tr>
<td>1. Stucco (TDHCA Masonry)</td>
<td>5,316 SF</td>
<td>64.17%</td>
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<tr>
<td>2. Concrete</td>
<td>1,514 SF</td>
<td>18.27%</td>
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<tr>
<td>3. Cementitious Siding</td>
<td>1,455 SF</td>
<td>17.56%</td>
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**TABLE: MATERIALS LEGEND**

1. STUCCO (TDHCA MASONRY)
2. CONCRETE
3. CEMENTITIOUS SIDING
**EXTerior MATERIALS**

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<td>3,276 SF</td>
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<td>2. Concrete</td>
<td>675 SF</td>
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**BUILDING GENERAL NOTES**

1. MINIMUM CEILING HEIGHT: 8'-0''
2. ROOF SLOPE: 1/4:12 UNO

**MATERIALS LEGEND**

1. STUCCO (TDHCA MASONRY)
2. CONCRETE
3. CEMENTITIOUS SIDING
MINIMUM CEILING HEIGHT: 8'-0"

ROOF SLOPE: 1/4:12 UNO

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<th>Exterior Materials</th>
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<td>1. Stucco (TDHCA Masonry)</td>
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<td>2. Concrete</td>
<td>1,514 SF</td>
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<td>3. Cementitious Siding</td>
<td>1,478 SF</td>
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Materials Legend:
1. Stucco (TDHCA Masonry)
2. Concrete
3. Cementitious Siding
**EXTERIOR MATERIALS**

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<td>Cementitious Siding</td>
<td>449 SF</td>
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**BUILDING GENERAL NOTES**

1. MINIMUM CEILING HEIGHT: 8'-0''
2. ROOF SLOPE: 1/4:12 UNO

**MATERIALS LEGEND**

1. STUCCO (TDHCA MASONRY)
2. CONCRETE
3. CEMENTITIOUS SIDING

Scale: 1/32" = 1'-0"
1. UNIT TYPOLOGY
   BEDROOMS: 1
   BATHROOMS: 1
   NET RENTABLE SQUARE FOOTAGE: 660 SF

2. UNIT MEETS ALL ACCESSIBILITY REQUIREMENTS

3. ALL UNITS ACCESSED BY ELEVATOR COMPLY WITH THE VISIBILITY REQUIREMENTS OF 10.101(b)(8)(B)(iii)
2/2 UNIT NOTES

1. UNIT TYPOLOGY
   BEDROOMS: 2
   BATHROOMS: 2
   NET RENTABLE SQUARE FOOTAGE: 852 SF

2. UNIT MEETS ALL ACCESSIBILITY REQUIREMENTS

3. ALL UNITS ACCESSED BY ELEVATOR COMPLY WITH THE VISIBILITY REQUIREMENTS OF 10.101(b)(8)(B)(iii)
3/2 UNIT NOTES

1. UNIT TYPOLOGY
   BEDROOMS: 3
   BATHROOMS: 2
   NET RENTABLE SQUARE FOOTAGE: 1050 SF

2. UNIT MEETS ALL ACCESSIBILITY REQUIREMENTS

3. ALL UNITS ACCESSED BY ELEVATOR COMPLY WITH THE VISITABILITY REQUIREMENTS OF 10.101(b)(8)(B)(iii)
4/2 UNIT NOTES

1. UNIT TYPOLOGY
   BEDROOMS: 4
   BATHROOMS: 2
   NET RENTABLE SQUARE FOOTAGE: 1252 SF

2. UNIT MEETS ALL ACCESSIBILITY REQUIREMENTS

3. ALL UNITS ACCESSED BY ELEVATOR COMPLY WITH THE VISIBILITY REQUIREMENTS OF 10.101(b)(8)(B)(iii)
COMMON AREAS

Employee Area (Conditioned)

- File/Copy: 102 SF
- Maintenance/Storage: 332 SF
- Manager's Office: 210 SF

Employee Area Subtotal: 644 SF

Tenant Common Area (Conditioned)

- Community Room: 738 SF
- Computer Lounge: 272 SF
- Corridor: 150 SF
- Fitness Center: 221 SF
- Lobby/Reception: 282 SF
- Restroom: 72 SF
- Restroom: 65 SF

Tenant Area Subtotal: 1800 SF

Total Common Area: 2444 SF

BUILDING GENERAL NOTES

1. MINIMUM CEILING HEIGHT: 8'-0"
2. ROOF SLOPE: 1/4:12 UNO
June 11, 2018

Ms. Nicole Fisher  
Specialist, Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Via: nicole.fisher@tdhca.state.tx.us

Re: Cambrian East Riverside, Austin, Application #18015

Dear Ms. Fisher:

Please see the following responses and associated attachments regarding the deficiency for HTC application #18015 Cambrian East Riverside, dated June 6, 2018. The attachment includes documentation and evidence where applicable and is searchable using the attachment’s bookmarks.

1. Parking: Please provide evidence of the local code that is referenced on the Site Plan.

   Please see the attached letter from the Gabriel T. Hovdey from Southwest Engineers regarding local parking requirements and the amended site plan.

Please let us know if you have any further questions or require further documentation by contacting Sarah H. Andre, at (512) 698-3369 or at sarah@structuretexas.com. Thank you for your consideration.

Sincerely,

Sarah H. Andre,  
Consultant to the Project
June 13, 2018

Nicole Fisher
Housing Specialist
Texas Department of Housing and Community Affairs (TDHCA)
221 E. 11th Street
Austin TX 78701

RE: Application #18105 - Cambrian House East Riverside - Parking Requirements
Southwest Engineers (SWE) Project No. 0759-002-18

The following information is provided regarding the parking requirements for application #18015 according to the City of Austin (COA) Land Development Code (LDC) and the East Riverside Corridor (ERC) Regulating Plan.

The current unit mix for the development requires a total of One Hundred Thirty Four and a half (134.5) parking spaces per Appendix A of Chapter 25-6 of the COA LDC and can be better identified as follows:

- 15 - One (1) Bedroom Units - Requiring 22.5 spaces (1.5 spaces per bedroom dwelling unit)
- 30 - Two (2) Bedroom Units - Requiring 60 spaces (2.0 spaces per bedroom dwelling unit)
- 16 - Three (3) Bedroom Units - Requiring 40 spaces (2.5 spaces per bedroom dwelling unit)
- 4 - Four (4) Bedroom Units - Requiring 12 spaces (3.0 spaces per bedroom dwelling unit)

The Cambrian East Riverside preliminary plan exhibit submitted with the application referenced "local requirements per City of Austin code and optional parking reductions allowed per the East Riverside Corridor Zone District". Section 4.4 of the ERC Regulating Plan (attached) defines requirements for the property in this specific zoning district. The minimum automobile parking for property, located within the ERC, is equal to sixty percent (60%) of the standard parking requirements as stated in the above mentioned COA LDC Section 25-6 Appendix A (attached).

In addition to the forty percent (40%) reduction, Section 4.4.4 of the ERC Regulating Plan provides for further parking reduction options that could reduce the overall minimum parking allowed to be equal to a cumulative total of fifty percent (50%). Examples of additional parking reduction options include: one space (1) of off-street parking for every one space (1) of on-street parking provided, ten percent (10%) for preservation of significant trees, Twenty (20) spaces for every car-sharing vehicle space provided, Twenty (20) spaces for every electrical vehicle charging station proposed on-site, ten percent (10%) for a shower facility being located on-site, one (1) space for each fully enclosed and lockable bicycle parking space, and a ten percent (10%) if parking spaces are leased or sold separately from occupied units.
This project intends to provide an electric vehicle charging station in order to utilize the optional reduction in parking. In combination with the automatic forty percent (40%) reduction, the overall parking total required is equal to fifty percent (50%) of One Hundred Thirty Four and a half (134.5) or equal to Sixty Seven and a quarter (67.25) allowably rounded down to Sixty Seven (67). Sixty Eight (68) parking spaces are being provided as shown on the preliminary plan exhibit.

If you have further questions or if any additional information is required, please feel free to contact me at your convenience.

Respectfully submitted,

[Signature]

Gabriel T. Hovdey
Project Manager

gth
4.4. **OFF-STREET AUTOMOBILE AND BICYCLE PARKING**

4.4.1. **Applicability**

<table>
<thead>
<tr>
<th>Standards</th>
<th>Applies if ERC Subdistrict is:</th>
<th>Applies if the adjacent street is:</th>
<th>Applies to the following:</th>
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<tr>
<td>Section 4.4</td>
<td>CMU IMU NMU UR NR CTC PPC UR HWY</td>
<td>- All development</td>
<td>- Active Edge standards</td>
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</table>

See Article 1 for maps and Sections 2.3.4 & 3.2.2 for descriptions of ERC Subdistricts and ERC Roadway Types.

4.4.2. **Automobile Parking Requirements**

A. **Minimum Automobile Parking Requirement:**

60 percent of that prescribed by the LDC Section 25-6 Appendix A (Tables of Off-Street Parking and Loading Requirements).

B. **Maximum Automobile Parking Requirement:**

110 percent of that prescribed by Appendix A.

4.4.3. **Optional Shared Parking**

Shared parking arrangements are encouraged to ensure that any vehicular parking provided is utilized to the greatest extent possible and to limit the provision of unnecessary parking spaces. Shared parking opportunities must be approved by the Director during site plan review.

4.4.4. **Optional Reduction of Minimum Off-Street Parking Requirements**

This section provides for reductions in the minimum off-street parking requirements in Subsection 4.4.2. The minimum off-street parking requirement shall be reduced as follows:

A. By one space for each on-street parking space located adjacent to the site. On-street parking utilized to meet minimum parking requirements may at any time be removed or modified by the City of Austin.

B. By up to 10 percent to preserve significant stands of trees or protected trees in addition to those required to be preserved by the Code, pursuant to protection measures specified in the Environmental Criteria Manual. If the applicant provides more parking spaces than the minimum required, the additional parking spaces may not result in the removal of significant stands of trees or protected trees.
C. By 20 spaces for every car-sharing vehicle provided in a program that complies with the requirements prescribed by the Director by administrative rule.

D. By 20 spaces for an electric vehicle charging station installed and maintained in accordance with Austin Energy standards.

E. By 10 percent if a shower facility area is provided on-site per the criteria below: (1) For buildings with 5,000 to 19,999 square feet of gross floor area, a minimum of one unisex shower and changing facility shall be provided. (2) For buildings with 20,000 to 99,999 square feet of gross floor area, a minimum of one shower and changing facility per gender shall be provided. (3) For buildings with 100,000 or more square feet of gross floor area, a minimum of two showers and changing facilities per gender shall be provided.

F. By one motor vehicle parking space for each fully enclosed and lockable bicycle parking space.

G. By 10 percent if parking spaces are leased or sold separately from occupied units or spaces.

Unless otherwise specified, the above reductions may be applied cumulatively, and may be applied in addition to the parking reduction authorized in Subsection 4.4.2, but in no case may the minimum off-street parking requirements for a project set forth in Chapter 25-6, Appendix A, be reduced to less than 50 percent.

4.4.5. Parking Design Standards

A. For all roadway types except ERC Highway and where Type I driveways are allowed, off-street parking is prohibited between the principal street and the corresponding street-facing façade line (see Figure 4-10).

B. Any off-street surface parking along a street designated as an ERC Core Transit Corridor or ERC Pedestrian Priority Collector shall have landscape buffering in accord with Environmental Criteria.
Article 4

Manual [Section 2.4.3] between the clear zone (or the supplemental zone if provided) and the parking area. The buffering method chosen must include shade trees unless already provided in an adjacent planting zone (Figure 4-11).

C. Off-street surface parking is prohibited along street segments designated as active edges on Figure 1-4, Active Edges Map. Parking structures may be located along active edges provided they meet the applicable active edge standards in Section 5.6.

D. Off-street parking provided as part of a building or parking structure adjacent to the principal street, an ERC Core Transit Corridor, or an ERC Pedestrian Priority Collector must meet the active edge ground floor space standards in Section 5.6 for the net frontage length required by the roadway type.

E. Commercial off-street parking and off-site accessory parking must comply with the limitations and requirements in Figure 2-1, the ERC Land Use Table.

4.4.6. Bicycle Parking Requirements

A. Minimum Requirement

Bicycle parking shall be as prescribed by the LDC Appendix A (Tables of Off-Street Parking and Loading Requirements). The required amount shall be calculated based on the motor vehicle spaces required by Appendix A prior to any available parking reductions.

1. For retail uses, a minimum of 75% of all required bicycle parking shall be located along the principal street and within 50 feet of a primary building entrance. If premium bicycle parking is provided in a garage and signage is provided to communicate that bicycle parking is available in a garage, then a minimum of 50% of all required bicycle parking shall be located along the principal street and within 50 feet of a primary building entrance. For all other uses, the requirement is a minimum of 10%.

2. After meeting the requirement in 1. above, the remainder of required bicycle parking may be located:
Article 4

a. Within 50 feet of other building entryways not on the principal street; or
b. At employee entrances; or
c. Within a building; or
d. In a covered motor vehicle parking area.

B. Standards

All bicycle parking shall meet the standards as prescribed in the LDC and as follows:

1. Bicycle parking is encouraged in the sidewalk planting zone, but shall not obstruct walkways.

2. Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or a secure stationary rack, which support the frame so the bicycle cannot easily be pushed or fall to one side. Racks that require a user-supplied lock should accommodate locking the frame and both wheels using either a cable or U-shaped lock.

3. Bicycle parking spaces shall be at least 6 feet long and 3 feet wide, and overhead clearance in covered spaces shall be a minimum of 7 feet.

4. A 5-foot aisle for bicycle maneuvering, which may be provided within the required sidewalk clear zone, shall be provided and maintained beside or between each row of bicycle parking.

5. Bicycle racks or lockers shall be securely anchored.

6. Bicycle parking shall be located in a well lighted, secure, and visible location.

7. Bicycle racks may be located in a parking lot provided the clearances described in this section are met.

4.5. DRIVE-THROUGH FACILITIES

Unless legally constructed or permitted prior to May 9, 2013, drive-through facilities are not allowed in the ERC Zoning District. Construction on said properties will be subject to all standards in the ERC Regulating Plan according to the applicability standards in Section 1.2 Applicability. The number of drive through bays or lanes can only be increased from the number existing as of May 9, 2013 using a conditional use permit. On May 9, 2020, all drive-through facilities will become subject to Article 8 Noncomplying Structures in the City LDC Sections 25-2-961 through 25-2-964, unless the drive-through facilities are brought into conformance with ERC Design Standards, in which case they would continue to be in compliance. See Figure 1-15: Map of Properties with Drive-Through Facilities and Figure 1-16: Table of Properties with Drive-Through Facilities for a map and list of properties to which this subsection applies.
# APPENDIX A. - TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS.

## PART 1 - MOTOR VEHICLES

<table>
<thead>
<tr>
<th>Use Classification</th>
<th>Minimum Off-Street Parking Requirement</th>
<th>Off-Street Loading Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cottage special use</td>
<td>2 spaces for each dwelling unit</td>
<td>None</td>
</tr>
<tr>
<td>Mobile home residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small lot single-family residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban home special use</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Secondary apartment special use</strong></td>
<td>Principal unit: 2 spaces</td>
<td>None</td>
</tr>
<tr>
<td><strong>Two family residential</strong></td>
<td>Secondary unit: If located greater than .25 miles from an activity corridor that is served by a bus or transit line - 1 space; if located less than or equal to .25 miles from an activity corridor that is served by a bus or transit line - 0 spaces. For purposes of this requirement, activity corridor is defined in the Imagine Austin Comprehensive Plan, as adopted by Ordinance No. 20120614-058.</td>
<td></td>
</tr>
<tr>
<td><strong>Accessory apartment</strong></td>
<td>Efficiency dwelling unit: 1 space</td>
<td>None</td>
</tr>
<tr>
<td><strong>Condominium residential</strong></td>
<td>1 bedroom dwelling unit: 1.5 spaces</td>
<td></td>
</tr>
<tr>
<td><strong>Multifamily residential</strong></td>
<td>Dwelling unit larger than 1 bedroom: 1.5 spaces plus 0.5 space for each additional bed</td>
<td></td>
</tr>
</tbody>
</table>
Specifications and Building/Unit Type Configuration
**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 Q through AA, and rows 51 through 79.

<table>
<thead>
<tr>
<th>Building Configuration</th>
<th>(Check all that apply):</th>
<th>Single Family Construction</th>
<th>SRO</th>
<th>Transitional (per §42)(a)(3)(B))</th>
<th>Duplex</th>
<th>Scattered Site</th>
<th>Fourplex</th>
<th>X &gt; 4 Units Per Building</th>
<th>Townhome</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development will have:</td>
<td></td>
<td>X Fire Sprinklers</td>
<td>X Elevators</td>
<td>1 # of Elevators</td>
<td>3500 Wt. Capacity</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Parking Spaces (consistent with Architectural Drawings):</td>
<td>Free Paid</td>
<td>62 Shed or Flat Roof Carport Spaces</td>
<td>Detached Garage Spaces</td>
<td>Attached Garage Spaces</td>
<td>Uncovered Spaces</td>
<td>Structured Parking Garage Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor Composition/Wall Height:</td>
<td>100 % Carpet/Vinyl/Resilient Flooring</td>
<td>9 Ceiling Height</td>
<td>5 % Ceramic Tile</td>
<td>Upper Floor(s) Ceiling Height (Townhome Only)</td>
<td>% Other Describe:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Buildings</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Units Per Building</td>
<td>Total # of Units</td>
<td>Total Sq Ft for Unit Type</td>
</tr>
<tr>
<td>1 br 1 1 660</td>
<td>15</td>
<td>3,900</td>
</tr>
<tr>
<td>2 br 2 2 852</td>
<td>30</td>
<td>25,560</td>
</tr>
<tr>
<td>3 br 3 2 1,050</td>
<td>16</td>
<td>16,800</td>
</tr>
<tr>
<td>4 br 4 2 1,252</td>
<td>4</td>
<td>5,008</td>
</tr>
<tr>
<td>Totals</td>
<td>65</td>
<td>57,268</td>
</tr>
</tbody>
</table>

**Supportive Housing Applicants Only**

- Enter the total development common area from the architect's plans: [ ]
- 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: Use this number to figure points under 11.9(e)(2) [ ]
- If a revised form is submitted, date of submission: [ ]
Accessible Mobility Units Calculation
# 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

Multifamily Housing Developments covered by 10 TAC 10.101(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

<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>65</td>
<td>5%</td>
<td>3.25</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (660sf)</td>
<td>15</td>
<td>5%</td>
<td>0.75</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (852sf)</td>
<td>30</td>
<td>5%</td>
<td>1.5</td>
<td>1.5</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1050sf)</td>
<td>16</td>
<td>5%</td>
<td>0.8</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>4/2 (1252sf)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>*NOTE: If total is more than what is required, Applicant will select which Unit(s) not to include Under &quot;Units Proposed&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**EXAMPLE:**

<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>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</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; 101)</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; 1)</td>
<td>3</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>68</td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
<td></td>
<td></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: [Signature]

Printed Name: Braxton Werner

Firm Name (If applicable): Wernerfield Architecture+Design

Date: 02-26-2018
**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

Multifamily Housing Developments covered by 10 TAC 10.101(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

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>65</td>
<td>5%</td>
<td>3.25</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (660sf)</td>
<td>15</td>
<td>5%</td>
<td>0.75</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (852sf)</td>
<td>30</td>
<td>5%</td>
<td>1.5</td>
<td>1.5</td>
<td>1</td>
</tr>
<tr>
<td>3/2 (1050sf)</td>
<td>16</td>
<td>5%</td>
<td>0.8</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>4/2 (1252sf)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>65</strong></td>
<td><strong>3.25</strong></td>
<td><strong>4.5</strong></td>
<td><strong>4</strong></td>
<td><strong>4</strong></td>
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</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></td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
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<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; 1000)</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; 1100)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
<td></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: _____________________________
Signature

04-02-2018
Date

Braxton Werner
Printed Name

Wernerfield Architecture+Design
Firm Name (If applicable)
23b Accessible Hearing/Visual Units Calculation
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 10.101(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>Unit Description</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/1 (660)</td>
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<td>2%</td>
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<td>1</td>
</tr>
<tr>
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<td>1</td>
</tr>
<tr>
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<td>1</td>
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<tr>
<td>4/2 (1252)</td>
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<td>1</td>
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<td></td>
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<td>2%</td>
<td>1.3</td>
<td>4</td>
<td>2</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>
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<td>Unit Description</td>
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<tr>
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<tr>
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<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>1</td>
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<tr>
<td>D</td>
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<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]

Printed Name: Braxton Werner

Wernerfield Architecture+Design

Date: 02-26-2018

Firm Name (If applicable)
23c Accessible Parking Calculation
Accessible Parking Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

Parking requirements based on:

There must be one accessible space per accessible Unit located on the closest route to the Unit (ADA).
When parking is provided for leasing office and amenities, use ADA Table 208.2 to calculate.
When calculating additional spaces needed, use whichever yields the larger number of spaces.
If you have different kinds of parking, e.g. lot, carport, and garages, each has to meet the standards individually.
If there is a separate amenity (e.g. a pavilion in the back corner of property) that provides non-accessible spaces, at least one space would need to be an accessible.

Use this chart to indicate number of parking spaces provided.
enter the total number of parking spaces
enter the parking type and the number of spaces in each, starting with the surface lot (*see the example)
make sure the totals match!

<table>
<thead>
<tr>
<th>Total # of Spaces:</th>
<th>62</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered Surface Lot</td>
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<td>1</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>62</td>
<td>100</td>
</tr>
</tbody>
</table>

Use this chart to figure out accessible parking requirements.
chart above must be completed first
In C32, enter the total number of accessible spaces required
(see Application Webinar, Part 3, from 0:00 - 14:20, or webinar slides starting at slide 136)
In D33, enter the number of units required per accessible Unit in the surface lot
In column F, distribute required van spaces among the different parking facilities

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered Surface Lot</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>7</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>10.66666667</td>
<td>10</td>
</tr>
<tr>
<td>Carports</td>
<td>3.55555556</td>
<td>4</td>
</tr>
<tr>
<td>Garages</td>
<td>1.77777778</td>
<td>2</td>
</tr>
<tr>
<td>Facility 4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>16</td>
</tr>
</tbody>
</table>

EXAMPLE*

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>16</td>
<td>16</td>
</tr>
</tbody>
</table>

By signing below, I (WE) certify that the information above meets the requirements in the 2010 ADA Standards for Accessible Design Title III regulations at 28 CFR part 36, subpart D, and the 2004 ADA Accessibility Guidelines at 36 CFR part 1191, appendices B and D. There will be at least one accessible spot per accessible unit located on the closest route to the accessible unit. For every 6 or fraction of 6 accessible spaces required, at least one will be van accessible. Accessible spaces will be dispersed amongst the parking types provided.

By: __________________________
Signature
02-26-2018
Date

Printed Name
Wernerfield Architecture+Design
Firm Name (If applicable)
Rent Schedule
## Rent Schedule

**Rent Designations (select from Drop down menu)**

<table>
<thead>
<tr>
<th>Program</th>
<th>Rent Limit</th>
<th>Tenant Paid Utility Allow.</th>
<th>Rent Collected /Unit</th>
<th>Total Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC 30%</td>
<td>PBV</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 50%</td>
<td>PBV</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 60%</td>
<td>PBV</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>PBV</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 30%</td>
<td>PBV</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 50%</td>
<td>PBV</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 60%</td>
<td>PBV</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>PBV</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Non Rental Income**

- **Deposits, Late Fees, App Fees**
- **TOTAL NONRENTAL INCOME**

**TOTAL**

- **65**
- **57,268**
- **60,825**
- **56,289**
- **67,468**

---

**Rent Limits**

### RENT LIMITS

#### AMFI

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>AMFI</th>
<th>Number of Bedrooms</th>
<th>AMFI</th>
<th>Number of Bedrooms</th>
<th>AMFI</th>
<th>Number of Bedrooms</th>
<th>AMFI</th>
<th>Number of Bedrooms</th>
<th>AMFI</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>$427</td>
<td>3</td>
<td>$712</td>
<td>6</td>
<td>$855</td>
<td>12</td>
<td>$212</td>
<td>12</td>
<td>$1,160</td>
</tr>
<tr>
<td>1</td>
<td>$458</td>
<td>4</td>
<td>$763</td>
<td>7</td>
<td>$916</td>
<td>13</td>
<td>$230</td>
<td>13</td>
<td>$1,181</td>
</tr>
<tr>
<td>2</td>
<td>$549</td>
<td>5</td>
<td>$819</td>
<td>8</td>
<td>$961</td>
<td>14</td>
<td>$230</td>
<td>14</td>
<td>$1,204</td>
</tr>
<tr>
<td>3</td>
<td>$635</td>
<td>6</td>
<td>$874</td>
<td>9</td>
<td>$1,035</td>
<td>15</td>
<td>$230</td>
<td>15</td>
<td>$1,217</td>
</tr>
<tr>
<td>4</td>
<td>$708</td>
<td>7</td>
<td>$931</td>
<td>10</td>
<td>$1,097</td>
<td>16</td>
<td>$230</td>
<td>16</td>
<td>$1,225</td>
</tr>
<tr>
<td>5</td>
<td>$780</td>
<td>8</td>
<td>$984</td>
<td>11</td>
<td>$1,160</td>
<td>17</td>
<td>$230</td>
<td>17</td>
<td>$1,239</td>
</tr>
</tbody>
</table>

---

**TOTAL**

- **65**
- **57,268**
- **60,825**
- **56,289**
- **67,468**

---

**Rental Concessions (enter as a negative number)**

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>AMFI</th>
<th>Number of Bedrooms</th>
<th>AMFI</th>
<th>Number of Bedrooms</th>
<th>AMFI</th>
<th>Number of Bedrooms</th>
<th>AMFI</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td>3</td>
<td></td>
<td>6</td>
<td></td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>4</td>
<td></td>
<td>7</td>
<td></td>
<td>13</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>5</td>
<td></td>
<td>8</td>
<td></td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>6</td>
<td></td>
<td>9</td>
<td></td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>7</td>
<td></td>
<td>10</td>
<td></td>
<td>16</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td>8</td>
<td></td>
<td>11</td>
<td></td>
<td>17</td>
<td></td>
</tr>
</tbody>
</table>

---

**Self Score Total:** 117

---

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".
### Rent Schedule (Continued)

<table>
<thead>
<tr>
<th>TC</th>
<th>% of LI</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>11%</td>
<td>9%</td>
</tr>
<tr>
<td>40%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>50%</td>
<td>40%</td>
<td>34%</td>
</tr>
<tr>
<td>60%</td>
<td>49%</td>
<td>42%</td>
</tr>
</tbody>
</table>

| HC LI Total | 55 |
| EO           | 0  |
| MR           | 10 |
| MR Total     | 10 |

| Total Units  | 65 |

<table>
<thead>
<tr>
<th>MRB</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
</tr>
<tr>
<td>40%</td>
</tr>
<tr>
<td>50%</td>
</tr>
<tr>
<td>60%</td>
</tr>
</tbody>
</table>

| MRB Total | 0  |

### NATIONAL HOUSING TRUST FUND

<table>
<thead>
<tr>
<th>HTF</th>
<th>% of LI</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>50%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>60%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>80%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| HTF Total | 0  |

### MORTGAGE REVENUE BOND

<table>
<thead>
<tr>
<th>MRB</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
</tr>
<tr>
<td>40%</td>
</tr>
<tr>
<td>50%</td>
</tr>
<tr>
<td>60%</td>
</tr>
</tbody>
</table>

| MRB Total | 0  |

### DIRECT LOAN

<table>
<thead>
<tr>
<th>Direct Loan LI Total</th>
<th>0</th>
</tr>
</thead>
<tbody>
<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>
</tbody>
</table>

### OTHER

| Total OT Units | 8  |

### BEDROOMS

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>15</td>
</tr>
<tr>
<td>2</td>
<td>30</td>
</tr>
<tr>
<td>3</td>
<td>16</td>
</tr>
<tr>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
</tr>
</tbody>
</table>

### ACQUISITION + HARD

- **Cost Per Sq Ft**: $111.95
- **Building Cost Per Sq Ft**: $77.98

**NOTES**

- Do not use this calculation to score points under 11.9(e)(2). At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.
Utility Allowances
### Utility Allowances [§10.614]

Applicant must attach to this form as documentation to support the “Utility Allowance” estimate used in completing the Rent Schedule provided in the Application. Where the Applicant uses any method that requires Department review, such review must have been requested prior to submission of the Application. Please see 10 TAC §10.614. This exhibit must clearly indicate which utility costs are included in the estimate.

If tenants will be required to pay any other mandatory fees (e.g. renter’s insurance) please provide an estimate, description and documentation of those as well.

<table>
<thead>
<tr>
<th>Utility</th>
<th>Who Pays</th>
<th>Energy Source</th>
<th>0BR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>Source of Utility Allowance &amp; Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td>Tenant</td>
<td>Electric</td>
<td>$7</td>
<td>$8</td>
<td>$10</td>
<td>$11</td>
<td>HACA-6/1/2017</td>
<td></td>
</tr>
<tr>
<td>Cooking</td>
<td>Tenant</td>
<td>Electric</td>
<td>$5</td>
<td>$6</td>
<td>$7</td>
<td>$8</td>
<td>HACA-6/1/2017</td>
<td></td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
<td>Electric</td>
<td>$27</td>
<td>$32</td>
<td>$37</td>
<td>$42</td>
<td>HACA-6/1/2017</td>
<td></td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
<td>Electric</td>
<td>$9</td>
<td>$14</td>
<td>$19</td>
<td>$24</td>
<td>HACA-6/1/2017</td>
<td></td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
<td>Electric</td>
<td>$10</td>
<td>$14</td>
<td>$18</td>
<td>$20</td>
<td>HACA-6/1/2017</td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>Tenant</td>
<td>Electric</td>
<td>$46</td>
<td>$54</td>
<td>$62</td>
<td>$71</td>
<td>HACA-6/1/2017</td>
<td></td>
</tr>
<tr>
<td>Sewer</td>
<td>Tenant</td>
<td></td>
<td>$73</td>
<td>$87</td>
<td>$101</td>
<td>$115</td>
<td>HACA-6/1/2017</td>
<td></td>
</tr>
<tr>
<td>Trash</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flat Fee</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Paid by Tenant</strong></td>
<td></td>
<td></td>
<td>$-</td>
<td>$177</td>
<td>$215</td>
<td>$254</td>
<td>$291</td>
<td></td>
</tr>
</tbody>
</table>

Other (Describe)

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

## Allowances for Tenant Furnished Utilities and other Services

### Locality: Housing Authority of the City of Austin, TX

### Unit Type: Multi-Family Elevator

#### Date (mm/dd/yyyy)

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>Monthly Dollar Allowances</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0 BR</td>
</tr>
<tr>
<td>Heating</td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$5.00</td>
</tr>
<tr>
<td>b. Bottle Gas/Propane</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$6.00</td>
</tr>
<tr>
<td>d. Oil / Other</td>
<td></td>
</tr>
<tr>
<td>Cooking</td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$3.00</td>
</tr>
<tr>
<td>b. Bottle Gas/Propane</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$4.00</td>
</tr>
<tr>
<td>Other Electric (Lights, Appliances, &amp; Monthly Fee)</td>
<td>$24.00</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>$7.00</td>
</tr>
<tr>
<td>Water Heating</td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$6.00</td>
</tr>
<tr>
<td>b. Bottle Gas/Propane</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$8.00</td>
</tr>
<tr>
<td>d. Oil / Other</td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>$45.00</td>
</tr>
<tr>
<td>Sewer</td>
<td>$71.00</td>
</tr>
<tr>
<td>Trash Collection</td>
<td>$28.00</td>
</tr>
<tr>
<td>Range / Microwave Tenant-supplied</td>
<td>$12.00</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>$13.00</td>
</tr>
<tr>
<td>Other--specify:</td>
<td></td>
</tr>
<tr>
<td>Monthly Gas Fee $16.37</td>
<td>$16.00</td>
</tr>
</tbody>
</table>

### Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>per month cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td>$</td>
</tr>
<tr>
<td>Cooking</td>
<td>$</td>
</tr>
<tr>
<td>Other Electric</td>
<td>$</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>$</td>
</tr>
<tr>
<td>Water Heating</td>
<td>$</td>
</tr>
<tr>
<td>Water</td>
<td>$</td>
</tr>
<tr>
<td>Sewer</td>
<td>$</td>
</tr>
<tr>
<td>Trash Collection</td>
<td>$</td>
</tr>
<tr>
<td>Range / Microwave</td>
<td>$</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td>Number of Bedrooms</td>
<td>$</td>
</tr>
<tr>
<td>Total</td>
<td>$</td>
</tr>
</tbody>
</table>
Sarah

I spoke with a member of our Compliance Division and I have confirmed that this is the current form for the City of Austin PHA and would be what was used for monitoring, etc at this point in time. Please disregard.

Shannon Roth
Multifamily Housing Specialist
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.3929
Fax: 512.475.1895

About TDHCA
The Texas Department of Housing and Community Affairs is committed to expanding fair housing choice and opportunities for Texans through the administration and funding of affordable housing and homeownership opportunities, weatherization, and community-based services with the help of for-profits, nonprofits, and local governments. For more information about fair housing, funding opportunities, or services in your area, please visit www.tdhca.state.tx.us or the Learn about Fair Housing in Texas page.

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 §10.2(b)).

Ms. Roth -

I am writing to respond to the deficiency you issued today for Application #18015, Cambrian East Riverside. I am perplexed.

The Utility Allowances submitted in the application have an effective date of 6/1/2017 and should be good for one year. I have checked the Housing Authority of the City of Austin website as of today, and the same utility allowances, with the same date are what is published. You can click this link in order to see that as well.

Please let me know what I am missing, I'd love to be able to get this straightened out today.

Thank you,

Sarah Andre
In the course of the Department's Housing Tax Credit Eligibility/Selection/Threshold and/or Direct Loan review of the above referenced application, a possible Administrative Deficiency as defined in §10.3(a)(2) and described in §10.201(7)(A) and/or §10.201(7)(B) of the 2018 Uniform Multifamily Rules was identified. By this notice, the Department is requesting documentation to correct the following deficiency or deficiencies. Any issue initially identified as an Administrative Deficiency may ultimately be determined to be beyond the scope of an Administrative Deficiency, and the distinction between material and non-material missing information is reserved for the Director of Multifamily Finance, Executive Director, and Board.

1. **Utility Allowance:** The submitted utility allowance from the City of Austin PHA expired on September 30, 2017.

The above list may not include all Administrative Deficiencies such as those that may be identified upon a supervisory review of the application. Notice of additional Administrative Deficiencies may appear in a separate notification.

All deficiencies must be corrected or otherwise resolved by 5 pm Austin local time on the fifth business day following the date of this deficiency notice. Deficiencies resolved after 5 pm Austin local time on the fifth business day will have 5 points deducted from the final score. For each additional day beyond the fifth day that any deficiency remains unresolved, the application will be treated in accordance with §10.201(7)(B) of the 2018 Uniform Multifamily Rules. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day may be terminated.

All deficiencies related to the Direct Loan portion of the Application must be resolved to the satisfaction of the Department by 5pm Austin local time on the fifth business day following the date of this deficiency notice. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day will be suspended from further processing, and the Applicant will be notified to that effect, until the deficiencies are resolved. If, during the period of time when the Application is suspended from review, Direct Loan funds become oversubscribed, the Applicant will be informed that unless the outstanding item(s) are resolved within one business day the Application will be terminated. For purposes of priority under the Direct Loan set-asides, if the outstanding item(s) are resolved within one business day, the date by which the item is submitted shall be the new received date pursuant to §13.5(c) of the
2018 Multifamily Direct Loan Rule. Applicants should be prepared for additional time needed for completion of staff reviews.

Unless the person that issued this deficiency notice, named below, specifies otherwise, submit all documentation at the same time and in only one file using the Department’s Serv-U HTTPs System. Once the documents are submitted to the Serv-U HTTPs system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPs submission process, contact Liz Cline at liz.cline@tdhca.state.tx.us or by phone at (512)475-3227. You may also contact Jason Burr at jason.burr@tdhca.state.tx.us or by phone at (512)475-3986.

All applicants should review §§11.1(b) and 10.2(b) of the 2018 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on April 2, 2018. Please respond to this email as confirmation of receipt.**

Thanks,

Shannon Roth
Multifamily Housing Specialist
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.3929
Fax: 512.475.1895

About TDHCA
The Texas Department of Housing and Community Affairs is committed to expanding fair housing choice and opportunities for Texans through the administration and funding of affordable housing and homeownership opportunities, weatherization, and community-based services with the help of for-profits, nonprofits, and local governments. For more information about fair housing, funding opportunities, or services in your area, please visit www.tdhca.state.tx.us or the Learn about Fair Housing in Texas page.

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 §10.2(b)).
Annual Operating Expenses
## ANNUAL OPERATING EXPENSES
### General & Administrative Expenses

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounting</td>
<td>$12,000</td>
</tr>
<tr>
<td>Advertising</td>
<td>$7,410</td>
</tr>
<tr>
<td>Legal fees</td>
<td>$4,631</td>
</tr>
<tr>
<td>Leased equipment</td>
<td>$2,779</td>
</tr>
<tr>
<td>Postage &amp; office supplies</td>
<td>$3,705</td>
</tr>
<tr>
<td>Telephone</td>
<td>$2,779</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td>Total General &amp; Admin Expenses</td>
<td>$30,525</td>
</tr>
</tbody>
</table>

### Management Fee

<table>
<thead>
<tr>
<th>Expense</th>
<th>Percentage</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percent of Effective Gross Income</td>
<td>5.00%</td>
<td>$33,773</td>
</tr>
</tbody>
</table>

### Payroll, Payroll Tax & Employee Benefits

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>$35,000</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$32,000</td>
</tr>
<tr>
<td>Other Benefits/Payroll Taxes</td>
<td>$18,760</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td>Total Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$85,760</td>
</tr>
</tbody>
</table>

### Repairs & Maintenance

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator</td>
<td>$9,000</td>
</tr>
<tr>
<td>Exterminating</td>
<td>$2,000</td>
</tr>
<tr>
<td>Grounds</td>
<td>$12,000</td>
</tr>
<tr>
<td>Make-ready</td>
<td>$9,100</td>
</tr>
<tr>
<td>Repairs</td>
<td>$13,650</td>
</tr>
<tr>
<td>Pool</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td>Total Repairs &amp; Maintenance</td>
<td>$45,750</td>
</tr>
</tbody>
</table>

### Utilities (Enter Only Property Paid Expense)

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>$13,500</td>
</tr>
<tr>
<td>Trash</td>
<td>$7,800</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>$25,025</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td>Total Utilities</td>
<td>$46,325</td>
</tr>
</tbody>
</table>

### Property Taxes

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Published Capitalization Rate</td>
<td>8.75%</td>
</tr>
<tr>
<td>Source</td>
<td>Travis County</td>
</tr>
<tr>
<td>Annual Property Taxes</td>
<td>$84,000</td>
</tr>
<tr>
<td>Payments in Lieu of Taxes</td>
<td>$</td>
</tr>
<tr>
<td>Total Property Taxes</td>
<td>$84,000</td>
</tr>
</tbody>
</table>

### Reserve for Replacements

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual reserves per unit</td>
<td>$300</td>
</tr>
<tr>
<td>Total Reserve for Replacement</td>
<td>$19,500</td>
</tr>
</tbody>
</table>

### Other Expenses

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cable TV</td>
<td>$</td>
</tr>
<tr>
<td>Supportive Services (Staffing/Contracted Services)</td>
<td>$10,000</td>
</tr>
<tr>
<td>TDHCA Compliance fees</td>
<td>$2,200</td>
</tr>
<tr>
<td>TDHCA Bond Administration Fees (TDHCA as Bond Issuer Only)</td>
<td>$</td>
</tr>
<tr>
<td>Security</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td>Total Other Expenses</td>
<td>$12,200</td>
</tr>
</tbody>
</table>

### TOTAL ANNUAL EXPENSES

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expense per unit</td>
<td>$5825</td>
</tr>
<tr>
<td>Expense to Income Ratio</td>
<td>56.05%</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$378,633</td>
</tr>
</tbody>
</table>

### NET OPERATING INCOME (before debt service)

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$296,835</td>
</tr>
</tbody>
</table>

### Annual Debt Service

<table>
<thead>
<tr>
<th>Loan</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Loan</td>
<td>$228,960</td>
</tr>
<tr>
<td>Second Loan - City of Austin</td>
<td>$0</td>
</tr>
<tr>
<td>TOTAL ANNUAL DEBT SERVICE</td>
<td>$228,960</td>
</tr>
</tbody>
</table>

### NET CASH FLOW

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$67,875</td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission: [ ]
15 Year Rental Housing Operating Pro Forma
# 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 pro forma period should be attached to this exhibit.

## INCOME

<table>
<thead>
<tr>
<th></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>$714,436</td>
<td>$728,929</td>
<td>$743,507</td>
<td>$758,377</td>
<td>$773,545</td>
<td>$854,056</td>
<td>$942,947</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$15,600</td>
<td>$15,912</td>
<td>$16,230</td>
<td>$16,555</td>
<td>$16,886</td>
<td>$18,643</td>
<td>$20,584</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$730,236</td>
<td>$744,841</td>
<td>$759,738</td>
<td>$774,932</td>
<td>$790,431</td>
<td>$872,700</td>
<td>$963,531</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($54,768)</td>
<td>($55,863)</td>
<td>($56,980)</td>
<td>($58,120)</td>
<td>($59,262)</td>
<td>($65,452)</td>
<td>($72,265)</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>$675,468</td>
<td>$688,978</td>
<td>$702,757</td>
<td>$716,812</td>
<td>$731,149</td>
<td>$807,247</td>
<td>$891,266</td>
</tr>
</tbody>
</table>

## EXPENSES

<table>
<thead>
<tr>
<th></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>$30,525</td>
<td>$31,441</td>
<td>$32,384</td>
<td>$33,355</td>
<td>$34,356</td>
<td>$39,828</td>
<td>$46,172</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$33,773</td>
<td>$34,448</td>
<td>$35,137</td>
<td>$35,840</td>
<td>$36,557</td>
<td>$40,362</td>
<td>$44,563</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$85,760</td>
<td>$88,333</td>
<td>$90,983</td>
<td>$93,712</td>
<td>$96,524</td>
<td>$111,897</td>
<td>$129,720</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$45,750</td>
<td>$47,123</td>
<td>$48,536</td>
<td>$49,992</td>
<td>$51,492</td>
<td>$59,693</td>
<td>$69,201</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$13,500</td>
<td>$13,905</td>
<td>$14,322</td>
<td>$14,752</td>
<td>$15,194</td>
<td>$17,614</td>
<td>$20,420</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$32,825</td>
<td>$33,810</td>
<td>$34,824</td>
<td>$35,869</td>
<td>$36,945</td>
<td>$42,829</td>
<td>$49,651</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$20,800</td>
<td>$21,424</td>
<td>$22,067</td>
<td>$22,729</td>
<td>$23,411</td>
<td>$27,139</td>
<td>$31,462</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$84,000</td>
<td>$86,520</td>
<td>$89,116</td>
<td>$91,789</td>
<td>$94,543</td>
<td>$109,601</td>
<td>$127,058</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$19,500</td>
<td>$20,085</td>
<td>$20,688</td>
<td>$21,308</td>
<td>$21,947</td>
<td>$25,443</td>
<td>$29,495</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$12,200</td>
<td>$12,566</td>
<td>$12,943</td>
<td>$13,331</td>
<td>$13,731</td>
<td>$15,918</td>
<td>$18,454</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$378,633</td>
<td>$389,654</td>
<td>$400,999</td>
<td>$412,678</td>
<td>$424,700</td>
<td>$490,326</td>
<td>$566,194</td>
</tr>
</tbody>
</table>

## NET OPERATING INCOME

<table>
<thead>
<tr>
<th></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>$296,835</td>
<td>$299,323</td>
<td>$301,758</td>
<td>$304,134</td>
<td>$306,449</td>
<td>$316,921</td>
<td>$325,072</td>
<td></td>
</tr>
</tbody>
</table>

## DEBT SERVICE

<table>
<thead>
<tr>
<th></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>First Deed of Trust Annual Loan Payment</td>
<td>$228,960</td>
<td>$228,960</td>
<td>$228,960</td>
<td>$228,960</td>
<td>$228,960</td>
<td>$228,960</td>
<td>$228,960</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$67,875</td>
<td>$70,364</td>
<td>$72,798</td>
<td>$75,175</td>
<td>$77,489</td>
<td>$87,961</td>
<td>$96,112</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$67,875</td>
<td>$138,239</td>
<td>$211,037</td>
<td>$286,212</td>
<td>$363,700</td>
<td>$777,326</td>
<td>$1,237,509</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.30</td>
<td>1.31</td>
<td>1.32</td>
<td>1.33</td>
<td>1.34</td>
<td>1.38</td>
<td>1.42</td>
</tr>
</tbody>
</table>

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**

BARRY KRINSKY

Phone: 561-347-3254

Email: BARRY.KRINSKY@CITI.COM

Date: 2/26/18

**Signature, Authorized Representative, Syndicator**

Printed Name

Date

If a revised form is submitted, date of submission:
Off-Site Cost Breakdown
**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.</th>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity</td>
<td>Labor or Unit Price</td>
<td>Materials or # of Units</td>
<td>Total Construction Costs</td>
<td>Acquisition Costs</td>
<td>Engineering / Architectural Costs</td>
<td>Total Activity Costs</td>
</tr>
<tr>
<td>Off-site concrete</td>
<td>$</td>
<td>5,500.00</td>
<td>$ 5,500.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td>$</td>
<td>150,000.00</td>
<td>$ 150,000.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td>$</td>
<td>9,500.00</td>
<td>$ 9,500.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site utilities</td>
<td>$</td>
<td>10,000.00</td>
<td>$ 10,000.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td>$</td>
<td>-</td>
<td>$ -</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site paving</td>
<td>$</td>
<td>1,700.00</td>
<td>$ 1,700.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site electrical</td>
<td>$</td>
<td>-</td>
<td>$ -</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>$ 176,700.00</td>
<td></td>
<td></td>
<td>$ 176,700</td>
</tr>
</tbody>
</table>

Signature of Registered Engineer responsible for Budget Justification

Printed Name: Miguel Gonzalez, Jr.
Date: 2/23/18

If a revised form is submitted, date of submission:
29 Site Work Cost Breakdown
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 costs, 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.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

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>Demolition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detention</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rough grading</td>
<td>$ 45,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fine grading</td>
<td>$ 100,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site concrete</td>
<td>$ 75,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site electrical</td>
<td>$ 100,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site paving</td>
<td>$ 94,500.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site utilities</td>
<td>$ 65,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Decorative masonry</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>$ 20,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (Mobilization)</td>
<td>$ 55,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (Water Quality)</td>
<td>$ 200,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$ 754,500.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer:  
2/23/18  
Miguel Gonzalez, Jr.

Printed Name:  
Miguel Gonzalez, Jr.
30 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 development cost column and the Tax Payer Identification column. Only HTC applications must complete the Eligible Basis columns and the Requested Credit calculation below:

<table>
<thead>
<tr>
<th>TOTAL DEVELOPMENT SUMMARY</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td><strong>Eligible Basis (If Applicable)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Acquisition</strong></td>
<td><strong>New/Rehab.</strong></td>
<td></td>
</tr>
<tr>
<td>Site acquisition cost</td>
<td></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></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><strong>$1,035,000</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>Off-Sites</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site concrete</td>
<td><strong>5,500</strong></td>
<td></td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td><strong>150,000</strong></td>
<td></td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td><strong>9,500</strong></td>
<td></td>
</tr>
<tr>
<td>Off-site utilities</td>
<td><strong>10,000</strong></td>
<td></td>
</tr>
<tr>
<td>Off-site paving</td>
<td><strong>1,700</strong></td>
<td></td>
</tr>
<tr>
<td>Off-site electrical</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><strong>Subtotal Off-Sites Cost</strong></td>
<td><strong>$176,700</strong></td>
<td><strong>$0</strong></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><strong>45,000</strong></td>
<td><strong>45,000</strong></td>
</tr>
<tr>
<td>Fine grading</td>
<td><strong>100,000</strong></td>
<td><strong>100,000</strong></td>
</tr>
<tr>
<td>On-site concrete</td>
<td><strong>75,000</strong></td>
<td><strong>75,000</strong></td>
</tr>
<tr>
<td>On-site electrical</td>
<td><strong>100,000</strong></td>
<td><strong>100,000</strong></td>
</tr>
<tr>
<td>On-site paving</td>
<td><strong>94,500</strong></td>
<td><strong>94,500</strong></td>
</tr>
<tr>
<td>On-site utilities</td>
<td><strong>65,000</strong></td>
<td><strong>65,000</strong></td>
</tr>
<tr>
<td>Decorative masonry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td><strong>20,000</strong></td>
<td><strong>20,000</strong></td>
</tr>
<tr>
<td><strong>mobilization, water quality</strong></td>
<td><strong>255,500</strong></td>
<td><strong>55,000</strong></td>
</tr>
<tr>
<td><strong>Subtotal Site Work Cost</strong></td>
<td><strong>$754,500</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>Site Amenities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pool and decking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Athletic court(s), playground(s)</td>
<td><strong>40,000</strong></td>
<td><strong>40,000</strong></td>
</tr>
<tr>
<td>Fencing</td>
<td><strong>80,000</strong></td>
<td><strong>80,000</strong></td>
</tr>
<tr>
<td>picnic tables, benches, grills, courtyard</td>
<td><strong>43,000</strong></td>
<td><strong>43,000</strong></td>
</tr>
<tr>
<td><strong>Subtotal Site Amenities Cost</strong></td>
<td><strong>$235,500</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>Building Costs</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concrete</td>
<td><strong>1,064,388</strong></td>
<td><strong>1,064,388</strong></td>
</tr>
<tr>
<td>Masonry</td>
<td><strong>406,482</strong></td>
<td><strong>406,482</strong></td>
</tr>
<tr>
<td>Metals</td>
<td><strong>230,585</strong></td>
<td><strong>230,585</strong></td>
</tr>
<tr>
<td>Woods and Plastics</td>
<td><strong>962,863</strong></td>
<td><strong>962,863</strong></td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td><strong>154,579</strong></td>
<td><strong>154,579</strong></td>
</tr>
<tr>
<td>Roof Covering</td>
<td><strong>113,911</strong></td>
<td><strong>113,911</strong></td>
</tr>
<tr>
<td>Doors and Windows</td>
<td><strong>256,381</strong></td>
<td><strong>256,381</strong></td>
</tr>
<tr>
<td>Finishes</td>
<td><strong>928,702</strong></td>
<td><strong>928,702</strong></td>
</tr>
<tr>
<td>Specialties</td>
<td><strong>73,495</strong></td>
<td><strong>73,495</strong></td>
</tr>
<tr>
<td>Equipment</td>
<td><strong>156,805</strong></td>
<td><strong>156,805</strong></td>
</tr>
<tr>
<td>Furnishings</td>
<td><strong>162,381</strong></td>
<td><strong>162,381</strong></td>
</tr>
<tr>
<td>Special Construction</td>
<td><strong>130,004</strong></td>
<td><strong>130,004</strong></td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td><strong>110,000</strong></td>
<td><strong>110,000</strong></td>
</tr>
<tr>
<td>Mechanical (HVAC, Plumbing)</td>
<td><strong>772,562</strong></td>
<td><strong>772,562</strong></td>
</tr>
</tbody>
</table>

---

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the total development cost column and the Tax Payer Identification column. Only HTC applications must complete the Eligible Basis columns and the Requested Credit calculation below:
## Electrical

<table>
<thead>
<tr>
<th>Detached Community Facilities/Building</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Carports and/or Garages</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lead-Based Paint Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (Rehabilitation Only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structured Parking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Space Costs</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Building Costs Before 11.9(e)(2)**

|  | $6,055,870 | $0 | $6,055,870 |

**Voluntary Eligible Building Costs (After 11.9(e)(2))**

- Enter amount to be used to achieve desired score:
  - $77.98 psf
  - $4,465,870

**Total Building Costs & Site Work (including site amenities)**

| Contingency | 7.00% | $505,580 | $367,911 |

**Total Hard Costs**

<table>
<thead>
<tr>
<th>OTHER CONSTRUCTION COSTS</th>
<th>%THC</th>
<th>$7,728,150</th>
<th>$0</th>
<th>$5,623,781</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>6.00%</td>
<td>463,689</td>
<td>337,427</td>
<td>6.00%</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td>2.00%</td>
<td>154,563</td>
<td>112,476</td>
<td>2.00%</td>
</tr>
<tr>
<td>Contractor profit (&lt;6%)</td>
<td>6.00%</td>
<td>463,689</td>
<td>337,427</td>
<td>6.00%</td>
</tr>
</tbody>
</table>

**Total Contractor Fees**

| $1,081,941 | $0 | $787,330 |

**Total Construction Contract Before 11.9(e)(2)**

| Voluntary Eligible "Hard Costs" (After 11.9(e)(2))** | $0.00 psf |

**SOFT COSTS**

| Architectural - Design fees | 436,600 | 436,600 |
| Architectural - Supervision fees | 71,700 | 71,700 |
| Engineering fees | 150,000 | 150,000 |
| Real estate attorney/other legal fees | 200,000 | 160,000 |
| Accounting fees | 46,000 | 46,000 |
| Impact fees | 6,500 | 6,500 |
| Building permits & related costs | 234,875 | 234,875 |
| Appraisal fees | 7,500 | 7,500 |
| Market analysis fees | 7,500 | 7,500 |
| Environmental assessment fees | 11,550 | 11,550 |
| Soils report fees | 11,550 | 11,550 |
| Survey fees | 11,900 | 11,900 |
| Marketing fees | 100,000 | 100,000 |
| Hazard & liability insurance fees | 20,800 | 20,800 |
| Real property taxes fees | 109,689 | 87,751 |
| Personal property taxes fees |  |  |
| AEGB/NGBS Certs fees | 85,000 | 85,000 |
| Bldr's Risk, GL, Comp Ops Ins fees | 132,284 | 132,284 |
| Int Des, NGBS Cert, FFE fees | 150,000 | 150,000 |

**Subtotal Soft Cost**

| $1,793,448 | $0 | $1,610,710 |

**FINANCING:**

<table>
<thead>
<tr>
<th>CONSTRUCTION LOAN(S)†</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest fees</td>
<td>681,375</td>
<td>454,250</td>
</tr>
<tr>
<td>Loan origination fees</td>
<td>79,000</td>
<td>79,000</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>150,000</td>
<td>150,000</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>165,000</td>
<td>165,000</td>
</tr>
<tr>
<td>Inspection fees</td>
<td>55,000</td>
<td>55,000</td>
</tr>
<tr>
<td>Credit Report fees</td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

*To score points under §11.9(e)(2) related to Cost of Development per Square Foot, the Voluntary Eligible Building Costs OR the Voluntary Eligible Hard Costs indicated above must fall within the required thresholds. If voluntary costs are not entered, staff will consider the Subtotal Building Cost or the Total Construction Contract costs, as applicable. Enter score for Building OR Hard Costs at end of form.
## Discount Points
Other (specify) - see footnote 1  
Other (specify) - see footnote 1  

### PERMANENT LOAN(S)
- Loan origination fees: $32,500
- Closing costs & legal: $15,000

### BRIDGE LOAN(S)
- Interest
- Loan origination fees
- Closing costs & legal fees
- Other (specify) - see footnote 1  
- Other (specify) - see footnote 1  

### OTHER FINANCING COSTS
- Tax credit fees: $48,975
- Performance bonds: $103,806
- Credit enhancement fees
- Mortgage insurance premiums
- Cost of underwriting & issuance
- Syndication organizational cost
- Tax opinion
- Other (specify) - see footnote 1  
- Other (specify) - see footnote 1  

**Subtotal Financing Cost**  
- $1,330,656
- $0
- $1,007,056

### DEVELOPER FEES
- Housing consultant fees: $150,000
- General & administrative
- Profit or fee: $1,519,987

**Subtotal Developer Fees**  
- 15.00%
- $1,669,987
- $0
- $1,354,332

### RESERVES
- Rent-up: $114,636
- Operating: $303,797

**Subtotal Reserves**  
- $418,433
- $0
- $0

**TOTAL HOUSING DEVELOPMENT COSTS**  
- $15,057,615
- $0
- $10,383,209

---

The following calculations are for HTC Applications only.

**Deduct From Basis:**
- Federal grants used to finance costs in Eligible Basis  
- Non-qualified non-recourse financing  
- Non-qualified portion of higher quality units §42(d)(5)  
- Historic Credits (residential portion only)

**Total Eligible Basis**  
- $0
- $10,383,209

**Total Adjusted Basis**  
- $11,422,152
- $0
- $13,498,171

**Applicable Fraction**  
- 84.62%

**Total Qualified Basis**  
- $11,422,152
- $0
- $11,422,152

**Applicable Percentage**  
- 9.00%

**Credits Supported by Eligible Basis**  
- $1,027,994
- $0
- $1,027,994
(May be greater than actual request)

*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that figure is not rounding down to the maximum dollar figure to support the elected points.

<table>
<thead>
<tr>
<th>Requested Score for 11.9(e)(2)</th>
<th>12</th>
</tr>
</thead>
</table>

Name of contact for Cost Estimate: Lisa Stephens

Phone Number for Contact: (352) 213-8700

If a revised form is submitted, date of submission: ________________________________
Financing Narrative and Summary of Sources and Uses
**Financing Narrative and Summary of Sources and Uses**

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (e.g. Financing Narrative, Term Sheets and Development Cost Schedule). The foregoing summary of Sources and Uses exhaustively lists all sources of funds and no other financing exists. Lease up and Operating reserves are included in the cost schedule. The developer will defer its fee as required by the transaction, the amount projected can be repaid from cash flow per TDHCA requirements. Boston Capital will provide equity in the amount shown above, priced at $0.92 per $1 of Tax Credits. The Applicant has applied to the City of Austin for $2,000,000 in General Obligation Bond funding with the terms shown above and a decision on those funds will be made prior to the time of Commitment Notice. These are local funds and not federal in nature. The City has already committed to fee waivers as shown in the attached SMART Housing letter. Line item 107, “impact fees” in the Development Cost Schedule has been reduced by this amount. Because no funds are changing hands and the contributions is a waiver in-kind, the cost has not been included in the total development costs or the Sources and Uses.

Describe the replacement reserves:

Reserves are $300 per unit per year for a total of $19,500 per year. We have not assumed an upfront escrow payment of one year in the development cost schedule.

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). Rents are calculated at max tax credit rents, less a utility allowance as shown on the rent schedule. For units designated “PBV” rents are set at the payment standard for the unit type, as published by the Austin Housing Authority. The Applicant has applied to the Austin Housing Authority for an award of PBV units and approval of that award is expected prior to the time of Commitment Notice. There are no other vouchers or operating subsidies. There are also no pending applications or approvals required other than the ones noted in this application. Reserves for this development are projected as shown in the development cost schedule for operating and lease up.

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.

**Financing Participants**

<table>
<thead>
<tr>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>TDHCA</td>
<td>MORTGAGE BOND</td>
<td>$7,900,000</td>
<td>5.75%</td>
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</tr>
<tr>
<td>TDHCA</td>
<td>FUNDING DESCRIPTION</td>
<td>$2,000,000</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MORTGAGE SECURITY</td>
<td>$3,250,000</td>
<td>6.25%</td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MORTGAGE BOND</td>
<td>$0</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MORTGAGE SECURITY</td>
<td>$0</td>
<td>0.00%</td>
<td></td>
</tr>
</tbody>
</table>

**Other**

<table>
<thead>
<tr>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTC</td>
<td>DIRECT LOAN MATCH</td>
<td>$1,010,620</td>
<td>9.25%</td>
<td></td>
</tr>
<tr>
<td>CitiBank</td>
<td>CONVENTIONAL LOAN</td>
<td>$9,296,774</td>
<td>0.00%</td>
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</tr>
</tbody>
</table>

**Deferred Developer Fee**

<table>
<thead>
<tr>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neo East Riverside/O-SDA</td>
<td>DIRECT LOAN MATCH</td>
<td>$510,841</td>
<td>0.00%</td>
<td></td>
</tr>
</tbody>
</table>

**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.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).
## Financing Narrative and Summary of Sources and Uses

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).

### Financing Participants

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Amount</th>
<th>Interest Rate</th>
<th>Term (Yrs)</th>
<th>Lien Position</th>
<th>Amount</th>
<th>Interest Rate</th>
<th>Term (Yrs)</th>
<th>Lien Position</th>
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</thead>
<tbody>
<tr>
<td><strong>Debt</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const to Perm (Repayable)</td>
<td>0</td>
<td>3.25%</td>
<td>30</td>
<td>30</td>
<td>$0</td>
<td>3.25%</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const to Perm (Repayable)</td>
<td>0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
<td>$0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
<td>$0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
<td>$0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>CitiBank</td>
<td>Conventional Loan</td>
<td>$7,900,000</td>
<td>5.75%</td>
<td>1</td>
<td>1</td>
<td>$0</td>
<td>5.75%</td>
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<td>Austin HFC</td>
<td>Local Government Loan</td>
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<td>0.00%</td>
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<td>2</td>
<td>$0</td>
<td>0.00%</td>
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<tr>
<td>CitiBank</td>
<td>Conventional Loan</td>
<td>$9,296,774</td>
<td>6.25%</td>
<td>35</td>
<td>35</td>
<td>$0</td>
<td>6.25%</td>
<td>35</td>
<td>35</td>
</tr>
</tbody>
</table>

### Third Party Equity

- **Boston Capital**
  - Direct Loan Match: $1,010,620
  - Direct Loan Match: $6,507,742
  - Direct Loan Match: $9,296,774

### Other

- **Deferred Developer Fee**
  - Neo East Riverside/O-SDA: $510,841

### Total Sources of Funds

- **$16,407,742**
- **$15,057,615**

### Total Uses of Funds

- **$15,057,615**

### 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.

- **Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments).** For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted). The foregoing summary of Sources and Uses exhaustively lists all sources of funds and no other financing exists. Lease up and Operating reserves are included in the cost schedule. The developer will defer its fee as required by the transaction, the amount projected can be repaid from cash flow per TDHCA requirements. Boston Capital will provide equity in the amount shown above, priced at $0.92 per $1 of Tax Credits. The Applicant has applied to the City of Austin for $2,000,000 in General Obligation Bond funding with the terms shown above and a decision on these funds will be made prior to the time of Commitment Notice. These are local funds and not federal in nature. The City has already committed to fee waivers as shown in the attached SMART Housing letter. Line item 107, “Impact fees” in the Development Cost Schedule has been reduced by this amount. Because no funds are changing hands and the contributions is a waiver in-kind, the cost has not been included in the total development costs or the Sources and Uses.

- **Describe the replacement reserves:** Reserves are $300 per unit per year for a total of $19,500 per year. We have not assumed an upfront escrow payment of one year in the development cost schedule.

- **Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments):** Rents are calculated at max tax credit rents, less a utility allowance as shown on the rent schedule. For units designated "PBV" rents are set at the payment standard for the unit type, as published by the Austin Housing Authority. The Applicant has applied to the Austin Housing Authority for an award of PBV units and approval of that award is expected prior to the time of Commitment Notice. There are no other vouchers or operating subsidies. There are also no pending applications or approvals required other than the ones noted in this application. Reserves for this development are projected as shown in the development cost schedule for operating and lease up.

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

**BARRY KRINSKY**

**2/28/18**
32 Financial Capacity (MFDL Only)

NOT APPLICABLE
Match Funds (MFDL Only)

NOT APPLICABLE
Finance Scoring
# Finance Scoring (for Competitive HTC Applications ONLY)

| Self Score Total: | 117 |

## 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.
  
- Eligible Pro-Forma and letter stating Development and Principals are acceptable.

**Total Points Claimed:** 18

## 3. Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Percent of Units restricted to serve households at or below 30% of AMGI</td>
<td>9.23%</td>
</tr>
<tr>
<td>HTC funding request as a percent of Total Housing Development Cost</td>
<td>6.71%</td>
</tr>
</tbody>
</table>

**Eligibility for points:**

- Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding
- Housing Tax Credit Request
- Housing Tax Credit Request
- Housing Tax Credit Request

*Be sure no more than 50% of Developer fees are deferred.*

**Total Points Claimed:** 3
February 26, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin TX 78701

RE: TDHCA Application No 18015 (Cambrian East Riverside)

Dear Mr. Irvine:

I am writing to confirm the de minimis contribution of development funding by the City of Austin (the “City”) for the Cambrian East Riverside, LP-Cambrian East Riverside project.

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 developments 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 $109,586.77.

Please contact Sandra Harkins by phone 512-974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,

[Signature]

Regina M. Copic, Real Estate and Development Manager
Neighborhood Housing and Community Development
Supporting Documents
### Supporting Documents Should be Included Behind this Tab

**ALL SUPPORTING DOCUMENTS MUST BE CONSISTENT WITH THE SOURCES AND USES**

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>Executed Pro Forma from Permanent or Construction Lender</td>
</tr>
<tr>
<td>X</td>
<td>Letter from lender regarding approval of Principals (consistent with Template)</td>
</tr>
<tr>
<td>X</td>
<td>Evidence of <strong>all</strong> Permanent and Construction Financing (term sheets, loan agreements)</td>
</tr>
<tr>
<td>X</td>
<td>Evidence of any Gap Financing, terms included</td>
</tr>
<tr>
<td>NA</td>
<td>Evidence of any Owner Contributions, with financial support if required</td>
</tr>
<tr>
<td>X</td>
<td>Evidence of Equity Financing (HTC applications only)</td>
</tr>
<tr>
<td>NA</td>
<td>Letter from Texas Historical Commission (THC) indicating preliminary eligibility for historic (rehabilitation) tax credits and documentation of Certified Historic Structure status as detailed in [QAP §11.9(e)(6)] was submitted behind TAB 19.</td>
</tr>
<tr>
<td>X</td>
<td>Letter from Local Political Subdivision evidencing a loan, grant, reduced fees or contribution of other value to benefit the Development. [QAP §11.9(d)(2)]</td>
</tr>
<tr>
<td>X</td>
<td>Evidence of Rental Assistance/Subsidy</td>
</tr>
</tbody>
</table>
# 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>$714,636</td>
<td>$728,929</td>
<td>$743,507</td>
<td>$758,377</td>
<td>$773,545</td>
<td>$854,056</td>
<td>$942,947</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$15,660</td>
<td>$15,912</td>
<td>$16,230</td>
<td>$16,555</td>
<td>$16,886</td>
<td>$18,643</td>
<td>$20,584</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$730,296</td>
<td>$744,841</td>
<td>$759,738</td>
<td>$774,932</td>
<td>$790,411</td>
<td>$872,700</td>
<td>$963,531</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>$(55,750)</td>
<td>$(55,845)</td>
<td>$(56,019)</td>
<td>$(56,226)</td>
<td>$(56,482)</td>
<td>$(65,452)</td>
<td>$(72,262)</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>$675,546</td>
<td>$688,975</td>
<td>$702,275</td>
<td>$716,812</td>
<td>$731,149</td>
<td>$807,247</td>
<td>$891,266</td>
</tr>
</tbody>
</table>

EXPENSES

| General & Administrative Expenses | $30,525 | $31,441 | $32,384 | $33,355 | $34,356 | $39,828 | $46,172 |
| Management Fee | $33,773 | $34,448 | $35,137 | $35,840 | $36,557 | $40,362 | $44,563 |
| Payroll, Payroll Tax & Employee Benefits | $85,750 | $88,333 | $90,983 | $93,712 | $96,524 | $111,897 | $129,720 |
| Repairs & Maintenance | $45,750 | $47,123 | $48,536 | $49,992 | $51,492 | $59,693 | $69,201 |
| Electric & Gas Utilities | $13,590 | $13,905 | $14,372 | $14,752 | $15,194 | $17,634 | $20,420 |
| Water, Sewer & Trash Utilities | $32,825 | $33,810 | $34,824 | $35,869 | $36,945 | $42,829 | $49,651 |
| Annual Property Insurance Premiums | $20,800 | $21,042 | $21,286 | $22,286 | $23,411 | $27,139 | $31,462 |
| Property Tax | $84,000 | $86,520 | $89,116 | $91,780 | $94,543 | $109,601 | $127,058 |
| Reserve for Replacements | $19,500 | $20,085 | $20,688 | $21,308 | $21,947 | $25,443 | $29,495 |
| Other Expenses | $12,600 | $12,750 | $12,843 | $13,331 | $13,731 | $15,918 | $18,454 |
| TOTAL ANNUAL EXPENSES | $378,633 | $389,654 | $400,999 | $412,678 | $424,700 | $490,326 | $566,194 |

NET OPERATING INCOME

| $296,835 | $299,323 | $301,578 | $304,134 | $306,449 | $316,921 | $325,072 |

DEBT SERVICE

| First Deed of Trust Annual Loan Payment | $228,960 | $228,960 | $228,960 | $228,960 | $228,960 | $228,960 | $228,960 |
| Second Deed of Trust Annual Loan Payment | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Third Deed of Trust Annual Loan Payment | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Annual Required Payments | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Annual Required Payment | $228,960 | $228,960 | $228,960 | $228,960 | $228,960 | $228,960 | $228,960 |
| ANNUAL NET CASH FLOW | $67,875 | $70,364 | $72,798 | $75,175 | $77,489 | $87,061 | $96,112 |
| CUMULATIVE NET CASH FLOW | $67,875 | $138,239 | $211,037 | $286,212 | $363,700 | $777,326 | $1,237,509 |

Debt Coverage Ratio

| 1.30 | 1.31 | 1.32 | 1.33 | 1.34 | 1.38 | 1.42 |
| Other (Describe) | | | | | | |
| Other (Describe) | | | | | | |

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 $119(e)(1) relating to Financial Feasibility)

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Printed Name

Phone:

Email:

Date: 2.26.18

If a revised form is submitted, date of submission:
# 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.

## Income

<table>
<thead>
<tr>
<th></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>$714,436</td>
<td>$728,929</td>
<td>$743,507</td>
<td>$758,377</td>
<td>$773,545</td>
<td>$854,056</td>
<td>$942,947</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$15,600</td>
<td>$15,912</td>
<td>$16,230</td>
<td>$16,555</td>
<td>$16,866</td>
<td>$18,643</td>
<td>$20,584</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$730,236</td>
<td>$744,841</td>
<td>$759,738</td>
<td>$774,932</td>
<td>$790,431</td>
<td>$872,700</td>
<td>$963,531</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($54,768)</td>
<td>($55,850)</td>
<td>($56,980)</td>
<td>($58,120)</td>
<td>($59,282)</td>
<td>($65,452)</td>
<td>($72,265)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$675,468</td>
<td>$688,978</td>
<td>$702,757</td>
<td>$716,812</td>
<td>$731,149</td>
<td>$807,247</td>
<td>$891,266</td>
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</table>

## Expenses

<table>
<thead>
<tr>
<th></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>$30,525</td>
<td>$31,441</td>
<td>$32,384</td>
<td>$33,355</td>
<td>$34,356</td>
<td>$39,828</td>
<td>$46,172</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$33,773</td>
<td>$34,448</td>
<td>$35,137</td>
<td>$35,840</td>
<td>$36,557</td>
<td>$40,362</td>
<td>$44,563</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$85,760</td>
<td>$88,333</td>
<td>$90,983</td>
<td>$93,712</td>
<td>$96,524</td>
<td>$111,897</td>
<td>$129,720</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$45,750</td>
<td>$47,123</td>
<td>$48,536</td>
<td>$49,992</td>
<td>$51,492</td>
<td>$59,693</td>
<td>$69,201</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$13,500</td>
<td>$13,905</td>
<td>$14,322</td>
<td>$14,752</td>
<td>$15,194</td>
<td>$17,614</td>
<td>$20,420</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$32,825</td>
<td>$33,810</td>
<td>$34,824</td>
<td>$35,869</td>
<td>$36,945</td>
<td>$42,829</td>
<td>$49,651</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$20,800</td>
<td>$21,424</td>
<td>$22,067</td>
<td>$22,729</td>
<td>$23,411</td>
<td>$27,139</td>
<td>$31,462</td>
</tr>
<tr>
<td>Property Tax</td>
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<td>$86,520</td>
<td>$89,116</td>
<td>$91,789</td>
<td>$94,543</td>
<td>$109,601</td>
<td>$127,058</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$19,500</td>
<td>$20,085</td>
<td>$20,688</td>
<td>$21,308</td>
<td>$21,947</td>
<td>$25,443</td>
<td>$29,495</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$12,200</td>
<td>$12,566</td>
<td>$12,943</td>
<td>$13,331</td>
<td>$13,731</td>
<td>$15,918</td>
<td>$18,454</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$378,633</td>
<td>$389,654</td>
<td>$400,999</td>
<td>$412,678</td>
<td>$424,700</td>
<td>$490,326</td>
<td>$566,194</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$296,835</td>
<td>$299,325</td>
<td>$301,758</td>
<td>$304,134</td>
<td>$306,449</td>
<td>$316,921</td>
<td>$325,072</td>
</tr>
</tbody>
</table>

## Debt Service

- First Deed of Trust Annual Loan Payment: $228,960
- Second Deed of Trust Annual Loan Payment: 0
- Third Deed of Trust Annual Loan Payment: 0
- Other Annual Required Payment: 0
- ANNUAL NET CASH FLOW: $67,875
- CUMULATIVE NET CASH FLOW: $67,875
- Debt Coverage Ratio: 1.30

## Signatures

Signature, Authorized Representative, Construction or Permanent Lender: [Signature]

Printed Name: [Printed Name]

Date: 2/26/18

Signature, Authorized Representative, Syndicator: [Signature]

Printed Name: [Printed Name]

Date: [Date]

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)

BARRY KRINSKY

Phone: 561-347-3254

Email: BARRY.KRINSKY@CITI.COM

If a revised form is submitted, date of submission: [Date]
February 26, 2018

Megan Lasch
O-SDA Industries, LLC
421 West 3rd Street – Suite 1504
Austin, TX 78701

Re: Cambrian East Riverside
Austin, TX

Dear Ms. Lasch:

Citibank, N.A. (“CITI”) understands that Cambrian East Riverside LP (“Cambrian East Riverside”) intends to submit an application to TDHCA for 9% Low Income Housing Tax Credits. CITI is interested in providing the related construction and permanent loan for the project (see attached Term Sheet, “Exhibit A”).

This letter is not intended to be, and shall not constitute, a commitment to lend, syndicate a financing, underwrite or purchase securities, commit capital, or provide or arrange any portion of the financing for the Project. Such obligations would arise only under separate written agreements acceptable to CITI in its sole discretion. Furthermore, any such commitments would be subject to, among other things, (a) the satisfactory completion of CITI’s customary due diligence review; (b) approval by CITI internal committees; (c) the receipt of any necessary governmental, contractual and regulatory consents or approvals in connection with the Project and the related financing; (d) the negotiation and documentation of the financing referred to above, including the terms and conditions of the financing, in form and substance satisfactory to CITI and its counsel; and (e) there not having occurred any disruption of or change in financial, banking or capital market conditions that, in CITI’s judgment, could make it inadvisable or impractical to proceed with any portion of the financing of the Project.

Neither CITI nor any of its affiliates shall have any liability (whether direct or indirect, or in contract, tort or otherwise) to Cambrian East Riverside LP, the Project or any other person, claiming through Cambrian East Riverside LP or the Project, as the case may be, for or in connection with the delivery of this letter.

In connection with this transaction, CITI will be acting solely as a principal and not as your agent, advisor or fiduciary. CITI has not assumed a fiduciary responsibility with respect to this transaction, and nothing in this transaction or in any prior relationship between you and CITI will be deemed to create an advisory, fiduciary or agency relationship between us in respect of this transaction. You should consider carefully whether you would like to engage an independent advisor to represent or otherwise advise you in connection with this transaction, if you have not already done so.

Very truly yours,

CITIBANK, N.A.

Barry Krinsky
Authorized Signatory

Encl. - Exhibit A
TERM SHEET

Multifamily Rental Developments with Rent Restrictions
New Construction and/or Substantial Rehabilitation and/or Term Mortgages

Cambrian East Riverside

February 26, 2018

NOTE: This Term Sheet constitutes a brief summary of certain, but not all, transaction terms and conditions for discussion purposes only. The summary that follows is subject to credit approval and does not constitute an offer or commitment.

In connection with this Term Sheet, CITI will be acting solely as a principal and not as your agent, advisor or fiduciary. CITI has not assumed a fiduciary responsibility with respect to this Term Sheet, and nothing in this transaction or in any prior relationship between you and CITI will be deemed to create an advisory, fiduciary or agency relationship between us in respect of this Term Sheet. You should consider carefully whether you would like to engage an independent advisor to represent or otherwise advise you in connection with this Term Sheet, if you have not already done so.

PRELIMINARY LOAN TERMS

Transaction Summary: Citibank, N.A. (“CITI”) proposes to arrange a construction/permanent loan (“Loan”) to the Borrower (defined below) in connection with the acquisition and construction of the Property described below.

Property: A to-be-constructed multifamily project containing 65 units located in Austin, TX. The property is commonly referred to as “Cambrian East Riverside.” (“Property”)

Set-Asides: 9% of the units are reserved for individuals or families whose income is no greater than 30% of Area Median Income (“AMI”), 34% of the units are reserved for individuals or families whose income is no greater than 50% of AMI, 42% of the units are reserved for individuals or families whose income is no greater than 60% of AMI, and 15% of the units at market rents.

Applicant: Cambrian East Riverside LP

Borrower: A single asset entity whose manager or general partner is the Applicant or an affiliate of Applicant. Borrower entity, its constituent entities and its operating agreement must be acceptable to CITI in all respects.

LIHTC Investor/Syndicator: If applicable, the Low Income Housing Tax Credit (“LIHTC”) Investor / Syndicator, the upper tier investor(s) and the terms and conditions of the partnership agreement must be acceptable to CITI in all respects including, particularly, the timing of and conditions to funding capital contributions.

Guarantor(s): Cambrian East Riverside GP, O-SDA Industries LLC and/or other individual(s) or corporate entity acceptable to CITI in all respects. The Guarantor(s)’ financial condition(s) must be acceptable to CITI in all respects.
Subordinate Debt: If applicable, the sources of subordinate debt and the subordinate loan documents must be acceptable to CITI in all respects. All subordinate debt must fund prior to Loan funding unless CITI approves other arrangements.

Loan Security: First lien on land and any improvements, UCC filings for fixtures; assignment of all leases and rents; and, a first priority collateral assignment of all contracts, management agreements, and other agreements and all permits relating to the Property. Ground leases must be subordinate to CITI’s lien position unless the fee is owned by a government agency to ensure long-term affordability. All income and rent restrictions will be subordinate to the CITI security instrument.

Construction Phase Recourse Guarantees: Prior to Conversion of the Loan to the Permanent Phase (described below) and during the Construction Phase (described below), the Loan will be fully recourse to the Borrower and to the Guarantor(s) and Completion and Repayment Guarantees are required from the Borrower and the Guarantor(s).

Guarantees, Permanent Phase: None, except for industry standard carve outs (“Carve Outs”). Carve Outs include guarantees against fraud, misrepresentation, bankruptcy and environmental issues.

Environmental Indemnity: Borrower and Guarantor(s) will be liable for CITI’s standard environmental indemnity.

Closing: Closing is subject to full satisfaction of CITI’s standard due diligence, underwriting and credit approval processes, and the execution and delivery of all required loan documents, delivery of opinions, payment of fees and other customary requirements.

Closing Date (est.): Fourth Quarter 2018

CONSTRUCTION PHASE

Construction Phase Loan Amount: An amount, currently estimated to be $7,900,000, but in any event, an amount not to exceed 80% of costs budgeted for the Construction Phase.

Term: 24 months, plus two 6-month extension(s). Fees for the extension(s) are indicated below under “Fees & Expenses.”

Construction Phase Interest Rate: Variable rate equal to one month LIBOR (which shall have a floor of 0.00%) plus a spread of 3.50% (“Construction Phase Interest Rate”). Rate adjusts monthly. Currently, one month LIBOR is trading at approximately 1.63%, for an all-in rate of 5.13%. There will be a floor of 5.75% and that floor is currently in place. Pricing is based on current market conditions and is subject to change.

Availability: Loan proceeds will be advanced to Borrower on a “draw down” basis upon receipt of a written request from Borrower, supported by documentation acceptable to CITI. Borrower will be required to submit a loan budget worksheet with each draw request tracking all Property sources and uses of funds. Draw requests limited to one per month.

Loan in Balance: The Loan must remain “in balance” during the Construction Phase. “In balance” means that (1) the funds available during the Construction Phase (from the Loan and all other
debt and equity sources) are sufficient to complete the construction or rehabilitation of the Property and all other expenses reasonably expected to be necessary to achieve the conditions for conversion of the Loan to the Permanent Phase; and (2) the sources available at Conversion are sufficient to pay down the Construction Phase Loan Amount to the Permanent Phase Loan Amount, along with any other funding requirements for Conversion.

**Amortization:**

None. Payments on the Loan during the Construction Phase will be interest only.

**Prepayment and Yield Maintenance:**

Voluntary prepayment of Loan principal amounts during the Construction Phase, including those as a result of a Borrower default, may be made without prepayment premium unless the Construction Phase Loan Amount is reduced to less than the Permanent Phase Loan Amount (as defined below).

If the prepayment reduces the Loan amount to an amount less than the Permanent Phase Loan Amount, the Borrower shall pay the greater of: (i) 1% of the amount of the Loan prepaid below 100% of the Permanent Phase Loan Amount; or (ii) CITI’s standard yield maintenance amount on the amount of the Loan prepaid below 100% of the Permanent Phase Loan Amount.

In the event that a Loan prepayment resulting from a Loan resizing, as determined by CITI in its sole discretion, reduces the Loan amount to an amount less than the Permanent Phase Loan Amount, the Borrower shall pay the greater of: (i) 1% of the amount of the Loan prepaid below 90% of the Permanent Phase Loan Amount; and (ii) CITI’s standard yield maintenance amount on the amount of the Loan prepaid below 90% of the Permanent Phase Loan Amount.

Notwithstanding any of the above, in the event the amount of such prepayment would cause the Loan amount to fall below 50% of the Permanent Phase Loan Amount, the Borrower shall be required to repay the Loan in full plus the greater of: (i) 1% of the amount of the Loan repaid below 90% of the Permanent Phase Loan Amount; and (ii) CITI’s standard yield maintenance amount on the amount of the Loan repaid below 90% of the Permanent Phase Loan Amount.

If Borrower prepaids Loan principal amounts through the application of insurance proceeds or a condemnation award, no prepayment premium shall be payable to CITI.

**Interest Reserve:**

Calculated at the Construction Phase Interest Rate noted above, plus a cushion acceptable to CITI at time of final Credit approval. Currently, CITI is underwriting with a cushion of 1.00%. The Interest Reserve will be sized based on an analysis of the projected draw schedule for the Loan during the Construction Phase.

**Budget and Contingencies:**

The budget for the Construction Phase, including all budget line items, is subject to CITI approval. The budget shall include a hard cost contingency of no less than 7% of budgeted hard costs for new construction projects and no less than 10% of budgeted hard costs for rehabilitation projects. The budget shall include a soft cost contingency of no less than 5% of budgeted soft costs, excluding 1) soft costs incurred prior to or in connection with closing; 2) interest reserve and bank fees; 3) capitalized operating reserve deposits and other costs that may be due in connection with Conversion for which specific sources are identified; and 4) developer fees. The soft cost contingency is being accounted for in the lease up reserve line item in the project development budget.
General Contractor and Bonding Requirements: The general contractor and the construction contract must be acceptable to CITI. CITI will require payment and performance bonds equal to 100% of the construction contract amount. Surety issuing bonds must have an A.M. Best rating of “A/VIII” or better and must be acceptable to CITI in all other respects. In lieu of bonds, CITI will accept a letter of credit (“LC”) equal to 10% of the hard cost budget. LC provider must be rated “BBB” or better.

Retainage: Construction contract will provide for a minimum retainage of 10% of each construction pay application until 50% completion and 0% withheld thereafter “substantial completion” (as defined in the Loan documents). All retained amounts will be released upon final, lien-free completion of construction, as approved by CITI.

PERMANENT PHASE

Permanent Phase Loan Amount: The estimated Permanent Phase Loan Amount is currently estimated to be in the maximum amount of $3,250,000 or such other loan amount supported by CITI’s underwriting of the Property at the time of Conversion in accordance with CITI’s underwriting requirements including those listed below.

Term/Amortization: 15/35 years

Yield Maintenance Period: From Closing until 6 months prior to the end of the Permanent Phase.

Permanent Phase Interest Rate: Fixed rate equal 6.25%. The rate will be committed at the time of closing of the Construction Phase financing. CITI reserves the right to change the permanent loan to a Freddie Mac execution should the pricing become more favorable.

Conversion to Permanent Phase Requirements: Conversion requirements include completion of construction and 90% physical occupancy of Project for three consecutive calendar months. CITI will review the Property’s net operating income to determine the maximum Permanent Phase Loan Amount based on the Debt Service Coverage and Loan-to-Value noted below. For purposes of this Term Sheet, the term “Construction Phase” means the period from the Closing Date through the day prior to the Conversion Date and the term “Permanent Phase” means the period from the Conversion Date (inclusive) through the maturity date (or earlier termination) of the Project’s permanent financing.

Debt Service Coverage: A minimum of 1.15 to 1.00.

Loan-to-Value: 90% of market value, based on restricted rents and inclusive of value of permanent below market financing (if applicable), assuming project rents on 80% or more of the units are discounted to a level at least 10% below market. Otherwise, 85%.
Replacement Reserve: Upon Conversion, Borrower will be required to fund a Replacement Reserve for each of the first five years following Conversion in a minimum amount of $300/unit/year for new construction projects or, for renovation projects, in an amount determined by a Physical Needs Assessment acceptable to CITI, but in a minimum amount of $300/unit/year. For each successive five year period thereafter until Permanent Loan maturity, the Replacement Reserve level will be determined by a new Physical Needs Assessment acceptable to CITI.

Taxes and Insurance: Commencing upon Conversion, real estate taxes and insurance premiums must be escrowed with the Loan servicer (“Servicer”) on a monthly prorated basis in an amount sufficient to enable the Servicer to pay (at least 30 days before due) all taxes, assessments, insurance premiums or other similar charges affecting the Property.

OTHER

Appraisal, Environmental, Plan/Cost Reviews: Appraisal and Plan/Cost Review reports will be commissioned and reviewed by CITI. CITI may rely upon environmental reports commissioned by Borrower if report is current (within 12 months) and CITI has been provided evidence of acceptable E&O insurance coverage carried by Borrower’s environmental consultant and a reliance letter in form acceptable to CITI. Appraisal, environmental condition and plan/cost reviews must be acceptable to CITI in all respects.

Property Tax Abatements, Incentives: All documentation related to any tax abatement or tax incentives must be acceptable to CITI in all respects.

Developer Fee: Any developer fee paid prior to conversion to the Permanent Phase shall be pre-approved by CITI in its sole discretion.

Social Services: CITI has included the social services in the amount of $10,000 in our proforma for this property.

TDHCA Acknowledgement: Please note that in providing this proposal for submission to TDHCA as part of the application process to get an award of 9% Housing Tax Credits, CITI (the “Bank”) acknowledges the following:

1) The Bank has reviewed the sponsor’s application for the proposed development and finds that the project is feasible for financing by the Bank. Please also see attached exhibit regarding the 15-year pro forma that the Bank finds acceptable which demonstrates a debt service coverage of no less than 1.15x for 15 years.

2) The Bank has reviewed the creditworthiness and quality of the principals involved and has determined that the principals are acceptable to the Bank.

3) The Bank has reviewed in substance, the creditworthiness and quality of the financial strength of the guarantors as noted above and finds such guarantors acceptable as part of the financing outlined in this proposal.

FEES & EXPENSES

Application Fee: $25,000, which amount shall be non-refundable (except as set forth in the “Exclusivity” section of the Preliminary Application to which this Term Sheet is appended) and due and payable upon acceptance of a Preliminary Application. This fee is applicable toward
third party reports, loan underwriting and processing (in the minimum amount of $5,000), and CITI’s initial legal fees. Applicant is responsible for the payment of all reasonable costs incurred in connection with the underwriting, processing and/or closing of the Loan (including CITI legal fees).

**Origination Fee:** A non-refundable Origination Fee equal to 1.00% of the Construction Phase Loan Amount and 1.00% of the Permanent Phase Loan Amount (“Origination Fee”) shall be earned in full by CITI upon the closing of the Loan, and is due and payable at that time. The Origination Fee will be applied towards CITI’s costs of providing this financing.

**CITI Legal Fees (est):** Estimated fees of CITI’s counsel for the initial closing is $50,000 and assumes no significant negotiation over CITI’s form documents. A portion of the Application Fee will be applied to initial CITI counsel fees. Applicant agrees to make a supplemental deposit to cover CITI’s counsel fees once the drafting of legal documentation commences, if requested.

Fees of CITI’s counsel for work associated with Conversion of the Loan to the Permanent Phase are estimated to be $10,000.

**Course of Construction Inspections (est):** $TBD/monthly report.

**Construction Term Extension Fee:** There will be no fee for the first six month extension and a fee of 0.25% of the Construction Phase Loan Amount for the second extension.

**Conversion Fee and Expenses:** A Conversion fee equal to $10,000 will be charged by CITI. Other expenses, including insurance review, site inspection and loan servicer set-up fees are estimated to be $5,000.

**Other Costs:** Applicant is responsible for costs of survey, title insurance policy, hazard insurance policy, tax escrow fee and all other normal and customary loan closing expenses.

**Term Sheet Expiration Date:** Fifteen (15) days after the date hereof, unless attached to a Preliminary Application letter.
This Term Sheet is an indication of our proposal to finance the Property. It is understood and agreed that this Term Sheet does not, in any manner, constitute a commitment to lend. The financing documents evidencing the Loan will be documented separately and will contain terms and conditions that may be in addition to or in substitution of those set forth in this Term Sheet.

Any terms set forth herein are intended for discussion purposes only and are subject to the final terms as set forth in separate definitive written agreements. This Term Sheet is not a commitment to lend, syndicate a financing, underwrite or purchase securities, or commit capital. By accepting this Term Sheet, subject to applicable law or regulation, you agree to keep confidential the existence of and proposed terms for any transaction contemplated hereby (a “Transaction”).

The undersigned hereby accepts the foregoing Commitment and agrees to be bound by the terms, requirements and conditions set forth herein.

SPONSOR:

By: ________________________________

Name: ______________________________

Title: ______________________________
This Term Sheet is an indication of our proposal to finance the Property. It is understood and agreed that this Term Sheet does not, in any manner, constitute a commitment to lend. The financing documents evidencing the Loan will be documented separately and will contain terms and conditions that may be in addition to or in substitution of those set forth in this Term Sheet.

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The undersigned hereby accepts the foregoing Commitment and agrees to be bound by the terms, requirements and conditions set forth herein.

**SPONSOR:**

By: [Signature]

Name: Megan Lasch

Title: President of O-SDA Industries, LLC
The provision of information in this Term Sheet is not based on your individual circumstances and should not be relied upon as an assessment of suitability for you of a particular product or transaction. Even if CITI possesses information as to your objectives in relation to any transaction, series of transactions or trading strategy, this will not be deemed sufficient for any assessment of suitability for you of any transaction, series of transactions or trading strategy.

This Term Sheet is provided for information purposes and is intended for your use only. Except in those jurisdictions where it is impermissible to make such a statement, CITI hereby informs you that this Term Sheet should not be considered as a solicitation or offer to sell or purchase any securities or other financial products. This Term Sheet does not constitute investment advice and does not purport to identify all risks or material considerations which should be considered when undertaking a transaction. CITI makes no recommendation as to the suitability of any of the products or transactions mentioned. Any trading or investment decisions you take are in reliance on your own analysis and judgment and/or that of your advisors and not in reliance on us.

CITI often acts as (i) a market maker; (ii) an issuer of financial instruments and other products; and (iii) trades as principal in many different financial instruments and other products, and can be expected to perform or seek to perform investment banking and other services for the issuer of such financial instruments or other products. The author of this Term Sheet may have discussed the information contained herein with others within or outside CITI and the author and/or such other CITI personnel may have already acted on the basis of this information (including by trading for CITI's proprietary accounts or communicating the information contained herein to other customers of CITI). CITI, CITI's personnel (including those with whom the author may have consulted in the preparation of this Term Sheet), and other customers of CITI may be long or short the financial instruments or other products referred to in this Term Sheet, may have acquired such positions at prices and market conditions that are no longer available, and may have interests different from or adverse to your interests.

CITI is required to obtain, verify and record certain information that identifies each entity that enters into a formal business relationship with CITI. CITI will ask for your complete name, street address, and taxpayer ID number. CITI may also request corporate formation documents, or other forms of identification, to verify information provided.

Although Citibank, N.A. (together with its subsidiaries and branches worldwide, "Citibank") is an affiliate of CITI, you should be aware that none of the financial instruments or other products mentioned in this term sheet (unless expressly stated otherwise) are (i) insured by the Federal Deposit Insurance Corporation or any other governmental authority, or (ii) deposits or other obligations of, or guaranteed by, Citibank or any other insured depository institution.

IRS Circular 230 Disclosure: CITI and its employees are not in the business of providing, and do not provide, tax or legal advice to any taxpayer outside of CITI. Any statements in this term sheet regarding tax matters were not intended or written to be used, and cannot be used or relied upon, by any taxpayer for the purpose of avoiding tax penalties. Any such taxpayer should seek advice based on the taxpayer’s particular circumstances from an independent tax advisor.

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# 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>
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<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
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<td>Provision for Vacancy &amp; Collection Loss</td>
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<td>($55,863)</td>
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<td>($59,282)</td>
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<td>Rental Concessions</td>
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<td>General &amp; Administrative Expenses</td>
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<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
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<td>Annual Property Insurance Premiums</td>
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<td>Reserve for Replacements</td>
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<td>ANNUAL NET CASH FLOW</td>
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<td>Debt Coverage Ratio</td>
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<td>1.31</td>
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<td>1.33</td>
<td>1.34</td>
<td>1.38</td>
<td>1.42</td>
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</table>

By signing below (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 $11.9e(1) relating to Financial Feasibility)

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Date

Phone: 561-347-3254
Email: BARRY.KRINSKY@CITI.COM

Printed Name

Date

If a revised form is submitted, date of submission:
**Financing Narrative and Summary of Sources and Uses**

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>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>Lien Position</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$0</td>
<td>3.25%</td>
<td>$ -</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const to Perm (Repayable)</td>
<td>$0</td>
<td>3.25%</td>
<td>$ -</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Mortgage Secured Equity (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
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</tr>
<tr>
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<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
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<td>$ -</td>
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<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>Citibank</td>
<td>Conventional Loan</td>
<td>$7,900,000</td>
<td>5.75%</td>
<td>1</td>
</tr>
<tr>
<td>Austin HFC</td>
<td>Local Government Loan</td>
<td>$2,000,000</td>
<td>0.00%</td>
<td>2</td>
</tr>
<tr>
<td>Citibank</td>
<td>Conventional Loan</td>
<td>$3,250,000</td>
<td>6.25%</td>
<td>4</td>
</tr>
</tbody>
</table>

| Third Party Equity     |                     |                     |                  |               |
| Boston Capital         | MIE                      | $1,010,620          | $6,507,742       | $9,296,774   | 0.92 |

| Grant                  |                     |                     |                  |               |

| Deferred Developer Fee | Neo East Riverside/O-SDA | $10,841              |                     |               |

| Other                  | Direct Loan Match      |                     |                  |               |

**Total Sources of Funds** $16,407,742

**Total Uses of Funds** $15,057,615

**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.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).

The foregoing summary of Sources and Uses exhaustively lists all sources of funds and no other financing exists. Lease up and Operating reserves are included in the cost schedule. The developer will defer its fee as required by the transaction, the amount projected can be repaid from cash flow per TDHCA requirements. Boston Capital will provide equity in the amount shown above, priced at $0.92 per $1 of Tax Credits. The Applicant has applied to the City of Austin for $2,000,000 in General Obligation Bond funding with the terms shown above and a decision on those funds will be made prior to the time of Commitment Notice. These are local funds and not federal in nature. The City has already committed to fee waivers as shown in the attached SMART Housing letter. Line item 107, "Impact fees" in the Development Cost Schedule has been reduced by this amount. Because no funds are changing hands and the contributions is a waiver in-kind, the cost has not been included in the total development costs or the Sources and uses.

Describe the replacement reserves:

Reserves are $300 per unit per year for a total of $19,500 per year. We have not assumed an upfront escrow payment of one year in the development cost schedule.

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments):

Rents are calculated at max tax credit rents, less a utility allowance as shown on the rent schedule. For units designated "PBV" rents are set at the payment standard for the unit type, as published by the Austin Housing Authority. The Applicant has applied to the Austin Housing Authority for an award of PBV units and approval of that award is expected prior to the time of Commitment Notice. There are no other vouchers or operating subsidies. There are also no pending applications or approvals required other than the ones noted in this application. Reserves for this development are projected as shown in the development cost schedule for operating and lease up.

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

**BARRY KRINSKY**

**2/28/18**

Signature, Authorized Representative, Construction or Permanent Lender

**561-347-3254**

Email address: BARRY.KRINSKY@CITI.COM

If a revised form is submitted, date of submission:
February 26, 2018

Megan Lasch
421 West 3rd
Ste. 1504
Austin, TX 78701

RE: O-SDA Industries, LLC
Cambrian East Riverside, Austin, TX

Dear Megan:

Boston Capital ("BC") is pleased to submit an offer to purchase the federal low income housing tax credits which will be allocated to the above referenced property should the project be successful in receiving tax credits. The offer is subject to the terms and conditions outlined herein and changes in market conditions. Based on an annual LIHTC allocation of $1,010,620 and a $.92 syndication rate the capital contributions to the limited partnership would total $9,296,774 payable as follows:

- $1,859,355 (20%) upon the latest to occur of (i) tax credit reservation, (ii) closing of the construction financing, (iii) receipt of a commitment acceptable to BC for the permanent financing or (iv) admission of BC;
- $4,648,387 (50%) upon the later to occur of (i) Completion
- $2,789,032 (30%) upon the latest to occur of (i) Initial 100% Occupancy, (ii) closing of the permanent loan, (iii) Rental Achievement or (iv) State Designation.

This offer is subject to the receipt and satisfactory review by BC in its sole discretion, of the following documents. Upon review, BC will either issue a comprehensive syndication agreement for countersignature or withdraw this offer.

1. Project Description
2. Construction/Development Cost Breakdown & Operating Pro-Forma
3. Construction Schedule
4. Qualified Lease-Up Schedule
5. Tax Credit Reservation
6. Construction Loan Financing Proposal (Note, Loan Agreement, & Mortgage, if closed)
7. Permanent Loan Financing Proposal (Note, Loan Agreement, & Mortgage, if closed)
8. General Partner Resume
9. General Partner, Guarantor, and Affiliate current Financial Statements
10. Market Study

Please note that Boston Capital does not charge syndication fees, consulting fees, legal fees, or other costs so 100% of the aforementioned equity is invested in the Company.

It is anticipated that the development will have a first mortgage construction loan in the amount of 7,900,000 and a permanent loan in the amount of $3,250,000 from Citibank with a construction period of 24 months, a term of 15 years, amortization of 35 years, a construction interest rate of 5.75% and a permanent interest rate of 6.25%. The property will also benefit from a 40 year non-amortizing, 0% interest loan of $2,000,000 from the City of Austin, TX and eight project based vouchers from the City of Austin Housing Authority.

Reserves are to be included as follows: Operating Deficit Reserves of approximately six months of debt service and expenses $303,797 and a Lease up Reserve in the amount of $114,636.
Please feel free to call me at (617) 624-8867, if you have any questions. We very much look forward to the opportunity to assist you with this tax credit development and to hearing from you.

Sincerely,

Scott M. Arrighi
Vice President, Assistant Director, Acquisitions
### Financing Narrative and Summary of Sources and Uses

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>Permanent Period</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Loan/Equity Amount</td>
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<tr>
<td>Debt</td>
<td>TDHCA</td>
<td>$0</td>
<td>3.15%</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>TDHCA</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>TDHCA</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>TDHCA</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>Citibank</td>
<td>$7,000,000</td>
<td>3.75%</td>
<td>$1</td>
</tr>
<tr>
<td></td>
<td>Citibank</td>
<td>$2,000,000</td>
<td>0.00%</td>
<td>$1</td>
</tr>
<tr>
<td></td>
<td>Citibank</td>
<td>$2,250,000</td>
<td>0.00%</td>
<td>$2</td>
</tr>
<tr>
<td>Third Party Equity</td>
<td>Boston Capital</td>
<td>HEC $10,040,250</td>
<td>6,507,742</td>
<td>$8,507,742</td>
</tr>
<tr>
<td></td>
<td>Grant</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td>Neo East Riverside/JO-SDA</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$10,000</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td>Direct Loan Match</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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 and operating expenses, 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.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).

The following summary of Sources and Uses exhaustively lists all sources of funds and no other financing exists. Loan-up and Operating reserves are included in the cost schedule. The developer will defer its fee as required by the transaction, the amount projected can be repaid from cash flow per TDHCA requirements. Boston Capital will provide equity in the amount shown above, priced at $0.92 per $1 Tax Credit. The Applicant has applied to the City of Austin for $2,200,000 in General Obligation Bond funding with the terms shown above and a decision on those funds will be made prior to the time of Commitment Notice. These are local funds and not federal in nature. The City has already committed to use waivers as shown in the attached SMART Housing letter. Line Item 107, "impact fees" in the Development Cost Schedule has been reduced by this amount. Because no funds are changing hands and the contributions is a waiver in-kind, the cost has not been included in the total development costs or the sources and uses.

Describe the replacement reserves:
Reserves are $900 per unit per year for a total of $19,500 per year. We have not assumed an upfront escrow payment of one year in the development cost schedule.

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments):
Rents are calculated at non-tax credit rents, less a utility allowance as shown on the rent schedule. For units designated "PBV" rents are set at the payment standard for the unit type, as published by the Austin Housing Authority. The Applicant has applied to the Austin Housing Authority for an award of PBV units and approval of that award is expected prior to the time of Commitment Notice. There are no other vouchers or operating subsidies. The are also no pending applications or approvals required other than the one noted in this application. Reserves for this development are projected as shown in the development cost schedule for operating and lease up.

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: [Signature]
Printed Name: [Printed Name]
Date: [Date]

If a revised form is submitted, date of submission: [Date]

Signatures, Authorizations, Delegations, Construction or Permanent Lender

Signature: [Signature]
Printed Name: [Printed Name]
Telephone: [Number]
Email address: [Email Address]
February 22, 2018

Cambrian East Riverside LP
1111 E. 11th Street Suite 200
Austin, TX 78702

Re: Application for Gap Funding for Cambrian East Riverside Apartments

Dear Mr. Chen,

The Austin Housing Finance Corporation (AHFC) has received your request for a below-market interest rate loan in the amount of $2,000,000 for the development of Cambrian East Riverside Apartments to be located at 1806 Clubview Avenue in Austin.

Terms of the loan will be for a minimum of 40 years at zero percent interest. Repayment of the loan will be deferred until the end of the loan period contingent upon compliance with the loan agreement. There are no fees or basis points associated with this loan.

Provided the application meets all the necessary criteria for funding and staff recommendation for approval, AHFC’s Board of Directors, whose members are the Austin Mayor and Austin City Council Members, would consider this request and make a decision prior to September 1, 2018.

Sincerely,

[Signature]

David W. Potter
Neighborhood Development Program Manager

cc: Rosie Truelove, AHFC Treasurer
February 26, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin TX 78701

RE: TDHCA Application No 18015 (Cambrian East Riverside)

Dear Mr. Irvine:

I am writing to confirm the de minimis contribution of development funding by the City of Austin (the “City”) for the Cambrian East Riverside, LP-Cambrian East Riverside project.

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 developments 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 $109,586.77.

Please contact Sandra Harkins by phone 512-974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,

Regina M. Copic, Real Estate and Development Manager
Neighborhood Housing and Community Development
February 20, 2018

Cambrian East Riverside, LP
1111 E. 11th Street Suite 200
Austin, TX 78702

Re: Receipt of Application for Housing Choice Voucher Project-Based Vouchers – Cambrian East Riverside

Dear Mr. Chen,

The Housing Authority of the City of Austin (HACA) has received an application from Cambrian East Riverside, LP for project based vouchers to Cambrian East Riverside located at 1806 Clubview Avenue, Austin, Texas as follows:

**Housing Choice Voucher Project-Based Vouchers (HCV PBV)**

- **Number of Vouchers – Eight (8)**
- **Unit Mix –**
  - One-Bedroom Units – Two (2)
  - Two-Bedroom Units – Two (2)
  - Three-Bedroom Units – Three (3)
  - Four-Bedroom Units – One (1)

The amount of assistance for HCV PBV units is equal to the attached Housing Choice Voucher Program Payment Standards Effective March 1, 2018 (Exhibit A) less utility allowances for utilities paid by tenants. The term of the HCV PBV is anticipated to be 20 years with the option to renew for an additional 20 years.

A commitment from Cambrian East Riverside, LP is pending HUD approval, and is anticipated to be available prior to the date the Housing Tax Credit Commitment is due to the Texas Department of Housing and Community Affairs.

Sincerely,

Michael Gerber
President and CEO
Sponsor Characteristics
Pursuant to §11.9(b)(2) of the Qualified Allocation Plan, an Application may qualify to receive up to two (2) points provided the ownership structure meets one of the following requirements in parts 1 OR 2 below;

1. **Application is attempting to score as a Qualified Nonprofit or certified HUB with ownership interest and material participation and meets the criteria below:**

   - No
   - Yes

   If attempting to score as a Qualified Nonprofit, Application is applying under the Nonprofit Set-Aside.

   - Yes

   If attempting to score as a certified HUB, evidence of the HUB’s existence from the Texas Comptroller of Accounts is provided behind this Tab.

   - Yes

   The Qualified Nonprofit or certified HUB has some combination of ownership interest, cash flow from operations, and developer fee which taken together equal at least 50% and no less than 5% for any category.

<table>
<thead>
<tr>
<th>Ownership Interest:</th>
<th>100.000%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash flow from operations:</td>
<td>75.000%</td>
</tr>
<tr>
<td>Developer Fee:</td>
<td>50.000%</td>
</tr>
<tr>
<td>Total:</td>
<td>225.00%</td>
</tr>
</tbody>
</table>

   - Yes

   The Qualified Nonprofit or certified HUB will materially participate in the Development and the operation of the Development throughout the Compliance Period.

   A detailed narrative describing how that material participation will be achieved is included.

   - Yes

   The Qualified Nonprofit or certified HUB has experience directly related to the housing industry. Mark all that apply and provide a detailed narrative describing experience in each category:

     - Property Management
     - Construction
     - Development
     - Financing
     - Compliance

   - X

   No Principals of the Qualified Nonprofit or HUB are related Parties to any other Principals of the Applicant or Developer.

   - X

   Evidence of experience in the housing industry and a statement regarding material participation are provided behind this tab.

   Points Claimed: 2

2. **Application is attempting to score as a participating Nonprofit or certified HUB and meets the criteria below:**

   - No Practitioners of the HUB or Nonprofit are related Parties to any other Principal of the Applicant or Developer.

   - Evidence of experience in the provision of Development Services or in the provision of on-site tenant services as well as a detailed narrative describing how the HUB or Nonprofit will provide such services must be included behind this tab.

   Points Claimed: 0

   Total Points Claimed: 2
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/tpasscmbssearch/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: 1823906200500
File/Vendor Number: 506508
Approval Date: 02-FEB-2018
Scheduled Expiration Date: 02-FEB-2022

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

NEO EAST RIVERSIDE 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 02-FEB-2018, 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.

Laura Cagle-Hinojosa, Statewide HUB Program Manager
Statewide Support Services 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/tpasscmbssearch/index.jsp) or by contacting the HUB Program at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

Rev. 06/16
Experience and Material Participation for Neo East Riverside LLC

Neo East Riverside LLC, is the qualified HUB for TDHCA #18015 Cambrian East Riverside. The company is a Texas certified HUB and is solely controlled by Calvin Chen. Mr. Chen has 20 years of experience in architecture, urban planning, construction and real estate development. He is a member of the City of Austin’s Green Building Program and the U.S. Green Building Council (USGBC). His work has won multiple architectural awards and has been published in various publications around the world. In his Design/Build practice, Mr. Chen acts as General Contractor. Acting as the General Contractor, he has completed 16 single-family projects. These are all high-end, high budget homes throughout the United States. Mr. Chen has served as General Contractor for a number of commercial projects as well. This practice enables him to take a project from concept through construction.

Mr. Chen’s professional experience in the development process includes:

- Conceptual Design
- Design Development
- Master Planning
- Urban Redevelopment
- Sustainable Design Consulting
- Construction Oversight and Administration
- Sub-Contractor Management
- Custom Window Design and Fabrication
- Custom Pool and Water Feature Design and Fabrication
- Development Entitlements
- Construction Finance

Specific design/build projects completed by Mr. Chen include offices and retail at 1111 East 11th Street in Austin; The East Village – a mixed use development with 20 condominiums also in Austin; DEN Property Group offices, Factory People (American Apparel on South Congress in Austin), Mango Financial commercial space and Shady Lane Creative Studios. Mr. Chen’s specific multi-family experience includes Lucero, a 173-unit project in Austin funded with tax credits; the 51-unit Southlawn Palms Apartments in Houston, Skybridge Condominiums - 120 units in Austin, and Tarrytown Place, 6 units also in Austin.

MATERIAL PARTICIPATION

Neo East Riverside will materially participate in the development by acting as the 100% owner of Cambrian East Riverside, GP - the General Partner for the proposed development. Mr. Chen will exercise control over the development and be the long-term owner. Neo East Riverside LLC will be involved in this development from design through construction and operation throughout the compliance period. This involvement will include the review of project financial statements and periodic site visits throughout planning, design, construction, and operation.

Mr. Chen’s design/build and development experience, particularly in Austin-based multifamily developments, will ensure that construction finance and the implementation of the project happen in a timely manner. His services will include attendance at construction meetings, site inspections, construction budget development and adherence, and the maintenance of a clear line of communication between the architectural team and construction contractors. He will coordinate all compliance submittals to TDHCA throughout the construction process, oversee the final inspection and sign the 8609s. After occupancy, he will monitor the project, engage and review audits and work with the lenders and investors to maintain a compliant property.
Owner and Developer Organization Charts
**Owner and Developer Organization Charts**

*Applicants should note that subsequent changes to the Development Ownership structure presented in this section will require the written consent of the Department.*

Pursuant to §10.204(13)(A) of the Uniform Multifamily Rules, submit three separate charts. One showing the complete organizational structure of each of the following entities: Development Owner, Developer, and Guarantor.

The organization charts must include:

- The names and ownership percentages of all Persons having an ownership interest in the Development Owner, Developer, and/or Guarantor.
- Nonprofit entities, public housing authorities, publicly traded corporations, individual board members and executive directors must be included in Organization charts.
- Any and all trusts must list all beneficiaries that have the legal ability to control or direct activities of the trust and are not just financial beneficiaries.

In the case of:

(A) Partnerships - Principals include all general Partners and Special LPs (any LP that is not the Syndicator is a "Special LP");

(B) Corporations - Principals include the executive director and all members of the board (shown with "0%" ownership as applicable). For to-be formed instrumentalities of PHAs, where the executive director and board remain to be determined, include the PHA, itself, and its members;

(C) Limited liability companies - Principals include all the managing members and all other members.

**Org. Chart Example:**

![Organization Chart Example](image)

Note that the percentage refers to the entity to which the Person is directly connected, not to the whole Development Owner.

If a revised chart is submitted, include date of submission!
Cambrian East Riverside Owner Organizational Structure

Cambrian East Riverside LP
TIN: TBD

Cambrian East Riverside GP
(00.01%)

Neo East Riverside LLC
(HUB)
(100%)

Calvin Chen
(100%)
Authorized Signer: Calvin Chen

Investor Limited Partner (TBD)
(99.99%)
Cambrian East Riverside Developer Organizational Structure

Neo East Riverside LLC
HUB Co-Developer
(50%)

Calvin Chen
(100%)

O-SDA Industries, LLC
Co-Developer
(50%)

Megan Lasch
(100%)
Guarantor

Cambrian East Riverside GP and Neo East Riverside LLC
Calvin Chen (100%)

O-SDA Industries, LLC
(O-SDA Industries, LLC will receive 25% of Cash Flow as Guarantor)
Megan Lasch (100%)
List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive more than 10% of the developer fee. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

<table>
<thead>
<tr>
<th>Org.</th>
<th>Organization Legal Name</th>
<th>Role/Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Name(s) of Entities the Organization Owns or Controls</th>
<th>Organization legally formed?</th>
<th>Date formed</th>
<th>Legal Org is or will be</th>
<th>Previous TDHCA Experience?</th>
<th>Email</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cambrian East Riverside LP</td>
<td>General Partner</td>
<td>1111 East 11th, Suite 200</td>
<td>Austin</td>
<td>TX</td>
<td>78702</td>
<td>Cambrian East Riverside LP</td>
<td>No</td>
<td>na</td>
<td>Limited Partnership</td>
<td>No</td>
<td><a href="mailto:chenpowei@icloud.com">chenpowei@icloud.com</a></td>
<td>(512) 799-0989</td>
</tr>
<tr>
<td>2</td>
<td>Neo East Riverside LLC</td>
<td>Owner of GP, Co-Developer, and Guarantor</td>
<td>1111 East 11th, Suite 200</td>
<td>Austin</td>
<td>TX</td>
<td>78702</td>
<td>Neo East Riverside LLC</td>
<td>Yes</td>
<td>1/4/18</td>
<td>Limited Liability Company</td>
<td>No</td>
<td><a href="mailto:megan@0-sda.com">megan@0-sda.com</a></td>
<td>(830) 330-0762</td>
</tr>
<tr>
<td>3</td>
<td>O-SDA Industries, LLC</td>
<td>Co-Developer, Guarantor</td>
<td>5714 San Houston Circle</td>
<td>Austin</td>
<td>TX</td>
<td>78731</td>
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<td>Yes</td>
<td>9/2/10</td>
<td>Limited Liability Company</td>
<td>Yes</td>
<td><a href="mailto:chenpowei@icloud.com">chenpowei@icloud.com</a></td>
<td>(512) 799-0989</td>
</tr>
</tbody>
</table>

List of Sub-Entities or Principals:
1. Megan Lasch
2. Calvin Chen
3. 
4. 
5. 
6. 
Previous Participation
Person/Role: Cambrian East Riverside LP
Email Address: chenpowei@icloud.com
City & State of Home Addr: Austin, Texas
Applicant Legal Name: Cambrian East Riverside LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

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Person/Role: Calvin Chen

Email Address: chenpowei@icloud.com

City & State of Home Addr: Austin, Texas

Applicant Legal Name: Cambrian East Riverside LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

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Person/Role: O-SDA Industries, LLC
Email Address: megan@o-sda.com
City & State of Home Addr: Austin, Texas
Applicant Legal Name: Cambrian East Riverside LP

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<td>LaVentana Apartments</td>
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<td>12067</td>
<td>Amberwood Place</td>
<td>Longview</td>
<td>HTC</td>
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<tr>
<td>14226</td>
<td>Art at Bratton's Edge</td>
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<tr>
<td>16188</td>
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<tr>
<td>17268</td>
<td>Edgewood Place (developer fee only)</td>
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<td>HTC</td>
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<tr>
<td>17347</td>
<td>Alton Plaza (developer fee only)</td>
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<tr>
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40 Nonprofit Participation

NOT APPLICABLE
NOT APPLICABLE
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>Phone</th>
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</tr>
<tr>
<td><a href="mailto:chenpowei@icloud.com">chenpowei@icloud.com</a></td>
<td>tbd</td>
</tr>
<tr>
<td>Email</td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>Yes</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
</tr>
</tbody>
</table>

### Housing General Contractor:

<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
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</tr>
<tr>
<td>Email</td>
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<tr>
<td>Certified Texas HUB?</td>
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<tr>
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### Infrastructure General Contractor:

<table>
<thead>
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### Cost Estimator:

<table>
<thead>
<tr>
<th>Contact Name</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Saigebrook Development, LLC</td>
<td>(352) 213-8700</td>
</tr>
<tr>
<td>Lisa Stephens</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:lisa@saigebrook.com">lisa@saigebrook.com</a></td>
<td>tbd</td>
</tr>
<tr>
<td>Email</td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>Yes</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
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### Architect:

<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wernerfield Architecture &amp; Design</td>
<td>(214) 557-6924</td>
</tr>
<tr>
<td>Braxton Werner, AIA</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:bw@wernerfield.com">bw@wernerfield.com</a></td>
<td>tbd</td>
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<td>Email</td>
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<tr>
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### Engineer:

<table>
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<tr>
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<tr>
<td>Role</td>
<td>Company</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>Civil Engineer</td>
<td>Southwest Engineers, Inc</td>
</tr>
<tr>
<td>Market Analyst</td>
<td>Apartment Market Data, LLC</td>
</tr>
<tr>
<td>Appraiser</td>
<td></td>
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<tr>
<td>Attorney</td>
<td></td>
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<tr>
<td>Accountant</td>
<td></td>
</tr>
<tr>
<td>Property Manager</td>
<td>Accolade Property Management</td>
</tr>
<tr>
<td>Originator of Underwriter</td>
<td>CitiBank</td>
</tr>
</tbody>
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### Bond Issuer:

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<tr>
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</tr>
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<tbody>
<tr>
<td></td>
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Certified Texas HUB? | This is a direct or indirect, financial, or other interest with Applicant or other team members* |
<table>
<thead>
<tr>
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<tbody>
<tr>
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### Syndicator:

<table>
<thead>
<tr>
<th>Scott Arrighi</th>
<th>(617) 624-8867</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:Arrighi@bostoncapital.com">Arrighi@bostoncapital.com</a></td>
<td></td>
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Email | Proposed Fee | Tax ID Number (TIN) |
<table>
<thead>
<tr>
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Certified Texas HUB? | This is a direct or indirect, financial, or other interest with Applicant or other team members* |
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### Supportive Services Provider:

<table>
<thead>
<tr>
<th>Gurupreet Siddhu</th>
<th>(832) 291-3473</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:gurupreet@rsbenv.com">gurupreet@rsbenv.com</a></td>
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<th>Tax ID Number (TIN)</th>
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Certified Texas HUB? | This is a direct or indirect, financial, or other interest with Applicant or other team members* |
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</tbody>
</table>

### Title Company

<table>
<thead>
<tr>
<th>Brandi Fleming</th>
<th>(512) 900-8650</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:brandi@haylegal.com">brandi@haylegal.com</a></td>
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Certified Texas HUB? | This is a direct or indirect, financial, or other interest with Applicant or other team members* |
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<thead>
<tr>
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<tbody>
<tr>
<td>False</td>
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</table>

### Application Consultant:

<table>
<thead>
<tr>
<th>Sarah Andre</th>
<th>(512) 698-3369</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:sarah@structuretexas.com">sarah@structuretexas.com</a></td>
<td></td>
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<table>
<thead>
<tr>
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<th>Proposed Fee</th>
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### ESA Provider:

<table>
<thead>
<tr>
<th>Gurupreet Siddhu</th>
<th>(832) 291-3473</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:gurupreet@rsbenv.com">gurupreet@rsbenv.com</a></td>
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<table>
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<td>PCA Provider:</td>
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<tr>
<td>--------------</td>
<td>--------------</td>
<td>-------</td>
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<tr>
<td>na</td>
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<table>
<thead>
<tr>
<th>Other:</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>O-SDA Industries, LLC (Co-Developer/Guarantor)</td>
<td>Megan Lasch</td>
<td>(830) 330-0762</td>
</tr>
<tr>
<td><a href="mailto:megan@o-sda.com">megan@o-sda.com</a></td>
<td>tbd</td>
<td>80-0641068</td>
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<table>
<thead>
<tr>
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<tbody>
<tr>
<td><a href="mailto:megan@o-sda.com">megan@o-sda.com</a></td>
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<table>
<thead>
<tr>
<th>Certified Texas HUB?</th>
<th>This is a direct or indirect, financial, or other interest with Applicant or other team members*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>
Architect Certification Form
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.
Architect Certification

I (We) certify that the Development will be designed and built to meet the accessibility requirements of the Federal Fair Housing Act as implemented by HUD at 24 C.F.R. 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 C.F.R. 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 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 accordance with Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8, if the Development includes the New Construction or substantial rehabilitation of multifamily units (4 or more units per building), 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) have attached a statement describing how the requirements Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 will be met as described in 10 TAC Chapter 1, Subchapter B. At a minimum, the statement will include (1) The total number of Units (2) Number and description of Unit types, the number of Units of each Type, (3) Number of Units of each Type that will meet the accessibility requirements, and (4) a description of how the accessibility requirements relating to Unit distribution will be met.

I (We) certify that if the Development includes the New Construction or Rehabilitation of single family units (1 to 3 units per building), every unit will be designed and 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, all Units accessed by the ground floor or by elevator (“affected units”) meet the requirements at 10 TAC §10.101(b)(8)(B).

I(We) certify that all accessible Units under 10 TAC Chapter 1, Subchapter B, and all affected Units meeting the requirements under 10 TAC 10.101(b)(8)(B) will be dispersed throughout the Development.
If the Applicant is applying for HOME funds and the Development consists of New Construction, I (We) further certify that the Development meets the Construction Site Standards in 24 C.F.R §983.57(e)(1).

This certification meets the requirement that the Applicant provide a certification from the Development engineer or an accredited architect. A similar certification will also be required after the Development is completed from an inspector, architect, or accessibility specialist.

By: ____________________________

Signature

02-26-2018

Date

Braxton Werner

Printed Name

18291- TX

License Number and State

Wernerfield Architecture+Design

Firm Name (If applicable)
MEMO

Cambrian East Riverside
TDHCA #18015
Date: 20 February 2018

Subject: Accessibility Statement
From: Braxton Werner bw@wernerfield.com

As the architect for Cambrian East Riverside (#18015), I provide this statement regarding how the accessibility requirements will be met.

Please note that the proposed Development will be designed to meet 10 TAC Chapter 1, Subchapter B, 1.207. “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.” With 65 total units planned for this housing development, we have included 4 mobility impaired and 2 hearing and/or visually impaired units within the application drawing documents.

As part of the formal review process, final construction documents will be submitted for State Accessibility review prior to starting construction. Additionally, intermittent accessibility inspections will be performed throughout construction to confirm compliance with such.

Sincerely,

[Signature]

Braxton Werner, AIA
Project Architect
Wernerfield Architecture + Design
### 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.

Multifamily Housing Developments covered by 10 TAC 10.101(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

<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>Total Units</td>
<td>Required %</td>
<td>Calculated Units</td>
<td>Units Required</td>
<td>Units Proposed</td>
</tr>
<tr>
<td>1/1 (660sf)</td>
<td>65</td>
<td>5%</td>
<td>3.25</td>
<td>4</td>
<td>4</td>
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<tr>
<td>2/2 (852sf)</td>
<td>30</td>
<td>5%</td>
<td>1.5</td>
<td>1.5</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1050sf)</td>
<td>16</td>
<td>5%</td>
<td>0.8</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>4/2 (1252sf)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td></td>
<td>1</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>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 104)</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; 104)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
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<td>1</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: [Signature]

**Printed Name:**

**Wernerfield Architecture+Design**

**Date:** 02-26-2018

**Firm Name (If applicable):**

---

Braxton Werner
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 10.101(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 Total Units Required % Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
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</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>Total Units</td>
<td>Required %</td>
</tr>
<tr>
<td>1/1 (660)</td>
<td>15</td>
<td>2%</td>
</tr>
<tr>
<td>2/2 (852)</td>
<td>30</td>
<td>2%</td>
</tr>
<tr>
<td>3/2 (1050)</td>
<td>16</td>
<td>2%</td>
</tr>
<tr>
<td>4/2 (1252)</td>
<td>4</td>
<td>2%</td>
</tr>
<tr>
<td></td>
<td>65</td>
<td>2%</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 Total Units Required % Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
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</thead>
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<td>Unit Description</td>
<td>Total Units</td>
<td>Required %</td>
</tr>
<tr>
<td>same</td>
<td>28</td>
<td>2%</td>
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<tr>
<td>same</td>
<td>36</td>
<td>2%</td>
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<td>same</td>
<td>4</td>
<td>2%</td>
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<td>2%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>68</td>
<td></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: Braxton Werner

Printed Name: Wernerfield Architecture+Design

Date: 02-26-2018

Firm Name (If applicable)
# Accessible Parking Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

Parking requirements based on:

There must be one accessible space per accessible Unit located on the closest route to the Unit (ADA).

- When parking is provided for leasing office and amenities, use ADA Table 208.2 to calculate.
- When calculating additional spaces needed, use whichever yields the larger number of spaces.
- If you have different kinds of parking, e.g. lot, carport, and garages, each has to meet the standards individually.
- If there is a separate amenity (e.g. a pavilion in the back corner of property) that provides non-accessible spaces, at least one space would need to be an accessible.

**Use this chart to indicate number of parking spaces provided.**

- enter the total number of parking spaces
- enter the parking type and the number of spaces in each, starting with the surface lot (*see the example)

**EXAMPLE**

<table>
<thead>
<tr>
<th>Total # of Spaces:</th>
<th>62</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered Surface Lot</td>
<td>62</td>
<td>1</td>
</tr>
</tbody>
</table>

**EXAMPLE**

<table>
<thead>
<tr>
<th>Total # of Spaces:</th>
<th>450</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>300</td>
<td>0.666666667</td>
</tr>
<tr>
<td>Carports</td>
<td>100</td>
<td>0.222222222</td>
</tr>
<tr>
<td>Garages</td>
<td>50</td>
<td>0.111111111</td>
</tr>
<tr>
<td>Facility 4</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total # of Spaces:</th>
<th>450</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>300</td>
<td>0.666666667</td>
</tr>
<tr>
<td>Carports</td>
<td>100</td>
<td>0.222222222</td>
</tr>
<tr>
<td>Garages</td>
<td>50</td>
<td>0.111111111</td>
</tr>
<tr>
<td>Facility 4</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

**Use this chart to figure out accessible parking requirements.**

- chart above must be completed first

In C32, enter the total number of accessible spaces required

(see Application Webinar, Part 3, from 0:00 - 14:20, or webinar slides starting at slide 136)

In D33, enter the number of units required per accessible Unit in the surface lot

In column F, distribute required van spaces among the different parking facilities

**EXAMPLE**

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>7</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered Surface Lot</td>
<td>7</td>
<td>7</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>16</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>16</td>
<td>10</td>
<td>1</td>
</tr>
<tr>
<td>Carports</td>
<td>16</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Garages</td>
<td>16</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Facility 4</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**EXAMPLE**

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>16</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>16</td>
<td>10</td>
<td>1</td>
</tr>
<tr>
<td>Carports</td>
<td>16</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Garages</td>
<td>16</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Facility 4</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

By signing below, I (WE) certify that the information above meets the requirements in the 2010 ADA Standards for Accessible Design Title III regulations at 28 CFR part 36, subpart D, and the 2004 ADA Accessibility Guidelines at 36 CFR part 1191, appendices B and D. There will be at least one accessible spot per accessible unit located on the closest route to the accessible unit. For every 6 or fraction of 6 accessible spaces required, at least one will be van accessible. Accessible spaces will be dispersed amongst the parking types provided.

By: [Signature]

Printed Name: Braxton Werner

Date: 02-26-2018

Firm Name (If applicable): Wernerfield Architecture+Design
Evidence of Experience
Evidence of experience behind this tab includes:

- An Experience certificate issued by the Department under the 2014-2018 Uniform Multifamily Rules.
- An Application for experience and supporting documentation in accordance with §10.204(6)(A)(i) through (ix)
- Evidence from the Department that the application for experience was received and is being processed by the Department.

Alternatively, pursuant to §13.5(d)(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(d)(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

Once applicants have obtained a DUNS number, they must register with the SAM database:

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.

Davis Bacon Labor Standards (Section 811 PRA Program and Direct Loan Applications)

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 or Section 811 PRA-assisted units will be rehabilitated or constructed under one construction contract. The Section 811 PRA units and Direct Loan Units are not cumulative. For example, if a proposed development has ten Section 811 PRA units and ten Direct Loan-assisted units, Davis Bacon would not be triggered.

- Community Development Block Grant (CDBG) funds are being used to support the Development, which requires a lower number of units (8) be used as a threshold.

Applicants electing to participate in the Section 811 PRA Program either by committing an Existing Development to the Section 811 PRA Program or by committing a Proposed Development in this Application are encouraged to review §PRA.213 Davis Bacon Labor Standards in the Section 811 Program Guidelines, found on the TDHCA webpage at

http://www.tdhca.state.tx.us/section-811-pra/resource-documents.htm

Existing Developments where construction is fully complete before an application for a Proposed Development is submitted to the Department to receive assistance under the 811 PRA program are not subject to Davis-Bacon or Contract Work Hours and Safety Standards Act requirements.

Affirmative Marketing Plan (Direct Loan Applications Only)

Complete and submit HUD’s Affirmative Marketing Plan form (Form 935.2 or successors). This form may be found on the Department’s website at

http://www.tdhca.state.tx.us/home-division/mf-home/index.htm

The Affirmative Marketing Plan must comply with the Affirmative Marketing requirements in the Compliance Rules.

HUD approval is not necessary unless the property receives project-based Section 8 assistance.
December 14, 2015

Mrs. Megan Lasch
C/O Alyssa Carpenter
1305 East 6th Street, Suite 12
Austin, Texas 78702

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2016 UNIFORM MULTIFAMILY RULES

Dear Mrs. Lasch:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the Uniform Multifamily Rules. 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 §10.204(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,

Marni Holloway
Director of Multifamily Finance
Applicant Credit Limit
Documentation and Certification
Applicant Credit Limit Documentation and Certification (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></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cambrian East Riverside LP</td>
<td>No</td>
</tr>
<tr>
<td>2</td>
<td>Cambrian East Riverside GP</td>
<td>No</td>
</tr>
<tr>
<td>3</td>
<td>Neo East Riverside LLC</td>
<td>No</td>
</tr>
<tr>
<td>4</td>
<td>Calvin Chen</td>
<td>No</td>
</tr>
<tr>
<td>5</td>
<td>O-SDA Industries, LLC</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>6</td>
<td>Megan Lasch</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>7</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>8</td>
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<td>9</td>
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<tr>
<td>29</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>30</td>
<td></td>
<td>No</td>
</tr>
</tbody>
</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: 4/22/18  
Its: Authorized Signer
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: O-SDA Industries, LLC

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
X ☐ 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>Cambrian East Riverside</td>
<td>7</td>
<td>Austin</td>
<td>0.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td>The McFarland</td>
<td>3</td>
<td>Weatherford</td>
<td>0.00%</td>
<td>40.00%</td>
</tr>
</tbody>
</table>

I acknowledge that Calvin Chen 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]
O-SDA Industries, LLC
Printed Name
Date 2-21-18
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:  
Megan Lasch

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  
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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.

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)]  
Megan Lasch  
2-21-18  
Date
Community Input
## Community Input Scoring Items

<table>
<thead>
<tr>
<th>TDHCA#</th>
<th>18015</th>
</tr>
</thead>
</table>

### 1. Local Government Support - §11.9(d)(1)

- **X** Resolution(s) of either "no objection" or "support" is included behind this tab.**
  **Note that resolutions are due March 1, 2018

### 2. Community Support from State Representative - §11.9(d)(5)

- **X** Letter of either "support" or "opposition" is included behind this tab.**
  **Note that letters are due March 1, 2018

### 3. Input from Community Organizations - §11.9(d)(6)

- **X** Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

<table>
<thead>
<tr>
<th>Organization</th>
<th>Support</th>
<th>Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Capital Idea</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Steve Jacobs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>B. Sustainable Food Center</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ronda Rutledge</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>C. Mobile Loaves and Fishes</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alan Graham</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>D. LifeWorks</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Susan McDowel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>E. Front Steps</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greg McCormack</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>F. Chestnut Neighborhood Revitalization Corporation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sean Garretson</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
RESOLUTION NO. 20180201-021

WHEREAS, Cambrian East Riverside, LP, or an affiliated entity, ("Applicant") has proposed a development for affordable rental housing on East Riverside Drive, between Grove Boulevard and Clubview Avenue to be called Cambrian East Riverside ("Development") in the City of Austin; and

WHEREAS, Applicant has advised that it intends to submit application no. 18015 to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Low Income Housing Tax Credits for the Development; NOW, THEREFORE,

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

The City of Austin, acting through its governing body, the City Council, hereby confirms that it supports the proposed application no. 18015.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the TDHCA.

ADOPTED: February 1, 2018

ATTEST: Jannette S. Goodall
City Clerk
February 22, 2018

Mr. Tim Irvine  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701  
Email: tim.irvine@tdhca.state.tx.us

Re: Cambrian East Riverside, TDHCA #18015  
1806 Clubview Avenue, Austin, Travis County

Dear Mr. Irvine,

I received the Public Notification for Cambrian East Riverside, TDHCA #18015, located at the above address in Austin and in Texas State House District 51, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

Eddie Rodriguez  
State Representative, District 51
February 14, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Cambrian East Riverside, TDHCA App#18015

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Applications for the proposed affordable housing developments:

- Cambrian East Riverside, TDHCA App#18015.

Capital IDEA is a tax exempt civic organization that serves the community, including the neighborhoods in which these development sites are located. In fact, we have enabled residents of other affordable housing developments in Austin earn their two-year degrees at Austin Community College and become new professionals in technology and healthcare. Our bread and butter is helping single mothers become Registered Nurses. When that occurs, we all benefit. The previous resident of affordable housing becomes a homeowner and taxpayer. Their children experience a model of success in education and go on themselves to higher education at a roughly 70 percent direct-to-college rate – 25 points above the expected rate. There is a need for housing that is affordable to citizens of modest means as they work their way up a ladder of education and opportunity. These developments will help meet that need.

Please feel free to call on me for further information.

Sincerely,

Steve Jackobs
Executive Director
According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 07-02-1998
Sales and use tax, as of 07-02-1998
  (provide Texas sales and use tax exemption certificate Form 01-339 to vendor)
The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17428930410

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's Website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's Website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at (800) 252-5555.
Return of Organization Exempt From Income Tax
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

A. For the 2015 calendar year, or tax year beginning Oct 1, 2015, and ending Sep 30, 2016

B. Check if applicable

C. Name of organization: Capital Investing in Development and Employment of Adults, Inc

D. Employer Identification Number: 74-2893041

E. Telephone number: (512) 457-8610

F. Name and address of principal officer: Steve Jacobs, 835 W. Pleasant Valley Rd., Austin, TX 78702

G. Gross receipts: $4,894,494

H(a). Is this a group return for subordinates? No

H(b). Are all subordinates included? Yes

I. Tax-exempt status: 501(c)(3)

J. Website: www.capitalidea.org

K. Form of organization: Corporation

L. Year of formation: 1999

M. State of legal domicile: TX

Part I

Summary

1. Briefly describe the organization's mission or most significant activities:
The primary purpose of the organization is to provide unemployed and underemployed Central Texas adults access to economically self-sufficient growth through long-term training and support services.

2. Check this box if the organization discontinued its operations or disposed of more than 25% of its net assets:

3. Number of voting members of the governing body (Part VI, line 1a):

4. Number of independent voting members of the governing body (Part VI, line 1b):

5. Total number of individuals employed in calendar year 2015 (Part V, line 2a):

6. Total number of volunteers (estimate if necessary):

7a. Total unrelated business revenue from Part VII, column (C), line 12:

7b. Net unrelated business taxable income from Form 990-T, line 34:

Revenue

8. Contributions and grants (Part VIII, line 1h):

9. Program service revenue (Part VIII, line 2g):

10. Investment income (Part VIII, column (A), lines 3, 4, and 7d):

11. Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e):

12. Total revenue — add lines 8 through 11 (must equal Part VIII, column (A), line 12):

Expenditures

13. Grants and similar amounts paid (Part IX, column (A), lines 1-3):

14. Benefits paid to or for members (Part IX, column (A), line 4):

15. Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10):

16a. Professional fundraising expenses (Part IX, column (A), line 11e):

b. Total fundraising expenses (Part IX, column (D), line 25):

17. Other expenses (Part IX, column (D), line 25):

18. Total expenses — add lines 13-17 (must equal Part IX, column (A), line 25):

19. Revenue less expenses — subtract line 18 from line 12:

20. Total assets (Part X, line 16):

21. Total liabilities (Part X, line 26):

22. Net assets or fund balances — subtract line 21 from line 20:

Part II

Signature Block

Type of return affix name and title:

Steven C. Jacobs, Executive Director

Date: 2/1/17

Preparer's name: Stacy Britton, CPA

Preparer's signature: Stacy Britton, CPA

Check if self-employed:

PTIN: P00054732

Phone number: (512) 442-0380

BAA: For Paperwork Reduction Act Notice, see the separate instructions.
Capital IDEA is excited to offer innovative programs focused on helping non-traditional students, like you, earn a degree that leads to successful careers. We also offer guidance on how to customize your academic journey to fit your current situation.

## Providing Support Beyond Expectations

### THE COLLEGE PREP ACADEMY
This course helps you ease into college by focusing on basic reading, writing, and math skills.

### A TEAM OF NAVIGATORS
Career Navigators will walk you through your academic journey and offer sessions in study and life management skills in order to prepare you for your future career.

### CAREER PLACEMENT SERVICES
Upon graduation, we'll continue to guide you through your employment search, ensuring you find an opportunity that offers growth.

Our partnerships with Austin Community College, Temple College and varied Unions have made it possible for you to pursue **college level certificates, associate degrees or licensing in careers** that offer growth and stability.

Why is this program free?
Our partnerships with Austin Community College, Temple College and varied Unions have made it possible for you to pursue **college level certificates, associate degrees or licensing in careers** that offer growth and stability.

Why is this program free? »

---

**We invite you to explore careers in:**

**TECH is the future!** If you love solving problems, are a good communicator, and like to stay organized, consider a future in technology. You can start with an associate's degree and a few certifications. The more you learn the higher you'll go and the more you'll earn.

Career Expressway Tech »

**HEALTHCARE is for heroes!** No matter where you go from big cities to small towns, healthcare professionals are always in high demand. This is a rewarding career field for individuals who love helping people and aren't afraid of a little ickiness. Healthcare careers »

**INDEPENDENCE and reliability!** These careers offer the best opportunities for union jobs or for starting your own business. There are also employment opportunities all over Central Texas. If you're the kind of person who tackles jobs with good planning and hard work, consider the many types of skilled occupations in Tech & Trades »

---

Get started today by attending a CareerUp Info Session

SIGN UP TODAY

---

**CONTACT**

512.457.8610  
info@capitalidea.org  
Staff Directory

Hours: Mon Fri 8:30am – 5:00pm  
533 N. Pleasant Valley Rd.  
Third floor, Austin, TX 78702

---

**QUICK LINKS**

CareerUps  
FAQs  
Links  
Media  
Site Map  

Applicant & Student Forms  
Studies & Financials  
Información en Español  
High School Seniors
February 13, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Cambrian East Riverside, TDHCA App#18015

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for a proposed work force housing development;

- “Cambrian East Riverside,” TDHCA Application #18015, to be located at approximately 1810 Clubview Austin, TX, Travis County.

Sustainable Food Center is a tax exempt 501(c)3 not-for-profit organization with roots dating back to the 1970s in Austin, Texas. We aim to cultivate a healthy community by strengthening the local food system and improving access to nutritious, affordable food. As there is a need for nutritious, affordable and sustainably produced food, there is also a real need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Ronda Rutledge
Executive Director, Sustainable Food Center
SUSTAINABLE FOOD CENTER, INC.
2921 E 17TH ST # C
AUSTIN, TX 78702-1509

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 04-18-1986
Sales and use tax, as of 06-10-1987
   (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17424414682

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's Website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's Website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at (800) 252-5555.


**Return of Organization Exempt From Income Tax**

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

- Do not enter social security numbers on this form as it may be made public
- Information about Form 990 and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990)

### A  For the calendar year, or tax year beginning 07-01-2015 and ending 06-30-2016

#### B  Check if applicable
- Address change
- Name change
- Initial return
- Final return/terminated
- Amended return

- Number and street (or P.O. box if mail is not delivered to street address)
  2921 EAST 17TH STREET BUILDING C

- City or town, state or province, country, and ZIP or foreign postal code
  AUSTIN, TX 78702

#### D  Employer identification number

74-2441468

#### E  Telephone number

(512) 236-0074

#### G  Gross receipts $ 2,968,226

### F  Name and address of principal officer:

**RONDA RUTLEDGE**

2921 EAST 17TH STREET BUILDING C

AUSTIN, TX 78702

### H  Is this a group return for subordinates?
- No
- Yes

### J  Website: [SUSTAINABLEFOODCENTER.ORG](http://SUSTAINABLEFOODCENTER.ORG)

### K  Form of organization
- Corporation
- Trust
- Association
- Other

### L  Year of formation:

1993

### M  State of legal domicile

TX

## Part I  Summary

1. **Briefly describe the organization’s mission or most significant activities**

   THE MISSION OF SUSTAINABLE FOOD CENTER IS TO CULTIVATE A HEALTHY COMMUNITY BY STRENGTHENING THE LOCAL FOOD SYSTEM AND IMPROVING ACCESS TO NUTRITIONALLY AFFORDABLE FOOD. SFC ENVISIONS A FOOD-SECURE COMMUNITY WHERE ALL CHILDREN AND ADULTS GROW, SHARE, AND PREPARE HEALTHY, LOCAL FOOD.

2. **Check this box if the organization discontinued its operations or disposed of more than 25% of its net assets**

   - Yes
   - No

3. **Number of voting members of the governing body (Part VI, line 1a)**

   - 3
   - 18

4. **Number of independent voting members of the governing body (Part VI, line 1b)**

   - 4
   - 18

5. **Total number of individuals employed in calendar year 2015 (Part V, line 2a)**

   - 5
   - 58

6. **Total number of volunteers (estimate if necessary)**

   - 6
   - 423

7a. **Total unrelated business revenue from Form VIII, column (C), line 12**

   - 0

7b. **Net unrelated business taxable income from Form 990-T, line 34**

   - 0

### Revenue

<table>
<thead>
<tr>
<th>Prior Year</th>
<th>Current Year</th>
</tr>
</thead>
<tbody>
<tr>
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<td>2,170,338</td>
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<td>293,706</td>
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<td>1,934,644</td>
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### Expenses

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### Net Assets or Fund Balances

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<th>End of Year</th>
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<tr>
<td>4,544,544</td>
<td>5,310,357</td>
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<tr>
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<td>97,257</td>
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<tr>
<td>4,462,802</td>
<td>5,213,100</td>
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## Part II  Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge

### Sign Here

<table>
<thead>
<tr>
<th>Signature of officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>RONDA RUTLEDGE EXECUTIVE DIRECTOR</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type or name of title</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEREK KIRBY</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date</th>
<th>2016-12-15</th>
</tr>
</thead>
</table>

### Paid Preparer Use Only

<table>
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<th>Paid Preparer Use Only</th>
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<tbody>
<tr>
<td>GINGER CHAPPELL MORRISON &amp; CO PC</td>
</tr>
<tr>
<td>100 E ANDERSON LANE STE 250</td>
</tr>
<tr>
<td>AUSTIN, TX 78752</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phone</th>
<th>(512) 833-9600</th>
</tr>
</thead>
</table>

**May the IRS discuss this return with the preparer shown above?**

- Yes
- No

For Paperwork Reduction Act Notice, see the separate instructions.

Cat No 11282V  Form 990(2015)
ABOUT SFC

MISSION

Located in Austin, Texas and founded in 1993, with roots dating back to 1975 as Austin Community Gardens, Sustainable Food Center is involved in every step of our local, Central Texas, food system. SFC’s mission is to cultivate a healthy community by strengthening the local food system and improving access to nutritious, affordable food. SFC envisions a food-secure community where all children and adults grow, share, and prepare healthy, local food.

From seed to table, SFC creates opportunities for individuals to make healthy food choices and to participate in a vibrant local food system. Through organic food gardening, relationships with area farmers, interactive cooking classes and nutrition education, children and adults have increased access to locally grown food and are empowered to improve the long-term health of Central Texans and our environment.

Click here to read the history of SFC »
PROGRAMS

SFC’s Grow Local program empowers children and adults to grow their own food by offering the education and resources they need to start and sustain gardens at schools, homes, and areas accessible to neighborhood residents.

SFC’s Farm Direct program connects local growers with schools, urban residents, and institutional food service operations worksites in demand of fresh produce through weekly SFC Farmers’ Markets and direct marketing projects, such as farm-to-cafeteria, farm-to-school, and farm-to-work. SFC Farmers’ Markets are a project of SFC’s Farm Direct program. Currently SFC hosts two of the largest weekly farmers’ markets in the state of Texas, and hosts more local farmers than anywhere else in Austin!

SFC’s The Happy Kitchen/La Cocina Alegre® program is a nationally recognized cooking and nutrition education program that nurtures skills in food selection and preparation.

VIDEOS

GROW LOCAL
A program of Sustainable Food Center

FARM DIRECT
A program of Sustainable Food Center

THE HAPPY KITCHEN
A program of Sustainable Food Center

GROW SHARE PREPARE
Master Reader Films
Meet Chef Njathi Kabail at SFC Farmers’ Market Downtown

This week, SFC Farmers’ Market Coordinator, Jessie Barber, shares a bit of his story with us and introduces us to Chef Njathi Kabail, renowned scholar and chef. We are blessed with the opportunity to hear from Chef Kabail about how food systems have impacted his family and his communities, how food can be a means of combating oppression and a vehicle to building wealth and community. He has come to Austin to participate in the KLRU Blackedemics and will be leading a discussion and cooking demonstration at our SFC Farmers’ Market Downtown from 11am-1pm on Saturday, February 17th.

Continue Reading »

6pm March 1 - 6pm March 2
AMPLIFY AUSTIN
BECOME A CHAMPION FOR HEALTHY FOOD!
Schedule your donation now or start a fundraiser page for SFC!

SFC FARMERS’ MARKET HAPPENINGS

SFC Farmers’ Market Downtown, Sat. Feb 10th from 9am-1pm:

- Olive You: Texas Hill Country Olive Company wants to wish you a Happy Valentine’s Day by offering a SWEET deal on their balsamic vinegar at our Downtown market this Saturday. Buy one bottle of balsamic, and get one half off! Don’t forget to purchase a bottle of Texas’ finest olive oil pressed from olives grown only 30 miles west of here.

- Pretty Pastries: The Cake and Spoon is bringing tartlettes, scones and mini quiches in time for a romantic brunch or decadent dessert this Valentine’s week. If that doesn’t satiate you, check out these Chelsea Buns which will pair perfectly with a hot cup of coffee from Texas Coffee Traders.

SFC Farmers’ Market at Sunset Valley, Sat. Feb. 10th from 9am-1pm:

- Something to Buzz About: Need something to sweeten things up in the days ahead? Whether you’re looking for a candle to spread light or some balm to unchop the lips (let alone the honey they are so well known for) Austin Honey Company has got you covered!

- Kill It: Looking for an appropriate vessel? Look no further than the booth of Michael Velasquez Ceramics! Michael has handmade ceramics from his studio in Austin, with cups, plates, vases and more.

Find even more vendor and product listings, what’s in season, and who’s in or who’s out, on our This Week at SFC Farmers’ Markets »

SFC HAPPENINGS

Farm to Plate Chef Line-up Released!
We are pleased to announce the chef line-up for our 11th Annual Farm to Plate benefit! Join us and Austin’s most acclaimed local chefs as we celebrate the bounty of Central Texas, and raise critical funds for our programs. Early-bird discount tickets are still available for $50 off the regular price. Quantities are limited - special ends February 15th or while supplies last. See the line-up »

Amplify Austin is March 1-2, 2018
6pm March 1st - 6pm March 2nd. Amplify Austin Day is our city’s annual community-wide day of online giving, but did you know that you can get involved with Amplify Austin right now? You can pre-schedule your donation for March 1-2, or sign up to be a personal fundraiser and help us raise $50,000 for our food access programs. All gifts made to SFC through Amplify Austin will be matched by St. David’s Foundation! Get involved today »

SFC on Good Day Austin
This week on our segment with FOX 7’s Good Day Austin, we visited with pastry chef, international food blogger, and SFC Farmers’ Market vendor, Julie Myrtille, as she showed us how to make the perfect meringue. She also highlighted a few other of her tasty creations. Watch the video »

CITRUS TREE CARE

Certified arborist Colleen Dieter will show you everything you need to know to grow delicious citrus right in your own yard!

February 10, 2018 | 2:00 - 4:00pm | Sustainable Food Center | $25

COMMUNITY HAPPENINGS

Stop the Monsanto/Bayer Merger!
You can help simply by taking a survey that will inform policymakers and law enforcement officials in D.C., and in state capitals, about the impact of corporate power on farming. Take the survey »

Nominate Your Local Food Heroes
Until Feb 15th. Edible Austin is taking nominations for their Local Heroes Award. Vote for “Best Of” nominations in the following categories: Chef/Restaurant, Food Shop, Farm/Farmer, Food Artisan, Beverage Artisan, and Non-profit Organization. Vote now »

Clearing Stones and Sowing Seeds: Photographs from the Travis County Negro Extension Service
February 6, 2018 - April 15, 2018, at Austin History Center. The exhibit Clearing Stones and Sowing Seeds presents over 600 photographs taken between 1940 and 1964, documenting the variety of services offered by the TCNES, including animal husbandry, crafts, domestic education, gardening, agriculture, and home improvement. Learn more »
GARDENING CLASSES

02/10 - Citrus Tree Care

02/17, 02/21, 02/24 - Introduction to Food Gardening (5-Class Series)

03/03, 03/07, 03/10 - Introduction to Food Gardening (5-Class Series)

Check out our full list of classes here »

COOKING CLASSES

03/06 - Gone Wild: Homemade Sauerkraut

03/19 - Spice It Up: Mole

03/24 - Savor the Flavor: Cooking with Herbs

Check out our full list of classes here »

SFC FARMERS’ MARKET REPORT

What’s new? See what’s happening this week at our markets »

Questions? Visit our Farmers’ Market FAQ page and learn more »

All SFC Farmers’ Markets accept SNAP, WIC, FMNP and Double Dollars.

SFC FARMERS’ MARKET INFO

Downtown, Sat. 9am-1pm »

Sunset Valley, Sat. 9am-1pm »

Follow Us on Facebook and Instagram: Be sure to follow the SFC Farmers’ Market Facebook page and Instagram to stay up-to-date on what’s growing on!

CONNECT WITH US

Having trouble? View this message on our website.

Unsubscribe | Visit our website | Contact | Tell A Friend

2921 E 17th Street, Building C, Austin, Texas 78702
tel: 512-230-0074 | fax: 512-238-0068
© 2016 All rights reserved.

Member of EarthShare Texas
February 19th, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Cambrian East Riverside, TDHCA#18015 in Austin, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Cambrian East Riverside, an affordable housing development to be located in Austin at 1806 Clubview, just north of East Riverside Drive, in Travis County.

Mobile Loaves & Fishes is a 501(3)(c) nonprofit organization that supports Austin homeless community and has served more than 5 million meals to men and women living on the streets. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Cambrian East Riverside will serve our clients well and will promote a high quality of life for the underserved citizens of Austin and Travis County.

Should you have any questions or concerns, please do not hesitate to contact me at 512-328-7299. Thank you for your consideration.

Sincerely,

Alan Graham
CEO, President & Co-founder,
Mobile Loaves & Fishes
9301 Hog Eye Road, Suite 950
Austin, Texas 78724
MOBILE LOAVES & FISHES, INC.
9301 HOG EYE RD
AUSTIN, TX 78724-4600

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 04-20-2000
Sales and use tax, as of 04-20-2000
   (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
   The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 32002370339

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's Website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's Website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at (800) 252-5555.
RETURN OF ORGANIZATION EXEMPT FROM INCOME TAX
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)
Do not enter social security numbers on this form as it may be made public.
Information about Form 990 and its instructions is at www.irs.gov/form990.

A For the 2015 calendar year, or tax year beginning and ending

B Check if applicable

C Name of organization

MOBILE LOAVES & FISHES, INC.

Doing business as

903 S. CAPITAL OF TEXAS HWY
AUSTIN, TX 78746

D Employer identification number

74-2956081

E Telephone number

512-328-7299

G Gross receipts

7,302,702.

H(a) Is this a group return

[ ] Yes [X] No

for subordinates?

H(b) Are all subordinates included?

[ ] Yes [ ] No

If "No," attach a list (see instructions)

J Website: www.mlfl.org

K Form of organization: [X] Corporation [ ] Trust [ ] Association [ ] Other


Part I Summary

1 Briefly describe the organization's mission or most significant activities

TO PROVIDE FOOD AND CLOTHING AND PROMOTE DIGNITY TO OUR HOMELESS BROTHERS AND SISTERS IN NEED.

2 Check this box [ ] if the organization discontinued its operations or disposed of more than 95% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a)

10

4 Number of independent voting members of the governing body (Part VI, line 1b)

8

5 Total number of individuals employed in calendar year 2015 (Part VII, line 2a)

42

6 Total number of volunteers (estimate if necessary)

1886

7a Total unrelated business revenue from Part VIII, column (C), line 12

0

7b Net unrelated business taxable income from Form 990-T, line 34

0

8 Contributions and grants (Part VIII, line 1h)

7,619,571.

9 Program service revenue (Part VIII, line 2g)

7,160,819.

10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)

92,233.

11 Other income (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)

<3,503.>

12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)

75,991.

13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)

63,811.

14 Benefits paid to or for members (Part IX, column (A), line 4)

18,415.

15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)

11,852.

16a Professional fundraising fees (Part IX, column (A), line 11e)

0.

16b Total fundraising expenses (Part IX, column (D), line 25)

235,693.

17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)

0.

18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)

4,836,124.

19 Revenue less expenses. Subtract line 18 from line 12

3,972,521.

Beginning of Current Year

10,925,864.

End of Year

15,068,997.

20 Total assets (Part X, line 16)

454,355.

21 Total liabilities (Part X, line 26)

624,873.

22 Net assets or fund balances. Subtract line 21 from line 20

14,444,124.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature Here

ALAN J. GRAHAM, PRESIDENT/CEO

Date

10/5/16

Preparer's signature

RONALD H. REYNOLDS

Date

09/27/16

Firm's EIN

74-2516372

Print/Type preparer's name

Preparer

Use Only

Phone no. (512) 206-3141

Paid

92-0964479

May the IRS discuss this return with the preparer shown above? (see instructions)

[ ] Yes [X] No

Form 990 (2015)
Mobile Loaves & Fishes began when five parishioners of St. John Neumann Catholic Church in Austin, Texas boldly answered God's call to “love your neighbor as yourself.” Alan Graham and his friends began delivering meals out of the back of a minivan to men and women they found living on the streets. Graham readily admits that the group's original approach for serving the homeless had some flaws, but with the help of a formerly homeless man they perfected the model that Mobile Loaves & Fishes successfully uses today.

Their first trip serving meals on the streets of Austin was in September of 1998. Within a few months Graham and his group purchased a pickup truck with a catering bed. Since that first truck run, Mobile Loaves & Fishes volunteers have served more than 5 million meals with a side of hope to homeless men and women living on the streets. Delivering more than a sandwich, Mobile Loaves & Fishes volunteers hit the streets 7 nights a week, 365 days a year to provide food, clothing, hygiene products and other life-sustaining items to our homeless neighbors who are struggling to survive.

With the support of more than 19,000 volunteers, Mobile Loaves & Fishes is the largest prepared feeding program to the homeless in Austin, Texas and has spawned similar food truck programs in other cities across the country.
Complementing its truck ministry, Mobile Loaves & Fishes is also the visionary behind Austin's innovative Community First! Village — a 27-acre master planned development that provides affordable, permanent housing and a supportive community for the disabled, chronically homeless in Central Texas. Additionally, Mobile Loaves & Fishes' Community Works program provides micro-enterprise opportunities that enable formerly homeless men and women to earn a dignified income, develop new skills and cultivate enduring relationships as they take part in a restorative journey home.

Mobile Loaves & Fishes empowers communities into a lifestyle of service with the homeless.
Community Works

**Community Works** provides micro-enterprise opportunities that enable our friends who have experienced homelessness to earn a dignified income. This program empowers Mobile Loaves & Fishes volunteers to serve alongside our friends as they develop new skills, while also building enduring relationships. Micro-enterprise opportunities available through Community Works include gardening, art, blacksmithing, woodworking and concessions.

**Genesis Gardens**

Through Genesis Gardens, neighbors from all over Austin come together to roll up their sleeves and engage with Community First! residents, practice hospitality, recall what it means to put down roots, and share the abundance of our yields. The bounty from the garden is washed, bunched, canned, pickled, preserved or cooked and provided to neighbors throughout the Village — giving them direct access to the best vegetables on Earth!

The farm at Community First! Village features:

- More than 3 acres of organic vegetable production
- Hundreds of fruit and nut-bearing trees
- Dairy goats, chickens, rabbits, donkeys and honeybees
- Geodome and aquaponics system

**Community Art House**

The Community Art House provides a means through which our highly creative artists at Community First! produce and sell some of the best works of art in Austin. The art program...
provides a safe and supportive environment that fosters healing and creative expression for our formerly homeless friends. Mobile Loaves & Fishes partners with our Community First! artists to assist with the promotion and sale of their artwork, supporting their efforts to earn a dignified income through the beautiful use of their God-given talents.

Community Forge & Woodshop
The Community Forge & Woodshop empowers our Community First! friends to engage in the creation of timeless crafts while also earning a dignified income. Through blacksmithing, woodworking and a range of other projects, the men and women in this Community Works program become part of a restorative journey toward social contribution, financial stability and a mastery of handcrafting skills.

Our craftsmen and artists receive 100% of the profit from the sale of their products, enabling them to become more settled and experience greater stability in Community First! Village. They also encounter a greater sense of purpose, healing and friendships — foundational components of life that every person needs and deserves.

Community Concessions & Catering
Every dollar makes change. Our Community Catering & Concessions program provides opportunities for Community First! residents to earn a dignified income while helping to prepare and deliver meals, treats and refreshments during privately-catered and Village-wide events.

The Community Catering & Concessions family includes the Community Grille, delivering "Honest to Goodness" hamburgers, hot dogs, Frito pies, candy, popcorn, s'mores kits, drinks and other treats for the soul; and the Goodness Grille, for preparing and serving brisket and other carnivore-friendly meals at large events.

Some wandered in the wilderness, lost and homeless. Hungry and thirsty, they nearly died. "Lord, help!" they cried in their trouble, and he rescued them from their distress. He led them straight to safety, to a city where they could live. — PSALMS 107:4-7
February 21, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Cambrian East Riverside, TDHCA App#18015

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for a proposed work force housing development;

- “Cambrian East Riverside,” TDHCA Application #18015, to be located at approximately 1810 Clubview Austin, TX, Travis County.

LifeWorks is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. Our mission is serving youth and young adults who are transitioning from highly vulnerable situations (foster care, homelessness) to self-sufficiency. There is a tremendous need in Travis County, TX for affordable housing, and we look forward to working with this property to explore partnership opportunities to support our community’s most vulnerable citizens.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Susan McDowell
Executive Director
YOUTH AND FAMILY ALLIANCE
3700 S 1ST ST
AUSTIN, TX 78704-7046

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 07-01-1980
Sales and use tax, as of 07-10-1980
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17421371893

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's Website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's Website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt-orgs@cpa.texas.gov, or call us at (800) 252-5555.
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public

Information about Form 990 and its instructions is at www.irs.gov/form990

For the calendar year, or tax year beginning 10-01-2015 and ending 09-30-2016

<table>
<thead>
<tr>
<th>B Employer identification number</th>
<th>74-2137189</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone number</td>
<td>(512) 735-2400</td>
</tr>
<tr>
<td>Gross receipts $</td>
<td>9,742,966</td>
</tr>
</tbody>
</table>

C Name of organization

YOUTH AND FAMILY ALLIANCE

D Business address

LIFEWORXS

CITY OR STREET ADDRESS

3700 SOUTH 1ST STREET

AUSTIN, TX 78704

F Name and address of principal officer

SUSAN MCDOWELL

3700 SOUTH 1ST STREET

AUSTIN, TX 78704

H(a) Is this a group return for subordinates?

Yes ☑

H(b) Are all subordinates included?

Yes ☑

H(c) Group exemption number


J Website: www.lifeworksraAustin.org

K Form of organization

Corporation

L Year of formation 1980

M State of legal domicile TX

Part I Summary

1.Briefly describe the organization’s mission or most significant activities

YOUTH AND FAMILY ALLIANCE (DBA LIFEWORXS) IS A FEARLESS ADVOCATE FOR YOUTH AND FAMILIES SEEKING THEIR PATH TO SELF-SUFFICIENCY WE ARE COMMITTED TO INNOVATIVE PROBLEM SOLVING, SHARED ACCOUNTABILITY AND A RELENTLESS FOCUS ON ACHIEVING REAL, SUSTAINABLE AND MEASURABLE RESULTS FOR THE CLIENTS WE SERVE

2. Check this box if the organization discontinued its operations or disposed of more than 25% of its net assets

☑

3. Number of voting members of the governing body (Part VI, line 1a) .

3

4. Number of independent voting members of the governing body (Part VI, line 1b) .


5. Total number of individuals employed in calendar year 2015 (Part V, line 2a) .

209

6. Total number of volunteers (estimate if necessary) .

65

7a Total unrelated business revenue from Form 990-T, column (C), line 12 .

0

b Net unrelated business taxable income from Form 990-T, line 34 .

0

8. Contributions and grants (Part VIII, line 1h) .

11,768,066

9. Program service revenue (Part VIII, line 2g) .

329,360

10. Investment income (Part VIII, column (A), lines 3, 4, and 7d) .

410,025

11. Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) .

302,977

12. Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12) .

12,810,428

13. Grants and similar amounts paid (Part IX, column (A), lines 1-3) .

382,295

14. Benefits paid to or for members (Part IX, column (A), line 4) .

0

15. Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-18) .

6,700,488

16a Professional fundraising fees (Part IX, column (A), line 11e) .

0

b Total fundraising expenses (Part IX, column (D), line 25) .

2,522,312

17. Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) .

3,205,333

18. Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25) .

10,288,116

19. Revenue less expenses Subtract line 18 from line 12 .

2,522,312

Beginning of Current Year

20. Total assets (Part X, line 16) .

18,426,850

21. Total liabilities (Part X, line 26) .

2,135,087

22. Net assets of fund balances Subtract line 21 from line 20 .

16,291,763

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge

Signature of officer

SUSAN MCDOWELL EXECUTIVE DIRECTOR

Date

2017-05-12

Paid Preparer Use Only

Ptin/Type preparer's name

KAREN E AITCHLEY

Preparer's signature

KAREN E AITCHLEY

Date

Firm's EIN

74-2020819

Firm's address

1805 LA POSADA DRIVE

AUSTIN, TX 78752

Phone number

(512) 346-2086

For Paperwork Reduction Act Notice, see the separate instructions.

Cat No 11282Y

Form 990 (2015)
Our Mission

LifeWorks is a fierce advocate for youth and families seeking self-sufficiency. We are committed to innovative problem solving, shared accountability and a relentless focus on achieving real, sustainable and measurable results for the clients we serve.

Our Purpose

Every year, LifeWorks provides a pathway to self-sufficiency for more than 4,000 youth and families, many of whom are facing life’s most difficult challenges, including homelessness, trauma, and abuse.

We have three core goals for our community’s youth:

**Everyone deserves a home.** On any given night, we shelter or house more than 140 youth, but we know the need is much greater. There are more than 1,600 homeless youth in Austin every year. One of our primary goals is to End Youth Homelessness by 2020.

**Everyone deserves to work.** Our youth often struggle to find their place in the workforce, so our commitment is to lower the barriers experienced by youth who have grown up in foster care or spent time on the streets through evidence-based, rapid employment.

**Everyone deserves a chance to heal.** Youth in foster care are twice as likely as U.S. Iraq War veterans to experience PTSD. LifeWorks counseling and psychiatric services offer a caring place for youth and families to address conflict and trauma so that they can move forward.

Each of LifeWorks’ 17 programs, as well as our collaborative, research and advocacy efforts are designed to promote these three pillars of self-sufficiency.
Our History

LifeWorks provides a comprehensive continuum of support for self-sufficiency across housing, counseling, education and workforce development.

LifeWorks was created in 1998 through the merger of Pathways Community Counseling, Child & Family Service, Teenage Parent Council of Austin, and Youth Options. The goal of the merger was to establish a continuum of support for youth and families experiencing crisis. The organization started with a budget of $6 million and has grown to nearly $11 million, employing 140 professional staff and operating 7 service locations.

LifeWorks mission is fearless advocacy for youth and families finding their path to self-sufficiency. Our service philosophy is strengths-based and client-centered. Everyone who walks through our door is served with dignity and viewed through the lens of their potential and the goals they set themselves.

LifeWorks has more than 50 years' experience working with homeless youth, youth aging out of foster care, young adults and young parents. Today, LifeWorks provides 17 programs designed to bolster self-sufficiency under the categories of Housing, Counseling, and Education/Workforce. We have one of the most comprehensive continuums of housing and support options for vulnerable youth in the country, including Street Outreach, Emergency Shelter, Transitional Living, Young Parents Program, Rapid Re-Housing and Permanent Supportive Housing. LifeWorks is active in local, state and national efforts to end youth homelessness. LifeWorks Counseling programs provide one of the largest sources of community-based and psychiatric services to children, youth and families. Education and Workforce programs provide literacy and GED classes, workforce placement and critical skill-building support. Youth and families may access one or multiple LifeWorks programs with continuity.

LifeWorks is committed to continually improving our services and advancing our field through rigorous data collection and evaluation of our work. All transition-aged youth participate in an on-going evaluation throughout their LifeWorks journey that measures their success across 24 domains of self-sufficiency. Please see the Impact section for some of our reports.

LifeWorks Q&A
Counseling

LifeWorks Counseling Division provides support for individuals and families who are struggling with issues such as family conflict, abuse, trauma, anxiety, depression, and the stress of everyday life. LifeWorks is one of the largest providers of affordable/free mental health counseling in our community. Last year 1,818 clients were served through these programs.

Below are the current counseling programs offered by LifeWorks:

- Community Based Counseling
- Shared Psychiatric Services
- Resolution Counseling
- Youth & Adult Counseling

Education & Workforce

LifeWorks Education and Workforce Division is focused on developing the knowledge and skills needed to navigate the challenges of adolescence, move toward independence, and break the cycle of poverty. Through these services, youth and adults can achieve their educational goals, increase employability, gain independent living and parenting skills, and set themselves on a path to self-sufficiency. Last year 1,145 clients were served through this division.

Below are the current education and workforce programs offered by LifeWorks:

- GED & Literacy
- Workforce Development
- Teen Parent Services
- Next Step
- REAL Talk

Call 512.735.2100 to get more information and schedule an appointment.

Interested in becoming a part of LifeWorks GED & Literacy program? Learn more about the program here.

Housing

LifeWorks Housing Division offers a pathway from life on the streets to self-sufficiency for runaway and homeless youth, young parents, and youth who are aging out of the foster care system. LifeWorks housing continuum is the most comprehensive program in our community. It spans from a nationally recognized Street Outreach program and intense case management to our affordable housing complex.

Below are the current Housing Programs offered by LifeWorks:

- Street Outreach
- Emergency Shelter
- Transitional Living Program
- Rapid Rehousing Program
- Young Parents Program
- Permanent Supportive Housing Program
- Aftercare Transitional Services
- LifeSkills Training
February 22, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Cambrian East Riverside, TDHCA App#18015

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for a proposed work force housing development;

“Cambrian East Riverside,” TDHCA Application #18015, to be located at approximately 1810 Clubview Austin, TX, Travis County.

Front Steps is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. Our mission is serving those in need in Travis County, TX. We believe that there is a need for housing that is affordable to citizens of modest means in Austin, TX and this development will help meet that need.

Sincerely,

Greg McCormack, M.Ed.
Executive Director
Front Steps
FRONT STEPS INC.  
PO BOX 684519  
AUSTIN, TX 78768-4519

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 03-07-1997  
Sales and use tax, as of 03-07-1997  
(provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)  
The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17428240547

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's Website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's Website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at (800) 252-5555.
The Austin Resource Center for the Homeless (ARCH) serves as the first point of entry into the homeless social service system for many of Austin’s adults experiencing homelessness, whether for the first time and also those who have been living on the streets for years. The ARCH is designed to assess client needs, provide information on how and where to access services, and meet the basic emergency needs of homeless adults. The ARCH also provides sleeping areas for homeless people to rest, day or night, and a Day Resource Center to get out of the elements during the day. More than 6,000 homeless men and women utilized the ARCH in 2015-2016, averaging approximately 423 individuals each day in the Day Resource Center and sleeping more than 230 men each night.

The building, which opened in 2004, includes a large common-use room, public showers, public restrooms, storage lockers, laundry facilities, a computer room, study spaces, and offices for various nonprofit organizations that provide a direct service to the homeless clients at the ARCH. A clinic, located on the first floor, provides health care and specialized services for the population. The second floor houses a large commercial kitchen and dining room that serves 120 meals each night to clients staying at the shelter. Located on the third floor is the 100-bed shelter with a rooftop terrace opening up to a panoramic view of the city.

Numerous co-located agencies make the ARCH a one-stop shop where clients can receive support for mental health, medical, legal, employment and other needs, all under one roof. Clients are encouraged to enroll in transitional services focused on helping them move from homelessness to affordable housing.
Front Steps is committed to providing a full range of services to support our clients in moving from homelessness to safe, affordable long-term housing. Front Steps operates supportive housing programs for chronically homeless individuals and closely coordinates with other homeless services providers in the community to access both transitional and permanent housing options.

**Supportive Housing Programs**

Front Steps, through the U.S. Department of Housing and Urban Development (HUD), provides a total of 54 units of permanent supportive housing designated for chronically homeless individuals. Front Steps' housing programs are based on the Housing First and Harm Reduction models.

Front Steps' supportive housing programs provide subsidized, scattered-site housing with intensive case management and other support services to ensure the successful housing and community integration of each client. Case managers assist clients with obtaining and maintaining employment or other income and addressing mental health and physical health needs. Clients with income pay 30% of their income towards rent each month. Frequent in-home case management meetings focus on housing stability, increasing self-sufficiency and self-determination. In addition, the programs help our clients develop skills in money management, housekeeping, and integrating into the community.

Front Steps' supportive housing program partners include: Integral Care (ATCIC), Foundation Communities, Central Texas Recuperative Care Program, Foundation for the Homeless, The Mulholland Group and Streets of Hope Recovery Support Group.

**Transitional Housing**
Front Steps has limited transitional housing for clients of the Austin Resource Center for the Homeless (ARCH) and the Central Texas Recuperative Care Project, primarily through a group home unit where individuals can address issues of sobriety and income stabilization while establishing a housing plan to locate permanent housing solutions.

Our ‘First Steps’ housing program, which is generously funded by the Religious Coalition to Assist the Homeless, assists Front Steps clients move from the overnight emergency shelter into permanent supportive housing. For some clients, this may mean rental assistance on a subsidized unit within public housing or single room occupancy (SRO) unit until the client establishes an income. For others, First Steps may pay the move-in costs (security deposit, first month’s rent, household furnishings, etc.).

The Future of Front Steps Housing

The City of Austin has stated a commitment to establishing 350 units of permanent supportive housing to assist low-income, homeless and disadvantaged individuals in need of housing. Front Steps will work toward increasing our housing capacity in the next two years to assist in addressing this goal. Through public and private grants and the continued support of our community, Front Steps seeks to assist as many of the 10,000 homeless men and women we see each year regain their footing and find a pathway to hope and housing.

How To Help

Volunteer
If you feel a call to help those less fortunate and want to raise awareness about homelessness and poverty, then Front Steps may be the right place for you.

Donate
Less than 6% of financial contributions are used for administration. Front Steps strives to keep operating costs low so your gift will have the maximum impact on the lives of our homeless neighbors.

Latest Tweets
Case Management

Front Steps offers a variety of transitional services to restore hope to our clients and assist them with moving from homelessness to housing. These services include Front Steps' Shelter Case Management Program. Front Steps extends its services by partnering with seven co-located nonprofit organizations that provide a variety of vital services, including physical and mental health care, legal assistance, and job placement.

What is Case Management?

According to the Commission for Case Manager Certification, "Case management is a collaborative process that assesses, plans, implements, coordinates, monitors, and evaluates the options and services required to meet the client’s health and human service needs. It is characterized by advocacy, communication, and resource management and promotes quality and cost-effective interventions and outcomes."

How does it work?

The Case Management program at the ARCH focuses on improving stability within three areas – income, housing, and self-care. Case managers meet weekly with homeless adults to assess their goals, needs, and resources; develop action plans that will address these goals; and provide ongoing support, resource referral, and problem solving as the client moves on their own path from homelessness to housing and increased stability.

The clients in case management, like all Front Steps’ clients, face a wide range of challenges and barriers to regaining stability. These may include mental illness, substance abuse, medical needs, criminal history, lack of education or job skills, cognitive impairments, and social isolation. The case managers take into consideration all of the issues currently facing the client, as well as their history, and provide a combination of practical resources, and therapeutic support to help them rebuild the hope, and self-confidence needed to succeed.
Front Steps offers therapeutic groups, as well as positive recreational activities at the ARCH to support the various needs of our clients. Case managers also work very closely with other homeless service providers to coordinate care of shared clients and avoid duplication of services.

How To Help

**Volunteer**
If you feel a call to help those less fortunate and want to raise awareness about homelessness and poverty, then Front Steps may be the right place for you.

**Donate**
Less than 6% of financial contributions are used for administration. Front Steps strives to keep operating costs low so your gift will have the maximum impact on the lives of our homeless neighbors.

Latest Tweets

Tweets by @Frontsteps

Front Steps @Frontsteps
We are only 1 week away from #AmplifyATX. Support ending homelessness & be part of #AmplifyATX!amplifyatx.ilivehereigivehere.org/FrontSteps

Join Our Newsletter

Never spam, always newsworthy.

Your Email
**Part I: Summary**

Briefly describe the organization's mission or most significant activities:

FRONT STEPS IS RESPONSIBLE FOR MANAGING THE AUSTIN RESOURCE CENTER FOR THE HOMELESS LOCATED IN DOWNTOWN AUSTIN, WHICH SERVES AS A CENTRAL POINT OF INTAKE AND ASSESSMENT FOR HOMELESS PERSONS. FRONT STEPS ALSO ASSISTS ITS CLIENTS WITH RECUPERATIVE MEDICAL ASSISTANCE AND TRADITIONAL HOUSING. IT ALSO MANAGES THE SERVICES OF AMERICORPS MEMBERS PROVIDING COUNSELING AND MENTORING FOR HOMELESS PEOPLE.

**Revenue**

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<thead>
<tr>
<th>Description</th>
<th>Prior Year</th>
<th>Current Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributions and grants</td>
<td>5,108,471</td>
<td>6,765,310</td>
</tr>
<tr>
<td>Program service revenue</td>
<td>45,705</td>
<td>43,660</td>
</tr>
<tr>
<td>Investment income</td>
<td>366</td>
<td>190</td>
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<tr>
<td>Other revenue</td>
<td>56,785</td>
<td>2,126</td>
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<tr>
<td>Total revenue</td>
<td>5,211,327</td>
<td>6,849,225</td>
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</table>

**Expenses**

<table>
<thead>
<tr>
<th>Description</th>
<th>Prior Year</th>
<th>Current Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grants and similar amounts paid</td>
<td>0</td>
<td>4,511</td>
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<tr>
<td>Benefits paid to or on behalf of members</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Salaries, other compensation, employee benefits</td>
<td>3,199,545</td>
<td>3,279,734</td>
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<tr>
<td>Professional fundraising fees</td>
<td>0</td>
<td>21</td>
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<tr>
<td>Total fundraising expenses</td>
<td>2,003,952</td>
<td>3,243,657</td>
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<tr>
<td>Total expenses</td>
<td>5,203,497</td>
<td>6,527,923</td>
</tr>
<tr>
<td>Revenue less expenses</td>
<td>7,830</td>
<td>321,302</td>
</tr>
</tbody>
</table>

**Net Assets or Fund Balances**

- Assets: 1,250,534
- Liabilities: 580,229
- Net assets or fund balances: 660,305

**Part II: Signature Block**

Under penalties of perjury, I declare that I have examined this return, and, to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer has any knowledge.

**Paid Preparer Use Only**

May the IRS discuss this return with the preparer shown above? (See instructions.)
Who We Are

One thing is certain, no one ever hopes to be homeless.

As children, no one ever says, “When I grow up, I want to be homeless.” However, homelessness is a reality in our community. Every day Front Steps serves homeless men and women, many of whom have lost hope. We strive to restore their hope and guide them home. We sincerely believe that homelessness is a journey, not a destination. Front Steps’ dedicated staff, board of directors, and volunteers ask you to join us on our Journey to Hope.

Our Mission:

Front Steps provides a pathway home for our neighbors experiencing homelessness by offering emergency shelter, affordable housing, recuperative medical care, supportive services, and promotes community awareness.

Our Vision:  No person in our community should ever have to spend the night on the streets.
### Part I: Summary

1. Briefly describe the organization's mission or most significant activities:
   
   FRONT STEPS is responsible for managing the Austin Resource Center for the Homeless located in downtown Austin, which serves as a central point of intake and assessment for homeless persons. Front Steps also assists its clients with recuperative medical assistance and traditional housing. It also manages the services of AmeriCorps members providing counseling and mentoring for homeless people.

2. Check this box if the organization discontinued its operations or disposed of more than 25% of its net assets:

3. Number of voting members of the governing body (Part VI, line 1a):
   
   3

4. Number of independent voting members of the governing body (Part VI, line 1b):
   
   4

5. Total number of individuals employed in calendar year 2015 (Part V, line 2a):
   
   5

6. Total number of volunteers (estimate if necessary):
   
   6

7a. Total unrelated business revenue from Form VIII, column (C), line 12:
   
   0

7b. Net unrelated business taxable income from Form 990-T, line 34:
   
   0

8. Contributions and grants (Part VIII, line 1h):
   
   Prior Year: 5,108,471
   
   Current Year: 6,765,310

9. Program service revenue (Part VIII, line 2g):
   
   Prior Year: 45,705
   
   Current Year: 43,660

10. Investment income (Part VIII, column (A), lines 3, 4, and 7d):
    
    Prior Year: 366
    
    Current Year: 6,260

11. Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e):
    
    Prior Year: 56,785
    
    Current Year: 26,641

12. Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12):
    
    Prior Year: 5,211,327
    
    Current Year: 6,849,225

13. Grants and similar amounts paid (Part IX, column (A), lines 1-3):
    
    Prior Year: 0
    
    Current Year: 4,511

14. Benefits paid to or for members (Part IX, column (A), line 4):
    
    Prior Year: 0
    
    Current Year: 0

15. Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10):
    
    Prior Year: 3,199,545
    
    Current Year: 3,279,734

16a. Professional fundraising fees (Part IX, column (A), line 11e):
    
    Prior Year: 3,199,545
    
    Current Year: 3,279,734

16b. Total fundraising expenses (Part IX, column (D), line 25):
    
    Prior Year: 0
    
    Current Year: 0

17. Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e):
    
    Prior Year: 2,003,952
    
    Current Year: 3,243,657

18. Total expenses: Add lines 13-17 (must equal Part IX, column (A), line 25):
    
    Prior Year: 5,203,497
    
    Current Year: 6,527,923

19. Revenue less expenses:
    
    Prior Year: 7,830
    
    Current Year: 321,302

### Part II: Signature Block

Under penalties of perjury, I declare that I have examined this return, including my knowledge and belief, it is true, correct, and complete. Declaration of preparer has any knowledge.

---

**Signature Here**

**Signature of officer**

**Signature of officer**

**Type or print name and title**

---

## Paid Preparer Use Only

- Firm's name: REYNOLDS & FRANKE PC
- Firm's address: 6850 AUSTIN CENTER BLVD SUITE 100

May the IRS discuss this return with the preparer shown above? (see instructions for Paperwork Reduction Act Notice, see the separate instructions.)
February 14, 2018

Mr. Tim Irvine, Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Cambrian East Riverside, TDHCA Application #18015

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18015, Cambrian East Riverside, to be located at 1806 Clubview Avenue just north of Riverside Drive.

The Chestnut Neighborhood Revitalization Corporation is a tax exempt civic organization that serves East Austin. CNRC has built affordable single-family homes, owns and operates a 22-unit development for low income seniors and has spent the past five years partnering with the community to bring The Chicon to life. Currently under construction, The Chicon is a mixed-income, mixed-use development in East Austin that will serve low-income homebuyers as well as small businesses from the area. The Chicon will revitalize an area of Austin that has long suffered from neglect and disinvestment.

Our work only scratches the surface. Austin has a huge need for housing that is affordable to citizens of modest means, in particular for families with children. Cambrian East Riverside will help meet that need and has the support of our organization.

Please feel free to call me for further information.

Sincerely,

[Signature]

Sean Garretson, President  
Board of Directors
CHESTNUT NEIGHBORHOOD REVITALIZATION CORPORATION
2211 E MARTIN LUTHER KING JR BLVD
AUSTIN, TX 78702-1343

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 11-18-1998
Sales and use tax, as of 11-18-1998
   (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 3200111080

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's Website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's Website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at (800) 252-5555.
Dear Sir or Madam:

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

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

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

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

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

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

Your organization is liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more paid each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA). However, since your organization is a private foundation, it is subject to excise tax under Chapter 42 of the Code. Your organization may also be subject to other federal excise taxes.
Chestnut Neighborhood Revitalization Corporation
74-2899050

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

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

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

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

This letter affirms your organization’s exempt status.

Sincerely,

John E. Ricketts, Director, TE/GE
Customer Account Services
CNRC Activities Overview
November 15, 2017

The Organization
Chestnut Neighborhood Revitalization Corporation (CNRC) is a 501(c)(3) nonprofit community development corporation established in 1998 to address affordable housing and community development needs in the Chestnut Neighborhood and surrounding areas. CNRC has built single-family homes for affordable homeownership and a 22-unit senior affordable rental housing community, the award-winning Franklin Gardens. Franklin Gardens has been 100% occupied since completing leasing up in August 2010.

A community-based Board of Directors manages CNRC. We have long time residents, property owners and business owners on the Board as well as new residents of the area.

Current Project – The Chicon
The Chicon is located between 13th and 14th Streets on Chicon Street in East Austin. Ultimately, six properties will be redeveloped into a three-building mixed-use project with 9,000 square feet of ground floor commercial/retail and two stories of affordable housing. Phase I consists of the SE and SW buildings as shown on the attached map. Phase 1 contains just less than 6,000 square feet of commercial/retail and 28 residential units. Phase 2, the NW building, will be completed at a later date. Phase I is under construction and will be completed in 2018.

CNRC has site control through a deed. We purchased the sites in Spring 2012. All zoning changes and other entitlements have been secured. All five of the neighborhood associations in the area have written letters of support on behalf of the project and are considered active partners in the development by our Board of Directors.

Upon purchase, several of the lots contained vacant, dilapidated structures. Demolition of those buildings is complete and asbestos testing and removal is complete. All of the remaining lots were vacant at purchase. A Phase I ESA showed potential for Recognized Environmental Conditions and a Phase II ESA with borings was completed. The Phase II came back “clean” with no additional findings or need for remediation.

Building and Unit Details
The building design was inspired by the history of the area and is based on New Urbanism concepts. Each building hugs the streetscape with wide sidewalks, awnings, planter boxes, and multiple opportunities for pedestrians to “interact” with the building such as benches, bike racks and large windows. Covered parking for both tenants and visitors is in the rear of the building and all entrances are through the alleyway. All of the units will be attached and for-sale. Retail and/or commercial uses are located on the ground floor and all residential and common space uses are located in two stories above.

The Chicon Corridor project will comply with Austin Energy’s GREEN building program as established by the City’s S.M.A.R.T. HousingTM Initiative. Our initial GREEN and S.M.A.R.T. approvals have been received. Our current goal for a star rating under GREEN is 3 stars. Our last
project, Franklin Gardens, had a four star rating and was featured in Austin Energy’s 2010 annual report on energy efficient building.

**Affordability**
Delivering high quality affordable housing is CNRC’s specialty. Through a partnership with the City of Austin, The Chicon will develop and sell units to two sub-markets: households earning 80% or less of Austin’s Area Median Family Income (AMFI), and households earning 81% to 140% of Austin’s AMFI. The City of Austin has provided CNRC with significant equity to make this possible. All City of Austin notes will be subordinated.

Community Wheelhouse is acting as realtor and sales office for The Chicon. They will conduct all buyer intake, education and qualification work for each prospective buyer. Community Wheelhouse will work with two preferred lenders to help buyers obtain mortgages. These are both portfolio and Fannie Mae lenders. HomeBase has significant experience in affordable home sales and currently conducts all of the affordable sales for the Mueller Airport redevelopment.

CNRC has applied for and received designation as a community land trust for the property and is under obligation to the City of Austin to keep the property affordable for 99 years. All affordable buyers will enter into a shared equity agreement. Home Base is providing all land trust, shared equity and other homebuyer documentation for the project.

**CNRC Board of Directors**
*Sean Garretson, President*
Mr. Garretson is an economic developer, land strategist, strategic planner, facilitator, and revitalization expert. As principal of Pegasus Planning and Development, he leads a team of planners and analysts in providing strategic advice and direction to public and private sector clients. Mr. Garretson has been a resident of the Chestnut area since 2000.

*Sam Covey*
A structural engineer at Leap Structures, Mr. Covey has lived in the Chestnut Neighborhood since 2007.

*Jolene Hall*
Ms. Hall is retired. She was a long time employee of David Chapel and lives in East Austin.

*Willis Hunt*
Mr. Hunt has lived in the neighborhood since 1994. He is the owner of WG Hunt & Co., Realtors, a real estate brokerage firm and property management company that has been in existence and operating in East Austin since 1962.

*James Johnson, Treasurer*
Mr. Johnson is a long-time resident of the Chestnut Neighborhood, a member of David Chapel, and works for the State of Texas. He serves as Treasurer for CNRC.

*Jim Petitt*
Mr. Petitt is a regional sales manager for an Italian Winery. He moved to Austin from Houston in 2006 and has lived in the Chestnut Neighborhood since 2007.

*Edna Rhambo*
Ms. Rhambo is a long-time resident of the Chestnut Neighborhood and was the first African American to earn a B.A at the University of Texas at Austin.

*Scott Way*
Mr. Way is an attorney and entrepreneur with significant land holdings in the Chestnut Neighborhood and East Austin.

*Michael Wilt*
With significant expertise in government relations and business development, Mr. Wilt works for Texas State Affordable Housing Corporation and lives in East Austin.
Required Third Party Reports
### Required Third Party Reports

Be advised that all third party reports will be posted on the Department’s website along with the Application.

<table>
<thead>
<tr>
<th>1. Environmental Site Assessment (ESA) [All Multifamily Applications]</th>
<th>Prepared by: RSB Environmental</th>
<th>Date of Report: 2/14/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>X Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X If the above box is checked, a statement is provided behind this tab signed by the Development Owner, that certifies the Development Owner will comply with any and all recommendations made by the ESA preparer.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Development is funded by USDA and is not required to supply an ESA.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Environmental Clearance (Section 811 PRA and Direct Loan applications only)</th>
<th>Prepared by: na</th>
<th>Date of Report:</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Applications selecting points for Section 811 PRA Program participation under the Competitive Housing Tax Credit program or Direct Loans must review the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and provide adequate material to meet the tenets. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of the Section 811 PRA Program.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Applications for Direct Loans by the Department must complete an environmental clearance process in accordance with 24 CFR Parts 50 and 58 prior to engaging in choice limiting activities such as closing on land, loans, beginning demolition or construction activities, or entering into construction contracts. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of Multifamily Direct Loan funds.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>MFDL Development has already received Environmental Clearance from HUD under 24 CFR Parts 50 or 58.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Documentation of HUD Environmental Clearance is included behind this tab.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Applicant has submitted an environmental packet to TDHCA and determination is pending.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Applicant has reviewed the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and understands that a determination must be received prior to signing the Rental Assistance Contract.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following:</td>
<td></td>
</tr>
<tr>
<td>Name of Firm:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Person:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Telephone:</td>
<td></td>
<td>Email:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Primary Market Area Map</th>
<th>Prepared by: Apartment Market Data, LLC</th>
<th>Date of Report: 2/20/18</th>
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</thead>
<tbody>
<tr>
<td>X Primary Market Area (PMA) map with definition of PMA is included behind this tab.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Property Condition Assessment (PCA)</th>
<th>Prepared by: na</th>
<th>Date of Report:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>5. Appraisal</th>
<th>Prepared by: na</th>
<th>Date of Report:</th>
</tr>
</thead>
</table>

| --- | --- | --- |

[http://www.tdhca.state.tx.us/program-services/environmental/index.htm](http://www.tdhca.state.tx.us/program-services/environmental/index.htm)
ESA Certification

Cambrian East Riverside

RSB Environmental conducted a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for Cambrian East Riverside. The ESA was for the entire parent tract. Based on their assessment, a subsurface investigation of subsurface soil and groundwater conditions is recommended on the Subject Property, and a noise study is recommended based on the proximity of Grove Boulevard, East Riverside Drive, and Austin-Bergstrom International Airport. The study also states that a consultation of flood zone and wetland regulations is recommended for the parent tract, but not Unit A, the .709 acre parcel to be used for the proposed development.

This statement serves as a certification that Cambrian East Riverside LP will follow all recommendations of the ESA. Funds have been budgeted as part of the environmental costs to conduct the noise assessment and a soil assessment is planned. Any recommendations received from these subsequent investigations, such as additional noise proofing, will be paid out of the construction contingency.

Authorized Representative for Cambrian East Riverside LP

2/27/18

Date
MARKET ANALYSIS SUMMARY

Provider: Apartment MarketData, LLC
Contact: Darrell G Jack (210) 530-0040

Development: Cambrian East Riverside
Target Population: General

Site Location: 1810 Clubview
City: Austin
County: Travis

Site Coordinates: Longitude Latitude
-97.705947 30.227244

Definition of Elderly Age: 

Primary Market Area (PMA) page 32

Square Miles
9.99

CENSUS TRACTS

<table>
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<tr>
<th>484530014.01</th>
<th>484530014.02</th>
<th>484530014.03</th>
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<td>484530023.15</td>
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<td>0.00</td>
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</table>
Deficiency Documents
In the course of the Department’s Housing Tax Credit Eligibility/Selection/Threshold and/or Direct Loan review of the above referenced application, a possible Administrative Deficiency as defined in §10.3(a)(2) and described in §10.201(7)(A) and/or §10.201(7)(B) of the 2018 Uniform Multifamily Rules was identified. By this notice, the Department is requesting documentation to correct the following deficiency or deficiencies. Any issue initially identified as an Administrative Deficiency may ultimately be determined to be beyond the scope of an Administrative Deficiency, and the distinction between material and non-material missing information is reserved for the Director of Multifamily Finance, Executive Director, and Board.

1. Please note that mobility accessible units are not dispersed throughout the building.
2. Please show the mobility accessible routes.

The above list may not include all Administrative Deficiencies such as those that may be identified upon a supervisory review of the application. Notice of additional Administrative Deficiencies may appear in a separate notification.

All deficiencies must be corrected or otherwise resolved by 5 pm Austin local time on the fifth business day following the date of this deficiency notice. Deficiencies resolved after 5 pm Austin local time on the fifth business day will have 5 points deducted from the final score. For each additional day beyond the fifth day that any deficiency remains unresolved, the application will be treated in accordance with §10.201(7)(B) of the 2018 Uniform Multifamily Rules. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day may be terminated.

All deficiencies related to the Direct Loan portion of the Application must be resolved to the satisfaction of the Department by 5pm Austin local time on the fifth business day following the date of this deficiency notice. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day will be suspended from further processing, and the Applicant will be notified to that effect, until the deficiencies are resolved. If, during the period of time when the Application is suspended from review, Direct Loan funds become oversubscribed, the Applicant will be informed that unless the outstanding item(s) are resolved within one business day the Application will be terminated. For purposes of priority under the Direct Loan set-asides, if the outstanding item(s) are resolved within one business day, the date by which the item is submitted shall be the new received date pursuant to §13.5(c) of the 2018 Multifamily Direct Loan Rule. Applicants should be prepared for additional time needed for completion of staff reviews.

Unless the person that issued this deficiency notice, named below, specifies otherwise,
submit all documentation at the same time and in only one file using the Department’s Serv-U HTTPs System. Once the documents are submitted to the Serv-U HTTPs system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPs submission process, contact Liz Cline at liz.cline@tdhca.state.tx.us or by phone at (512)475-3227. You may also contact Jason Burr at jason.burr@tdhca.state.tx.us or by phone at (512)475-3986.

All applicants should review §§11.1(b) and 10.2(b) of the 2018 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on Monday, April 9, 2018. Please respond to this email as confirmation of receipt.**

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.

Thanks,

Ben Sheppard
Specialist, Multifamily Finance
Texas Department of Housing and Community Affairs
Ph. 512.475.2122

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 §10.2(b)).
April 2, 2018

Mr. Ben Sheppard
Specialist, Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Via: ben.sheppard@tdhca.state.tx.us

Re: Cambrian East Riverside, Austin, Application #18015

Dear Mr. Sheppard:

Please see the following response and associated attachments regarding the deficiency for HTC application 18015, Cambrian East Riverside, dated April 2, 2018. The attachment includes additional documentation and evidence where applicable.

1. Please note that mobility accessible units are not dispersed throughout the building.

We have redistributed the accessible units to create a more even dispersion. They are marked in red on the enclosed plans. I have also enclosed and updated version of Tab 23a which reflects the current distribution of mobility accessible units.

2. Please show the mobility accessible routes.

The mobility accessible route from the ground floor into the building, across the parking lot and onto the upper floors of the building has been highlighted in red on the enclosed site plan.

Please let us know if you have any further questions or require further documentation by contacting me at (512) 698-3369 or at sarah@structuretexas.com. Thank you for your consideration.

Sincerely,

Sarah H. Andre,
Consultant to the Project
1. UNIT A, LOT 1, CLUBVIEW TERRACE
0.702 ACRES

2. PROJECT SITE IS ENTIRELY WITHIN
FLOOD ZONE X; NO FLOOD
MITIGATION REQUIRED

3. 0' SIDE & REAR YARD SETBACKS

PARKING NOTES

62 PARKING SPACES PROVIDED:
5 ADA + 2 ADA VAN SPACES
19 COMPACT SPACES
36 STANDARD SPACES

PARKING PROVIDED MEETS LOCAL REQUIREMENTS PER
CITY OF AUSTIN CODE INCLUDING OPTIONAL PARKING
REDUCTIONS ALLOWED PER THE EAST RIVERSIDE CORRIDOR
ZONING DISTRICT.

SITE PLAN GENERAL NOTES

BUILDING & UNIT TYPE MATRIX

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit NRA</th>
<th>Total Units</th>
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<tbody>
<tr>
<td>1/1 Unit</td>
<td>660 SF</td>
<td>15</td>
<td>9,900 SF</td>
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<tr>
<td>2/2 Unit</td>
<td>852 SF</td>
<td>30</td>
<td>25,560 SF</td>
</tr>
<tr>
<td>3/2 Unit</td>
<td>1,050 SF</td>
<td>16</td>
<td>16,800 SF</td>
</tr>
<tr>
<td>4/2 Unit</td>
<td>1,252 SF</td>
<td>4</td>
<td>5,008 SF</td>
</tr>
<tr>
<td>Residential Units</td>
<td>57,268 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common Area</td>
<td>2,444 SF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ACCESSIBLE UNITS

MOBILITY UNITS (LABELED "HC" ON PLAN)
5% OF 65 UNITS = 4 UNITS: 1 1BR, 1 2BR, 1 3BR, 1 4BR

HEARING & VISUAL UNITS (LABELED "HV" ON PLAN)
2% OF 65 UNITS = 2 UNITS: 1 2BR, 1 3BR
AREA CALCULATIONS

UNIT DISTRIBUTION

<table>
<thead>
<tr>
<th>Level</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>Total Units</th>
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<td>2</td>
<td>4</td>
<td>7</td>
<td>5</td>
<td>2</td>
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<tr>
<td>5</td>
<td>3</td>
<td>8</td>
<td>2</td>
<td>0</td>
<td>13</td>
</tr>
</tbody>
</table>

15 30 16 4 65

FLOOR AREA NOT IN NET RENTABLE AREA

- Elevator / Stair: 303 SF
- Employee Area (Conditioned): 644 SF
- Tenant Common Area (Conditioned): 1,800 SF

BUILDING GENERAL NOTES

1. MINIMUM CEILING HEIGHT: 8'-0"
2. ROOF SLOPE: 1/4:12 UNO

SCALE: 1/32" = 1'-0"
AREA CALCULATIONS

UNIT DISTRIBUTION

<table>
<thead>
<tr>
<th>Level</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>Total Units</th>
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<td>7</td>
<td>3</td>
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<td>8</td>
<td>2</td>
<td>0</td>
<td>13</td>
</tr>
</tbody>
</table>

FLOOR AREA NOT IN NET RENTABLE AREA

- Elevator / Stair: 1,888 SF
- External Breezeway: 10,382 SF
- Storage / Utility Closets: 555 SF

BUILDING GENERAL NOTES

1. MINIMUM CEILING HEIGHT: 8'-0"
2. ROOF SLOPE: 1/4:12 UNO
AREA CALCULATIONS

UNIT DISTRIBUTION

<table>
<thead>
<tr>
<th>Level</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
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<td>65</td>
</tr>
</tbody>
</table>

FLOOR AREA NOT IN NET RENTABLE AREA

- Elevator / Stair: 464 SF
- External Breezeway: 1,617 SF
- Storage / Utility Closets: 185 SF

BUILDING GENERAL NOTES

1. MINIMUM CEILING HEIGHT: 8'-0"
2. ROOF SLOPE: 1/4:12 UNO
**AREA CALCULATIONS**

<table>
<thead>
<tr>
<th>UNIT DISTRIBUTION</th>
<th>Level</th>
<th>1 BR</th>
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<th>3 BR</th>
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<td>16</td>
<td>4</td>
<td>65</td>
<td></td>
</tr>
</tbody>
</table>

**FLOOR AREA NOT IN NET RENTABLE AREA**

- Elevator / Stair: 451 SF
- External Breezeway: 1,513 SF
- Storage / Utility Closets: 185 SF

**BUILDING GENERAL NOTES**

1. MINIMUM CEILING HEIGHT: 8'-0"'
2. ROOF SLOPE: 1/4:12 UNO
AREA CALCULATIONS

UNIT DISTRIBUTION

<table>
<thead>
<tr>
<th>Level</th>
<th>1 BR</th>
<th>2 BR</th>
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<td>30</td>
<td>16</td>
<td>4</td>
<td>65</td>
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</tr>
</tbody>
</table>

FLOOR AREA NOT IN NET RENTABLE AREA

- Elevator / Stair: 451 SF
- External Breezeway: 1,522 SF

BUILDING GENERAL NOTES

1. MINIMUM CEILING HEIGHT: 8'-0'
2. ROOF SLOPE: 1/4:12 UNO

Scale: 1/32" = 1'-0"
## 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 Multifamily Housing Developments covered by 10 TAC 10.101(b)(b)(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

<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>
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<tbody>
<tr>
<td>1/1 (660sf)</td>
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<td>5%</td>
<td>0.75</td>
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<td>1</td>
</tr>
<tr>
<td>2/2 (852sf)</td>
<td>30</td>
<td>5%</td>
<td>1.5</td>
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<td>1</td>
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<td>3/2 (1050sf)</td>
<td>16</td>
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<td>4/2 (1252sf)</td>
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<td>5%</td>
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<tr>
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<td>3.25</td>
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</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>
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<tbody>
<tr>
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<tr>
<td>2/2 (950 sqft &amp; 1000)</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; 1100)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
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<td>68</td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
<td></td>
<td></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: ____________________________

Signature

Braxton Werner

Printed Name

Wernerfield Architecture+Design

Firm Name (If applicable)

04-02-2018

Date
Sarah

I spoke with a member of our Compliance Division and I have confirmed that this is the current form for the City of Austin PHA and would be what was used for monitoring, etc at this point in time. Please disregard.

Shannon Roth
Multifamily Housing Specialist
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.3929
Fax: 512.475.1895

About TDHCA
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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 §10.2(b)).

Sarah Andre

I am writing to respond to the deficiency you issued today for Application #18015, Cambrian East Riverside. I am perplexed.

The Utility Allowances submitted in the application have an effective date of 6/1/2017 and should be good for one year. I have checked the Housing Authority of the City of Austin website as of today, and the same utility allowances, with the same date are what is published. You can click this link in order to see that as well.

Please let me know what I am missing, I'd love to be able to get this straightened out today.

Thank you,

Sarah Andre
On Fri, Mar 23, 2018 at 10:05 AM, Shannon Roth &lt;shannon.roth@tdhca.state.tx.us&gt; wrote:

In the course of the Department’s Housing Tax Credit Eligibility/Selection/Threshold and/or Direct Loan review of the above referenced application, a possible Administrative Deficiency as defined in §10.3(a)(2) and described in §10.201(7)(A) and/or §10.201(7)(B) of the 2018 Uniform Multifamily Rules was identified. By this notice, the Department is requesting documentation to correct the following deficiency or deficiencies. Any issue initially identified as an Administrative Deficiency may ultimately be determined to be beyond the scope of an Administrative Deficiency, and the distinction between material and non-material missing information is reserved for the Director of Multifamily Finance, Executive Director, and Board.

1. **Utility Allowance**: The submitted utility allowance from the City of Austin PHA expired on September 30, 2017.

The above list may not include all Administrative Deficiencies such as those that may be identified upon a supervisory review of the application. Notice of additional Administrative Deficiencies may appear in a separate notification.

All deficiencies must be corrected or otherwise resolved by 5 pm Austin local time on the fifth business day following the date of this deficiency notice. Deficiencies resolved after 5 pm Austin local time on the fifth business day will have 5 points deducted from the final score. For each additional day beyond the fifth day that any deficiency remains unresolved, the application will be treated in accordance with §10.201(7)(B) of the 2018 Uniform Multifamily Rules. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day may be terminated.

All deficiencies related to the Direct Loan portion of the Application must be resolved to the satisfaction of the Department by 5pm Austin local time on the fifth business day following the date of this deficiency notice. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day will be suspended from further processing, and the Applicant will be notified to that effect, until the deficiencies are resolved. If, during the period of time when the Application is suspended from review, Direct Loan funds become oversubscribed, the Applicant will be informed that unless the outstanding item(s) are resolved within one business day the Application will be terminated. For purposes of priority under the Direct Loan set-asides, if the outstanding item(s) are resolved within one business day, the date by which the item is submitted shall be the new received date pursuant to §13.5(c) of the
2018 Multifamily Direct Loan Rule. Applicants should be prepared for additional time needed for completion of staff reviews.

Unless the person that issued this deficiency notice, named below, specifies otherwise, submit all documentation at the same time and in only one file using the Department’s Serv-U HTTPs System. Once the documents are submitted to the Serv-U HTTPs system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPs submission process, contact Liz Cline at liz.cline@tdhca.state.tx.us or by phone at (512)475-3227. You may also contact Jason Burr at jason.burr@tdhca.state.tx.us or by phone at (512)475-3986.

All applicants should review §§11.1(b) and 10.2(b) of the 2018 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on April 2, 2018. Please respond to this email as confirmation of receipt.**

Thanks,

Shannon Roth
Multifamily Housing Specialist
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.3929
Fax: 512.475.1895

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Thanks,

Shannon Roth
Multifamily Housing Specialist
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.3929
Fax: 512.475.1895

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1. Parking: Please provide evidence of the local code that is referenced on the Site Plan.

The above list may not include all Administrative Deficiencies such as those that may be identified upon a supervisory review of the application. Notice of additional Administrative Deficiencies may appear in a separate notification.

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All applicants should review §§11.1(b) and 10.2(b) of the 2018 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on June 13, 2018. Please respond to this email as confirmation of receipt.**

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.

Nicole Fisher
Housing Specialist
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.2201
Fax: 512.475.1895

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 §10.2(b)).
June 11, 2018

Ms. Nicole Fisher  
Specialist, Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Via: nicole.fisher@tdhca.state.tx.us

Re: Cambrian East Riverside, Austin, Application #18015

Dear Ms. Fisher:

Please see the following responses and associated attachments regarding the deficiency for HTC application #18015 Cambrian East Riverside, dated June 6, 2018. The attachment includes documentation and evidence where applicable and is searchable using the attachment’s bookmarks.

1. Parking: Please provide evidence of the local code that is referenced on the Site Plan.

   Please see the attached letter from the Gabriel T. Hovdey from Southwest Engineers regarding local parking requirements and the amended site plan.

Please let us know if you have any further questions or require further documentation by contacting Sarah H. Andre, at (512) 698-3369 or at sarah@structuretexas.com. Thank you for your consideration.

Sincerely,

Sarah H. Andre,  
Consultant to the Project
June 13, 2018

Nicole Fisher  
Housing Specialist  
Texas Department of Housing and Community Affairs (TDHCA)  
221 E. 11th Street  
Austin TX 78701

RE: Application #18105 – Cambrian House East Riverside – Parking Requirements  
Southwest Engineers (SWE) Project No. 0759-002-18

The following information is provided regarding the parking requirements for application #18015 according to the City of Austin (COA) Land Development Code (LDC) and the East Riverside Corridor (ERC) Regulating Plan.

The current unit mix for the development requires a total of One Hundred Thirty Four and a half (134.5) parking spaces per Appendix A of Chapter 25-6 of the COA LDC and can be better identified as follows:

- 15 – One (1) Bedroom Units – Requiring 22.5 spaces (1.5 spaces per bedroom dwelling unit)
- 30 – Two (2) Bedroom Units – Requiring 60 spaces (2.0 spaces per bedroom dwelling unit)
- 16 – Three (3) Bedroom Units – Requiring 48 spaces (2.5 spaces per bedroom dwelling unit)
- 4 – Four (4) Bedroom Units – Requiring 12 spaces (3.0 spaces per bedroom dwelling unit)

The Cambrian East Riverside preliminary plan exhibit submitted with the application referenced "local requirements per City of Austin code and optional parking reductions allowed per the East Riverside Corridor Zone District". Section 4.4 of the ERC Regulating Plan (attached) defines requirements for the property in this specific zoning district. The minimum automobile parking for property, located within the ERC, is equal to sixty percent (60%) of the standard parking requirements as stated in the above mentioned COA LDC Section 25-6 Appendix A (attached).

In addition to the forty percent (40%) reduction, Section 4.4.4 of the ERC Regulating Plan provides for further parking reduction options that could reduce the overall minimum parking allowed to be equal to a cumulative total of fifty percent (50%). Examples of additional parking reduction options include: one space (1) of off-street parking for every one space (1) of on-street parking provided, ten percent (10%) for preservation of significant trees, Twenty (20) spaces for every car-sharing vehicle space provided, Twenty (20) spaces for every electrical vehicle charging station proposed on-site, ten percent (10%) for a shower facility being located on-site, one (1) space for each fully enclosed and lockable bicycle parking space, and a ten percent (10%) if parking spaces are leased or sold separately from occupied units.
This project intends to provide an electric vehicle charging station in order to utilize the optional reduction in parking. In combination with the automatic forty percent (40%) reduction, the overall parking total required is equal to fifty percent (50%) of One Hundred Thirty Four and a half (134.5) or equal to Sixty Seven and a quarter (67.25) allowably rounded down to Sixty Seven (67). Sixty Eight (68) parking spaces are being provided as shown on the preliminary plan exhibit.

If you have further questions or if any additional information is required, please feel free to contact me at your convenience.

Respectfully submitted,

[Signature]

Gabriel T. Hovdey
Project Manager

gth
4.4. OFF-STREET AUTOMOBILE AND BICYCLE PARKING

4.4.1. Applicability

<table>
<thead>
<tr>
<th>Standards</th>
<th>Applies if ERC Subdistrict is:</th>
<th>Applies if the adjacent street is:</th>
<th>Applies to the following:</th>
</tr>
</thead>
</table>
| Section 4.4
Off-Street Automobile and Bicycle Parking | CMU | IMU | NMU | UR | NR | CTC | PPC | UR | HWY |
| | ● | ● | ● | ● | ● | ● | ● | ● | ● |

See Article 1 for maps and Sections 2.3.4 & 3.2.2 for descriptions of ERC Subdistricts and ERC Roadway Types.

4.4.2. Automobile Parking Requirements

**A. Minimum Automobile Parking Requirement:**

60 percent of that prescribed by the LDC Section 25-6 Appendix A (Tables of Off-Street Parking and Loading Requirements).

**B. Maximum Automobile Parking Requirement:**

110 percent of that prescribed by Appendix A.

4.4.3. Optional Shared Parking

Shared parking arrangements are encouraged to ensure that any vehicular parking provided is utilized to the greatest extent possible and to limit the provision of unnecessary parking spaces. Shared parking opportunities must be approved by the Director during site plan review.

4.4.4. Optional Reduction of Minimum Off-Street Parking Requirements

This section provides for reductions in the minimum off-street parking requirements in Subsection 4.4.2. The minimum off-street parking requirement shall be reduced as follows:

**A.** By one space for each on-street parking space located adjacent to the site. On-street parking utilized to meet minimum parking requirements may at any time be removed or modified by the City of Austin.

**B.** By up to 10 percent to preserve significant stands of trees or protected trees in addition to those required to be preserved by the Code, pursuant to protection measures specified in the Environmental Criteria Manual. If the applicant provides more parking spaces than the minimum required, the additional parking spaces may not result in the removal of significant stands of trees or protected trees.
C. By 20 spaces for every car-sharing vehicle provided in a program that complies with the requirements prescribed by the Director by administrative rule.

D. By 20 spaces for an electric vehicle charging station installed and maintained in accordance with Austin Energy standards.

E. By 10 percent if a shower facility area is provided on-site per the criteria below: (1) For buildings with 5,000 to 19,999 square feet of gross floor area, a minimum of one unisex shower and changing facility shall be provided. (2) For buildings with 20,000 to 99,999 square feet of gross floor area, a minimum of one shower and changing facility per gender shall be provided. (3) For buildings with 100,000 or more square feet of gross floor area, a minimum of two showers and changing facilities per gender shall be provided.

F. By one motor vehicle parking space for each fully enclosed and lockable bicycle parking space.

G. By 10 percent if parking spaces are leased or sold separately from occupied units or spaces.

Unless otherwise specified, the above reductions may be applied cumulatively, and may be applied in addition to the parking reduction authorized in Subsection 4.4.2, but in no case may the minimum off-street parking requirements for a project set forth in Chapter 25-6, Appendix A, be reduced to less than 50 percent.

4.4.5. Parking Design Standards

A. For all roadway types except ERC Highway and where Type I driveways are allowed, off-street parking is prohibited between the principal street and the corresponding street-facing façade line (see Figure 4-10).

B. Any off-street surface parking along a street designated as an ERC Core Transit Corridor or ERC Pedestrian Priority Collector shall have landscape buffering in accord with Environmental Criteria.

Figure 4-10:
No Parking is allowed between the street and the building facade. When parking is located to the side of a building, screening is required between the parking and the sidewalk (ERC Core Transit Corridor Example).
Manual [Section 2.4.3] between the clear zone (or the supplemental zone if provided) and the parking area. The buffering method chosen must include shade trees unless already provided in an adjacent planting zone (Figure 4-11).

C. Off-street surface parking is prohibited along street segments designated as active edges on Figure 1-4, Active Edges Map. Parking structures may be located along active edges provided they meet the applicable active edge standards in Section 5.6.

D. Off-street parking provided as part of a building or parking structure adjacent to the principal street, an ERC Core Transit Corridor, or an ERC Pedestrian Priority Collector must meet the active edge ground floor space standards in Section 5.6 for the net frontage length required by the roadway type.

E. Commercial off-street parking and off-site accessory parking must comply with the limitations and requirements in Figure 2-1, the ERC Land Use Table.

4.4.6. Bicycle Parking Requirements

A. Minimum Requirement

Bicycle parking shall be as prescribed by the LDC Appendix A (Tables of Off-Street Parking and Loading Requirements). The required amount shall be calculated based on the motor vehicle spaces required by Appendix A prior to any available parking reductions.

1. For retail uses, a minimum of 75% of all required bicycle parking shall be located along the principal street and within 50 feet of a primary building entrance. If premium bicycle parking is provided in a garage and signage is provided to communicate that bicycle parking is available in a garage, then a minimum of 50% of all required bicycle parking shall be located along the principal street and within 50 feet of a primary building entrance. For all other uses, the requirement is a minimum of 10%.

2. After meeting the requirement in 1. above, the remainder of required bicycle parking may be located:
Article 4

a. Within 50 feet of other building entryways not on the principal street; or
b. At employee entrances; or
c. Within a building; or
d. In a covered motor vehicle parking area.

B. Standards

All bicycle parking shall meet the standards as prescribed in the LDC and as follows:

1. Bicycle parking is encouraged in the sidewalk planting zone, but shall not obstruct walkways.

2. Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or a secure stationary rack, which support the frame so the bicycle cannot easily be pushed or fall to one side. Racks that require a user-supplied lock should accommodate locking the frame and both wheels using either a cable or U-shaped lock.

3. Bicycle parking spaces shall be at least 6 feet long and 3 feet wide, and overhead clearance in covered spaces shall be a minimum of 7 feet.

4. A 5-foot aisle for bicycle maneuvering, which may be provided within the required sidewalk clear zone, shall be provided and maintained beside or between each row of bicycle parking.

5. Bicycle racks or lockers shall be securely anchored.

6. Bicycle parking shall be located in a well lighted, secure, and visible location.

7. Bicycle racks may be located in a parking lot provided the clearances described in this section are met.

4.5. DRIVE-THROUGH FACILITIES

Unless legally constructed or permitted prior to May 9, 2013, drive-through facilities are not allowed in the ERC Zoning District. Construction on said properties will be subject to all standards in the ERC Regulating Plan according to the applicability standards in Section 1.2 Applicability. The number of drive through bays or lanes can only be increased from the number existing as of May 9, 2013 using a conditional use permit. On May 9, 2020, all drive-through facilities will become subject to Article 8 Noncomplying Structures in the City LDC Sections 25-2-961 through 25-2-964, unless the drive-through facilities are brought into conformance with ERC Design Standards, in which case they would continue to be in compliance. See Figure 1-15: Map of Properties with Drive-Through Facilities and Figure 1-16: Table of Properties with Drive-Through Facilities for a map and list of properties to which this subsection applies.
## APPENDIX A. - TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS.

### PART 1 - MOTOR VEHICLES

<table>
<thead>
<tr>
<th>Use Classification</th>
<th>Minimum Off-Street Parking Requirement</th>
<th>Off-Street Loading Requirement</th>
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<tr>
<td><strong>Residential Uses</strong></td>
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<td>Cottage special use</td>
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<td>Urban home special use</td>
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<td><strong>Secondary apartment special use</strong></td>
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<td>Secondary unit: If located greater than .25 miles from an activity corridor that is served by a bus or transit line - 1 space; if located less than or equal to .25 miles from an activity corridor that is served by a bus or transit line - 0 spaces. For purposes of this requirement, activity corridor is defined in the Imagine Austin Comprehensive Plan, as adopted by Ordinance No. 20120614-058.</td>
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</table>
Scoring Notice
Jason Haskins
Phone #: (512) 993-2460
Email: jhedinn@gmail.com
Second Email: megan@o-sda.com

RE: 2018 Competitive Housing Tax Credit (HTC) Application for Cambrian East Riverside, TDHCA
Number: 18015

The Texas Department of Housing and Community Affairs has completed its program review of the Application referenced above as further described in the 2018 Qualified Allocation Plan (“QAP”). This scoring notice provides a summary of staff’s assessment of the application’s score. The notice is divided into several sections.

Section 1 of the scoring notice provides a summary of the score requested by the Applicant followed by the score staff has assessed based on the Application submitted. You should note that six scoring items are not reflected in this scoring comparison but are addressed separately.

Section 2 of the scoring notice includes each of the six scoring criteria for which points could not be requested by the Applicant in the application self-score form and include: §11.9(c)(8) Readiness to Proceed in Disaster Impacted Counties, §11.9(d)(1) Local Government Support, §11.9(d)(4) Quantifiable Community Participation, §11.9(d)(5) Community Support from State Representative, §11.9(d)(6) Input from Community Organizations, and §11.9(d)(7) Concerted Revitalization Plan.

Section 3 provides information related to any point deductions assessed under §11.9(f) of the QAP or §10.201(7)(A) of the Uniform Multifamily Rules.

Section 4 provides the final cumulative score in bold.

Section 5 includes an explanation of any differences between the requested and awarded score as well as any penalty points assessed.

The scores provided herein are merely informational at this point in the process and may be subject to change. For example, points awarded under §11.9(e)(4) “Leveraging of Private, State, and Federal Resources”, 11.9(b)(1)(A) "Unit Sizes", 11.9(b)(1)(B) "Unit and Development Features", 11.9(c)(1) "Income Levels of Tenants", 11.9(c)(2) "Rent Levels of Tenants", 11.9(e)(1) "Financial Feasibility", 11.9(e)(3) "Pre-Application Participation", and may be adjusted should the underwriting review result in changes to the Application that would affect these scores. If a scoring adjustment is necessary, staff will provide the Applicant a revised scoring notice.

Be further advised that if the Applicant failed to properly disclose information in the Application that could have a material impact on the scoring information provided herein, the score included in this notice may require adjustment and/or the Applicant may be subject to other penalties as provided for in the Department’s rules.

This scoring notice is provided by staff at this time to ensure that an Applicant has sufficient notice to exercise any appeal process provided under §10.902 of the Uniform Multifamily Rules. All information in this scoring notice is further subject to modification, acceptance, and/or approval by the Department’s Governing Board. If the score of an Application changes, a revised scoring notice will be provided to the Applicant.
Housing Tax Credit Program - 2018 Application Round
Scoring Notice - Competitive Housing Tax Credit Application

Page 2 of Final Scoring Notice: 18015, Cambrian East Riverside

Section 1:
Score Requested by Applicant (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2018 QAP): 117
Score Awarded by TDHCA (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2018 QAP): 117
Difference between Requested and Awarded: 0

Section 2:
Points Awarded for §11.9(c)(8) Readiness to Proceed: 0
Points Awarded for §11.9(d)(1) Local Government Support: 17
Points Awarded for §11.9(d)(4) Quantifiable Community Participation: 4
Points Awarded for §11.9(d)(5) Community Support from State Representative: 8
Points Awarded for §11.9(d)(6) Input from Community Organizations: 4
Points Awarded for §11.9(d)(7) Concerted Revitalization Plan: 0

Section 3:
Points Deducted for §11.9(f) of the QAP or §10.201(7)(A) of the Uniform Multifamily Rules: 0

Section 4:
Final Score Awarded to Application by Department staff (Including all points): 150

Section 5:
Explanation for difference between points requested and points awarded by the Department as well as penalties assessed:
§11.9(d)(7) Concerted Revitalization Plan. The Development Site is located within the boundaries of the East Riverside Corridor Master Plan. The plan does not include a documented and committed funding source or a timetable for accomplishing its stated goals. The identified funding streams are not specific to this particular plan. City general fund, capital improvement program funds, and the city's general obligation bond funds have no requirement to be expended for the purposes of the proposed plan. (Possible points 7, Awarded 0)

Restrictions and requirements relating to the filing of an appeal can be found in §10.902 of the Uniform Multifamily Rules. If you wish to appeal this scoring notice, you must file your appeal with the Department no later than 5:00 p.m. Austin local time, Monday, May 7, 2018. If an appeal is denied by the Executive Director, an Applicant may appeal to the Department's Board.

In an effort to increase the likelihood that Board appeals related to scoring are heard at the Board meeting, the Department has provided an Appeal Election Form for all appeals submitted to the Executive Director. In the event an appeal is denied by the Executive Director, the Applicant is able to request that the appeal automatically be added to the Board agenda.

If you have any concerns regarding potential miscalculations or errors made by the Department, please contact Sharon Gamble at (512) 936-7834 or by email at mailto:sharon.gamble@tdhca.state.tx.us.

Sincerely,

Sharon D. Gamble
Sharon D. Gamble
Competitive HTC Program Administrator
RFI
In the course of the Department's underwriting review of the above referenced application an Administrative Deficiency, as defined in 10 TAC §10.3(a)(2), has been identified. By this notice, the Department is requesting information to clarify or to correct inconsistencies found in the Application or to provide non-material missing information. All Administrative Deficiency requests will be treated in accordance with §10.201(7) of the Uniform Multifamily Rules.

**All deficiencies must be satisfactorily corrected or clarified by 5:00 p.m. Central Time on** Wednesday, May 23, 2018 (fifth business day following the date of this deficiency notice).

All documentation should be submitted as a whole using the Department’s Serv-U HTTPs System. Once the documents are submitted to the Serv-U HTTPs system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPs submission process, contact Jason Burr at jason.burr@tdhca.state.tx.us or by phone at (512)475-3986. You may also contact Nicole Fisher at nicole.fisher@tdhca.state.tx.us or by phone at (512)475-2201.

**NOTICE:** Pursuant to §10.201(7) of the Uniform Multifamily Rules, revised Application exhibits not specifically requested by the Underwriter in an Administrative Deficiency WILL NOT be accepted.

1. Please explain how your projected PBV rents were derived and provide supporting documentation.

   Response:
   
   PBV rents come directly from the Housing Authority of the City of Austin’s (HACA) published voucher payment standards less the utility allowance (HACA standards all “all bills paid”). Please see the attached worksheet from HACA.

2. Are the Austin HFC loan proceeds going to be funded from a Federal source?

   Response:
   
   No, these are General Obligation (GO) Bonds and are locally issued by the City of Austin.

3. Please explain the change in site acquisition as set forth by the First Amendment to Unimproved Property Contract. What is the plan for the acreage beyond "Unit A"?

   Response:
   
   [Additional information provided regarding the change in site acquisition and the plan for the acreage beyond "Unit A".]
The site acquisition document was amended to more precisely define the exact tract to be developed for the proposed project. The entire site ("Lot 1" - 2.38 acres) will be developed under a unified site plan, meaning it does not have to be formally subdivided for City of Austin approvals. Unit A and Unit B will be owned and developed separately, but will share access to/use of certain features such as the storm water detention system under what is know in condominium terms as a "limited common element." Unit B will be developed as multi-family. All costs related to development of the "limited common element" have been/will be pro rated to reflect a share of the costs as appropriate based on SF of Unit A and Unit B. No Unit B costs will be allocated to Unit A.

4. Your budgeted vertical building cost is significantly higher than our initial estimate using Marshall & Swift. Please provide a documented explanation (such as a contractor bid with schedule of values) that supports your number.

Response:
While we do not have a contractor bid for this development at this time, we have received a recent contractor estimate for a podium style development in Fort Worth. Based on the estimate for the Fort Worth development, the TDHCA Building Cost per NRA would be $116 per SF. This estimate is pre-bid and we do expect it will reduce by approximately 5-8% once bids have been received and negotiated. Cambrian building cost is estimated at $106 per NRA SF and as such, we feel this estimate is a reasonable approximation of cost. Please see attached for the Fort Worth estimate of cost.

5. Please provide a separate estimate for the cost of the the first floor parking garage.

Response:
Cambrian does not qualify as a garage. The site will have parking at grade with a podium structure above. Please see attached letter from the architect confirming the building is not considered a garage by code. The estimated additional cost of the podium structure above a traditional walk up is estimated to be approximately $250,000-$300,000 of concrete for slab support and slab thickness, $100,000 - $150,000 of additional masonry for columns and ground level screening and approximately $30,000-$35,000 of under slab insulation and thermal protection.

6. 

Response:

7. 

Response:

8. 

Response:

9. 

Response:

10. 

Response:
The Housing Choice Voucher Program Payment Standards  
Effective March 1, 2018

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TDHCA Building Cost 10,128,815
Per NRA 116.32
MEMO

Cambrian East Riverside
Job No. 2017-09
TDHCA #18015
Date: 20 May 2018

Subject: Cambrian East Parking Assessment

From: Braxton Werner

To whom it may concern:

In reference to the Cambrian East Riverside development, this building has been designed in accordance with the 2015 IBC section 510.4 “Parking Beneath and Group R”. This section defines the structure for the building, an elevated slab foundation supported by non-combustible columns with parking below such building. Our building falls under this criteria and as such, the parking for this building is not “Structured Parking”.

Sincerely,

Braxton Werner, AIA
Project Architect
Wernerfield Architecture+Design
May 16, 2018

Ms. Cynthia Bast
Locke Lord, LLP
600 Congress, Ste 2200
Austin, TX 78701

RE: APPEAL OF SCORING - 2018 COMPETITIVE HOUSING TAX CREDIT APPLICATION 18015 CAMBRIAN EAST RIVERSIDE

Dear Ms. Bast:

The Texas Department of Housing and Community Affairs ("the Department") received your appeal dated May 7, 2018, related to the application indicated above. Staff determined that the concerted revitalization plan did not include evidence of a sufficient, documented and committed funding source for the plan or a timetable for completing its goals. As such, points under 10 TAC §11.9(d)(7) related to Concerted Revitalization Plans ("CRP") were not awarded, subject to the Applicant's appeal rights.

The appeal included specific, clarifying information from the City of Austin regarding funding that has been specifically planned for this area. Based on this information, I am granting the appeal, which will result in the seven deducted "CRP" points being reinstated. Should you have any questions, please contact Sharon Gamble, Competitive Tax Credit Program Administrator, at sharon.gamble@tdhca.state.tx.us or by phone at 512-936-7834.

Sincerely,

Timothy K. Irvine
Executive Director
May 7, 2018

Via Electronic Mail

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: 18015 Cambrian East Riverside (the "Development")

Dear Mr. Irvine:

We represent Cambrian East Riverside LP ("Applicant"), which has applied for housing tax credits for the Development referenced above. This letter responds to the Scoring Notice issued April 30, 2018 in which TDHCA denied the Applicant's request for points under §11.9(d)(7) of the Qualified Allocation Plan (the "QAP") regarding a Concerted Revitalization Plan (a "CRP"). Specifically, TDHCA stated:

The above statement displays a misunderstanding of the information presented in the Application. In the presence of an inconsistency or lack of clarity, an Administrative Deficiency¹ is appropriate to address concerns such as this. The Applicant was not afforded that opportunity. The CRP does, in fact, have adequate funding, identified projects, and a timeline, and the points should be restored.

¹ Capitalized terms used but not defined in this letter shall have the meanings given them in the Uniform Multifamily Rules.
**Introductory Information**

The Applicant included a link to the East Riverside Corridor Master Plan (the "Plan"), with excerpted pages from the Plan, in its Application. The Applicant also included (i) a copy of the City Council resolution adopting the Plan, (ii) a letter from an appropriate City official, documenting the revitalization efforts and the appropriateness of locating affordable housing in the revitalization area (the "City Letter", a copy of which is attached as Exhibit A) and (iii) a resolution from the City Council, indicating that the Development will contribute more than any other to the revitalization efforts in the area served by the Plan.

The East Riverside Corridor was identified as an area in need of revitalization and planning in 2008. Its proximity to downtown and connection to the Austin airport make it a very significant gateway. After a public planning process, the Plan was adopted in 2010. The Executive Summary for the Plan states:

As a result of the visioning process, a plan has been developed which encourages the transformation of the East Riverside Drive Corridor area, emphasizing the importance of transit-oriented and walkable development and sustainable practices throughout the Corridor, while also maintaining housing options for people with a range of incomes. The East Riverside Corridor Master Plan is intended to be both a record of the public planning process and a guide for the future change and development within the Corridor area. It contains a compilation of maps, diagrams, images and text describing recommendations on a broad range of topics including urban design character, proposed land use districts, and transportation concepts, and affordable housing tools for the Planning Area and emphasizes the need for such things as well designed buildings and streetscapes, parks and open space, slower traffic, and safer bicycle routes.

The Plan evaluates current conditions, envisions a better future, and identifies goals and specific projects for mobility, open space, infrastructure, and affordable housing. The Plan identifies multiple funding sources, as referenced in the Application. See Exhibit B. With this Plan in place, the City proceeded to identify and implement funding sources for the projects proposed. Like all cities, the City of Austin has a variety of funding tools and sources that it can utilize, based upon its needs and priorities. The City's Capital Improvements Plan, referenced in the City Letter, states that master plans adopted by the City Council are a key driver for capital improvements expenditures. Accordingly, the City of Austin Departments of Transportation, Water, and Public Works have all budgeted funds for projects in the East Riverside Corridor for years in the future.
Evidence of such budgeting and the timing for the projects was provided in the Application and is attached as Exhibit C for convenience.

Because the Plan prioritized mobility issues, a specific Mobility Report was created shortly after adoption of the Plan. In 2016, the Austin City Council approved Ordinance No. 20160818-023, authorizing the issuance of general obligation bonds for projects including $482,000,000 for the implementation of corridor improvement projects for mobility, including the East Riverside Corridor. See Exhibit D. More recently, in April 2018, the City of Austin approved $84 million to carry out the East Riverside Corridor mobility plan. The mobility portion of the Plan continues through 2024. See correspondence and supporting documentation from City of Austin’s Corridor Planning Office at Exhibit E.

**Legal References**

The QAP lists five specific criteria (enumerated I through V) for a CRP in an Urban Area. In its Scoring Notice, TDHCA asserts that the Applicant has failed to meet only one of them. The language from the QAP is as follows:

QAP §11.9(d)(7)(A)(ii) lists the specific documentation required for full points under this scoring item:

(ii) Up to seven (7) points will be awarded based on:

(I) 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 target efforts outlined in the plan. The letter must also discuss how the improvements will lead to an appropriate area for the placement of housing; and

(II) Applications may receive (2) points in addition to those under subclause (I) of this clause 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)…..

(III) Applications will receive (1) point in addition to those under subclause (I) and (II) if the development is in a location that would score at least 4 points under Opportunity Index…..

---

2 §11.9(d)(7)(A)(i)(IV).
Analysis

The Scoring Notice from staff does not dispute that the Applicant properly provided the documentation required for seven (7) points: (i) the City Letter; (ii) a resolution from the City identifying that the Development contributes most significantly to the Plan; and (iii) support with regard to eligibility for the Opportunity Index. The staff's only concern seemed to be that the funding sources for the Plan were not exclusively dedicated to the revitalization area covered by the Plan and that somehow this did not satisfy §11.9(d)(7)(A)(i)(IV) of the QAP.

Staff's concern is not consistent with the language or intent of the QAP and ignores the realities of city planning. In 2016, TDHCA modified the requirements for CRPs in its QAP, endeavoring to ensure that a CRP would have the implementation component necessary to accomplish the revitalization goals. The requirement for "sufficient, documented, and committed" funding is a reasonable standard for assurance of implementation. However, the language does not say that a funding source must be devoted exclusively to the revitalization area. In fact, many large cities would not be able to meet such a standard. A City the size of Austin has numerous revitalization plans, all in different stages of implementation. The City has multiple sources of funding, which allocates between the different revitalization plans, based upon needs and priorities. The City budgeting process is a long and arduous one because it takes all of these priorities into consideration.

The City’s revitalization plans are quite literally the maps for the City budgeting process. If there were not a plan for the East Riverside Corridor, the area likely would not receive material funding. Because the Plan exists and was created after significant public input, the City has a commitment to its citizens to fulfill the Plan with the allocation of funds. This is evident in the materials that were presented in the Application for the Development. Funds for the East Riverside Corridor revitalization have been flowing and have been planned and budgeted to continue to flow for years to come. The fact that the funding is happening is what matters, not whether the funds are from some exclusive source.

Conclusion and Request for Approval on Appeal of Scoring

The Plan meets all of the criteria of §11.9(d)(7)(A)(i) of the QAP for a CRP and the Applicant submitted sufficient documentation to qualify for all seven (7) points under this section. The East Riverside Corridor Plan has "sufficient, documented and committed funding" to accomplish its purposes. This funding has already been flowing to projects, addressing issues in the revitalization area.
With the above information, we respectfully request that you reinstate the CRP points and should the staff require additional information, request an Administrative Deficiency. We appreciate your consideration of this presentation. Thank you very much.

Sincerely,

Cynthia L. Bast

Exhibit A - City Letter from Application
Exhibit B - Excerpts from Plan Regarding Funding Sources from Application
Exhibit C - Evidence of Committed Funding from Application
Exhibit D - City of Austin Resolution 20160818074
Exhibit E - Correspondence and Documentation from City of Austin’s Corridor Planning Office Regarding April 2018 City Council Approval
Exhibit A

City Letter from Application
<table>
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<th>Pages</th>
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<tbody>
<tr>
<td>Planning Document</td>
<td>2-44</td>
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<td>Please use <a href="https://www.austintexas.gov/sites/default/files/files/Planning/erc_final.pdf">this link</a> to access the full East Riverside Corridor Master Plan. Excerpts of the Plan are included on pages 2 - 44. The URL for the plan is <a href="https://www.austintexas.gov/sites/default/files/files/Planning/erc_final.pdf">https://www.austintexas.gov/sites/default/files/files/Planning/erc_final.pdf</a></td>
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<td>Maps of the East Riverside Corridor Master Plan Area</td>
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<td>Evidence of Committed Funding: Capital Improvement Projects Occurring in the East Riverside Corridor</td>
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<td>Targeted Efforts to Promote a More Vital Local Economy and a More Desirable Neighborhood</td>
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</table>
March 1, 2018

Ms. Sharon Gamble
9% Competitive Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Cambrian East Riverside 18015 Concerted Revitalization Plan
East Riverside Corridor Master Plan

Dear Ms. Gamble:

I am writing on behalf of the City of Austin to inform you about the East Riverside Corridor Master Plan and the revitalization efforts that are underway in that area. The East Riverside Corridor has been the focus of development in Austin in the past few years with a rapid influx of new market-rate multifamily housing and commercial development. It serves as a gateway to Downtown Austin and has massive potential to become one of Austin's key transit-oriented corridors.

The need for a Corridor Plan became necessary as a means to encourage the positive redevelopment that is reinvigorating the surrounding neighborhood, while also addressing the needs of all current and future residents living in the area. The plan was adopted by Austin City Council on February 25, 2010 and has been actively implemented to the East Riverside Corridor through a regularly updated Regulating Plan that was most recently revised on October 26, 2015. As is evidenced by the planned investment flowing into the area, as well as ongoing and planned projects, the East Riverside Corridor Plan will be active for at least three years hereafter.

A number of key topic areas were established as goals through the planning process, which helped City Staff and community stakeholders identify a set list of “Catalyst Projects” that aim to demonstrate a commitment to implementing the plan. Making East Riverside Drive an attractive and friendly roadway, enabling safe pedestrian flow, enabling transit-supportive redevelopment, and maintaining a mix of housing options for a range of incomes are some of the outlined goals of the plan. The catalyst projects include improving pedestrian crossings, installing bicycle lanes, and completing the Country Club Creek hike and bike trail. As of today, some of these catalyst projects have already been completed and many are currently underway, which is a testament to the City's pledge to help revitalize the area.

The East Riverside Corridor Plan relies on a variety of funding mechanisms to finance projects outlined in the Master Plan. These sources include public investment from the
City General Fund, Capital Improvement Program funds, and the City's General Obligation Bond program. The Capital Improvements Program Five-Year Plan for Fiscal Year 2017-2018 highlights many of the most recently funded projects in the East Riverside Corridor. Examples include $1.4 million in street improvements, over $12.2 million for the installation of a four-mile long 48-inch reclaimed water main, $2.5 million for wastewater lines, and $400,000 for the installation of protected bike lanes. These infrastructural improvements have helped make the Corridor more easily developable, and they have also contributed to overall public safety and an elevated quality of life for current and future residents by making the area more walkable and appropriate for housing.

Additionally, the Texas Department of Housing and Community Affairs has already been an active participant in funding the affordable housing developments described in the master plan for the area. This includes over $2.4 million in tax credit awards allocated since the adoption of the Master Plan, and over $9.7 million in awards since the inception of the Low-Income Housing Tax Credit program.

The City of Austin considers the development of Cambrian East Riverside as contributing more than any other development to the concerted revitalization efforts in the East Riverside Corridor Master Plan. The improvements in the planning area will lead to an appropriate area for the placement of housing and Cambrian East Riverside will be a welcome provider of affordable housing in an area where the rapid development of market rate housing is outpacing Austin’s need for housing affordability.

Please feel free to contact me if you have any questions about the East Riverside Corridor Master Plan or the City's concerted revitalization planning efforts in the neighborhood.

Sincerely,

David W. Potter
Neighborhood Development Program Manager
Exhibit B

Excerpts from Plan Regarding Funding Sources from Application
Financial Strategies & Tools

The actions listed above are intended to implement the East Riverside Corridor Vision. It will take a variety of financing mechanisms and involvement from both the private and public sector to complete the various projects. There are several tools the City may employ to finance the implementation actions outlined in this document:

- Private development requirements/responsibilities
- Development bonuses
- Public Improvement Districts
- Public/Private partnerships
- General Fund
- General Obligation Bonds
- Utility Rate Revenues
- Federal/State Grants
- Tax Increment Finance (TIF) Bonds
- Parking Meter Revenues

Private Sector Investment

Private sector redevelopment and reinvestment in the area is a key component of realizing the vision for the East Riverside Corridor. One of the most efficient means, from a taxpayer standpoint, to achieve the physical urban design goals outlined in the plan is to require or encourage developers to make site specific improvements in accordance with the physical guidelines without financial assistance from the City. This could be achieved by revising the land development regulations and/or creating a development bonus structure as a mechanism for achieving public benefits.

Private development also typically pays for infrastructure improvements to and within their site, including water, wastewater, drainage, and roadways. The City may fund water and wastewater upgrades in concert with private development infrastructure improvements as needed to support cumulative development needs in the area. Private development will also contribute to parks, open space and other amenities in the area through existing parkland dedication and private common open space requirements. Funds generated from parkland dedication fee-in-lieu payments must be spent within one mile of the development that paid the fee. Thus, as more development occurs in the area, additional funding for parks will be generated, or parks will be provided on site as part of the development.

Property owners in the Corridor area that are interested in seeing various aspects of the Corridor Plan come to fruition in a faster or more coordinated way than would occur through various public funding processes, may also choose to identify sources of private funding to accomplish certain projects. One option is for property owners to organize a Public Improvement District (PID). A PID is a quasi-governmental authority with special assessment powers. In a PID, property owners choose to levy an additional assessment on themselves, to fund very specific projects in the area. This requires a simple majority of landowners by both value and area. Typically, the projects chosen are those that property owners feel would enhance the value of their properties in the long-run, and the assessment may vary by proximity to a particular amenity. A PID may be used for ongoing operating requirements, such as managing the streetscapes, plantings, special lighting, signage, marketing efforts, or general maintenance at a higher level than would typically be maintained by the City.

The private sector may also enter into public/private partnerships to meet community goals. Partnerships could include private maintenance of publicly-accessible parkland, private development on leased publicly-owned land, public subsidy of affordable housing units within a private development project, the oversizing of detention ponds for shared use, or numerous other coordinated efforts between the public and private sector.

The neighborhood or property owners could also seek funding available from other outside sources such as other government or private grant opportunities to supplement the City's public investment in the area. Grants could support the provision of trails, landscaping and boulevards, community gardens, tree-plantings, or public art, among other opportunities.

Public Sector Investment

Local government has the ability to make limited but targeted public investments that may leverage much larger private investments. A number of implementation items outlined in the preceding sections could fall within the purview of a government agency to enact. For some elements, such as new community facilities like police stations and schools, and water and wastewater utility upgrades, there are already City or school district procedures and budgeting processes in place, and this plan simply helps clarify and prioritize the community's needs for the responsible departments so that they can include it in their work program. For other elements, different financing mechanisms may need to be employed by the public sector to make the vision a reality.

Central to the vision of the Corridor Plan is the construction of a rail line along Riverside Drive. In other cities, the introduction of a fixed rail line has spurred additional development alongside it. The City of Austin and other regional agencies have presented the proposed Austin Urban Rail project, which includes the Riverside Drive rail, to the CAMPO Transit Working Group (TWG). The TWG has recommended that the Urban Rail
Exhibit C

Evidence of Committed Funding from Application
Concerted Revitalization Plan: The East Riverside Corridor Master Plan

Planning Document  Pages 2-44

Please use this link to access the full East Riverside Corridor Master Plan. Excerpts of the Plan are included on pages 2 - 44. The URL for the plan is https://www.austintexas.gov/sites/default/files/files/Planning/erc_final.pdf

Community Input Process and Identification of Priorities  Page 7

Resolution Adopting the East Riverside Corridor Master Plan  Pages 45-46

Maps of the East Riverside Corridor Master Plan Area  Page 48

Letter from the City of Austin Neighborhood Housing and Community Development Department  Pages 49-50

Resolution Identifying Cambrian East Riverside as Contributing more than any other Development  Pages 51-52

Evidence of Committed Funding: Capital Improvement Projects Occurring in the East Riverside Corridor  Pages 53-61

Targeted Efforts to Promote a More Vital Local Economy and a More Desirable Neighborhood  Pages 62-66
**Riverside Drive Improvements**

**Project Description:**
Street Improvements to Riverside Drive. Details of specific efforts can be found in the various sub-project descriptions.

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Austin Water

Project Name: Reclaimed Distribution System

Project Description:
Reclaimed Distribution System projects.

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<th>Estimated Completion</th>
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<tbody>
<tr>
<td>5267.037 Cemetery Reclaimed Water Main</td>
<td>Installation of 18,000 feet of 12-inch reclaimed water main.</td>
<td>Reclaimed</td>
<td>$4,721</td>
<td>2020</td>
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<tr>
<td>5267.038 Lady Bird Lake North Reclaimed Water Main</td>
<td>Install 7,600 feet of 8-inch reclaimed main, 2,500 feet of which will be horizontal directional drilled under Lady Bird Lake.</td>
<td>Reclaimed</td>
<td>$3,612</td>
<td>2026</td>
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<tr>
<td>5267.04 West 6th Street (San Antonio to MoPac) Reclaimed Water Main</td>
<td>Install 8,500 feet of 16-inch main in West 6th Street from San Antonio Street to the west side of MoPac.</td>
<td>Reclaimed</td>
<td>$4,800</td>
<td>2026</td>
</tr>
<tr>
<td>5267.041 Oltorf Road Reclaimed Water Main Phase 1 (Montopolis Drive to Parker Lane)</td>
<td>Installation of a reclaimed water main in Oltorf Road from Montopolis Drive to Parker Lane.</td>
<td>Reclaimed</td>
<td>$4,060</td>
<td>2023</td>
</tr>
<tr>
<td>5267.042 Oltorf Road Reclaimed Water Main Phase 2 (Parker Lane to S. Congress)</td>
<td>Installation of 7,800 feet of 16-inch reclaimed water main in Oltorf Road.</td>
<td>Reclaimed</td>
<td>$3,920</td>
<td>2024</td>
</tr>
<tr>
<td>5267.044 Barton Springs Rd/S Congress Reclaimed Water Main</td>
<td>The construction of 11,000 feet of 16-inch main along Riverside Drive and South Congress.</td>
<td>Reclaimed</td>
<td>$5,110</td>
<td>2024</td>
</tr>
<tr>
<td>5267.046 Main to Junction 420 (Downtown Area)</td>
<td>Construction of 8,000 feet of 8-inch, 12-inch, 24-inch, and 30-inch reclaimed transmission/distribution mains in the west section of downtown.</td>
<td>Reclaimed</td>
<td>$6,608</td>
<td>2017</td>
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<tr>
<td>5267.047 41st Street Reclaimed Water Main</td>
<td>Installation of 5,500 feet of 12-inch reclaimed water line in 41st Street.</td>
<td>Reclaimed</td>
<td>$3,473</td>
<td>2026</td>
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<tr>
<td>5267.049 Decker Lane Reclaimed Water Main Phase 1</td>
<td>Phase 1 of the transmission main will extend from the Walnut Creek Wastewater Treatment Plant to the Travis County Expo Center.</td>
<td>Reclaimed</td>
<td>$5,824</td>
<td>2019</td>
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<tr>
<td>5267.051 Lake Long Off-Channel Storage (Decker Lake) Pumping &amp; Treatment Imps.</td>
<td>Project to operate Long Lake as an off-channel storage reservoir, including improvements to increase pumping capacity at Colorado River pump station.</td>
<td>Reclaimed</td>
<td>$6,245</td>
<td>2029</td>
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<tr>
<td>5267.052 Indirect Potable Reuse Pumping and Treatment Improvements</td>
<td>Project to convey a portion of South Austin Regional Wastewater Treatment Plant effluent to Lady Bird Lake.</td>
<td>Reclaimed</td>
<td>$11,650</td>
<td>2028</td>
</tr>
<tr>
<td>Subproject</td>
<td>Description</td>
<td>Category</td>
<td>Budget Estimate (in thousands)</td>
<td>Estimated Completion</td>
</tr>
<tr>
<td>------------</td>
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<tr>
<td>5267.053</td>
<td>Hyde Park/Highland Reclaimed Water Extension</td>
<td>Reclaimed</td>
<td>$5,285</td>
<td>2026</td>
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<tr>
<td>5267.054</td>
<td>William Cannon Reclaimed Water Transmission Main Phase 1</td>
<td>Reclaimed</td>
<td>$6,300</td>
<td>2027</td>
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<tr>
<td>5267.055</td>
<td>William Cannon Reclaimed Water Transmission Main Phase 2</td>
<td>Reclaimed</td>
<td>$6,250</td>
<td>2026</td>
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<tr>
<td>5267.056</td>
<td>William Cannon Reservoir</td>
<td>Reclaimed</td>
<td>$1,350</td>
<td>2030</td>
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<tr>
<td>5267.057</td>
<td>MoPac Reclaimed Water Extension</td>
<td>Reclaimed</td>
<td>$5,545</td>
<td>2027</td>
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<tr>
<td>5267.058</td>
<td>Reclaimed Water Extension South Phase 1C (SH 71 to US 183)</td>
<td>Reclaimed</td>
<td>$12,250</td>
<td>2027</td>
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<tr>
<td>5267.059</td>
<td>Reclaimed Water Extension South Phase 2 (SH 71 West to Lady Bird Lake)</td>
<td>Reclaimed</td>
<td>$12,250</td>
<td>2027</td>
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<tr>
<td>5267.06</td>
<td>Fallwell Lane Reclaimed Water Main Failure Emergency Response</td>
<td>Reclaimed</td>
<td>$150</td>
<td>2016</td>
</tr>
<tr>
<td>5267.061</td>
<td>Onion Creek Reclaimed Water Main Phase 2</td>
<td>Reclaimed</td>
<td>$5,800</td>
<td>2026</td>
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<tr>
<td>5267.062</td>
<td>Krieg Fields Reclaimed Water Line – Permanent Restoration - FEMA</td>
<td>Reclaimed</td>
<td>$341</td>
<td>2019</td>
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<tr>
<td>5267.064</td>
<td>Decker Lane Reclaimed Water Main Phase 2</td>
<td>Reclaimed</td>
<td>$6,947</td>
<td>2027</td>
</tr>
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</table>
### Project Name: Wastewater Collection System

### Project Description:
New wastewater pipelines to extend the service area or enhance collection in the existing service area.

### Spending Plan

<table>
<thead>
<tr>
<th></th>
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<td>$17,818,546</td>
<td>$23,548,381</td>
<td>$14,797,567</td>
<td>$10,358,700</td>
<td>$18,100,700</td>
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### Allocation Plan

|         | $53,496,250 | $24,324,436 | $39,100,594 | $18,584,400 | $2,720,000 | $3,920,000 | $62,180,000 | $204,325,680 |

### Funding Plan

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<tr>
<th>Category</th>
<th>Through</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>Future</th>
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<tr>
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<td>$8,695,438</td>
<td>$1,769,093</td>
<td>$11,721,743</td>
<td>$14,824,071</td>
<td>$11,169,217</td>
<td>$6,377,500</td>
<td>$105,417,500</td>
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<td>Cash</td>
<td>$11,014,918</td>
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<td>$7,978,060</td>
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<td>$4,161,200</td>
<td>$5,903,200</td>
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<td>$44,351,118</td>
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<td>Total</td>
<td>$19,710,356</td>
<td>$7,173,233</td>
<td>$19,699,803</td>
<td>$18,313,671</td>
<td>$15,330,417</td>
<td>$12,280,700</td>
<td>$111,817,500</td>
<td>$204,325,680</td>
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### Subproject Details

<table>
<thead>
<tr>
<th>Subproject</th>
<th>Description</th>
<th>Category</th>
<th>Budget Estimate (in thousands)</th>
<th>Estimated Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>6943.003</td>
<td>Lower Tannehill Wastewater Interceptor Improvements</td>
<td>Wastewater</td>
<td>$4,620</td>
<td>2025</td>
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<tr>
<td>6943.004</td>
<td>Parmer Lane Interceptor</td>
<td>Wastewater</td>
<td>$35,699</td>
<td>2019</td>
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<tr>
<td>6943.016</td>
<td>Sanitary Sewer Evaluation Study - Gvalle Tunnel Areas</td>
<td>Wastewater</td>
<td>$810</td>
<td>2024</td>
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<tr>
<td>6943.02</td>
<td>Walnut Creek Wastewater Plant to South Austin Regional WWTP Flow Transfer</td>
<td>Wastewater</td>
<td>$1,300</td>
<td>2019</td>
</tr>
<tr>
<td>6943.022</td>
<td>Canyon Creek Interceptor - Upsize</td>
<td>Wastewater</td>
<td>$105</td>
<td>2019</td>
</tr>
<tr>
<td>6943.023</td>
<td>Onion Interceptor Upgrade - Segment 2 Extraterritorial Jurisdiction (ETJ)</td>
<td>Wastewater</td>
<td>$2,500</td>
<td>2028</td>
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## Austin Water

<table>
<thead>
<tr>
<th>Subproject</th>
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<th>Budget Estimate (in thousands)</th>
<th>Estimated Completion</th>
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<tr>
<td>6943.025</td>
<td>Hergotz-Lockheed Wastewater Improvements</td>
<td>Wastewater</td>
<td>$2,698</td>
<td>2019</td>
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<tr>
<td>6943.026</td>
<td>Barton Creek Plaza Lift Station Downstream Improvements</td>
<td>Wastewater</td>
<td>$3,057</td>
<td>2019</td>
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<tr>
<td>6943.027</td>
<td>Crosstown Tunnel Centralized Odor Control Facility</td>
<td>Wastewater</td>
<td>$6,100</td>
<td>2020</td>
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<tr>
<td>6943.028</td>
<td>Onion Creek Tunnel Odor/Corrosion Control Improvements</td>
<td>Wastewater</td>
<td>$4,600</td>
<td>2025</td>
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<tr>
<td>6943.029</td>
<td>Barrington Way Force Main Reroute and Gravity System Upgrade</td>
<td>Wastewater</td>
<td>$2,616</td>
<td>2016</td>
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<tr>
<td>6943.031</td>
<td>Williamson Creek Wastewater Interceptor</td>
<td>Wastewater</td>
<td>$42,220</td>
<td>2023</td>
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<tr>
<td>6943.032</td>
<td>Four Points Center Force Main Improvements</td>
<td>Wastewater</td>
<td>$1,062</td>
<td>2018</td>
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<tr>
<td>6943.033</td>
<td>Brushy Creek WW Improvements-Southwest Interceptor/Lake Creek Interceptor</td>
<td>Wastewater</td>
<td>$1,700</td>
<td>2017</td>
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<tr>
<td>6943.034</td>
<td>Carson Creek Basin Wastewater Line Improvements</td>
<td>Wastewater</td>
<td>$2,513</td>
<td>2019</td>
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<tr>
<td>6943.035</td>
<td>FM 973 Wastewater Line Improvements</td>
<td>Wastewater</td>
<td>$5,000</td>
<td>2018</td>
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<tr>
<td>6943.037</td>
<td>Waller Upper Basin Wastewater Improvements</td>
<td>Wastewater</td>
<td>$600</td>
<td>2019</td>
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</table>
**Public Works**

**Project Name:** Capital Metropolitan Transportation Authority - 1/4¢ Fund

**Project ID:** 11580

**Responsible Dept Contact:** Snow, James

**Phone #** 9749795

**Project Description:**
An Interlocal Agreement was entered with CapMetro in 2001 to use 1/4 cent of the tax imposed for Metro services to fund transportation projects. At the end of 2015, Resolution 20151217-076 was passed to use the remaining $21.8 million.

<table>
<thead>
<tr>
<th></th>
<th>Thru 2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>Future</th>
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<td>$0</td>
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<td><strong>Allocation Plan</strong></td>
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<td>$19,842,755</td>
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<tr>
<td>Other</td>
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<td>$9,233,153</td>
<td>$1,125,253</td>
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<td>$0</td>
<td>$0</td>
<td>$3,485,797</td>
<td>$19,842,753</td>
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<tr>
<td>Total</td>
<td>$5,998,552</td>
<td>$9,233,153</td>
<td>$1,125,253</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$3,485,797</td>
<td>$19,842,755</td>
</tr>
</tbody>
</table>

**Subproject** | **Description** | **Category** | **Budget Estimate (In thousands)** | **Estimated Completion**

11580.001 | Sidewalks IDIQ - 1/4¢ Fund | Mobility Infrastructure | $7,485 | 2018 |

11580.002 | Traffic Signals - 1/4¢ Fund | Mobility Infrastructure | $3,486 | 2019 |

11580.003 | Denson-Romeria Burnet to Airport Bike Route Active Transportation 1/4¢ Fund | Mobility Infrastructure | $230 | 2017 |

11580.004 | Advanced Transportation Management System (ATMS) - 1/4¢ Fund | Mobility Infrastructure | $1,966 | 2019 |

11580.005 | Local Area Traffic Management (LATM) - 1/4¢ Fund | Mobility Infrastructure | $521 | 2019 |

11580.006 | Geometric Improvements - 1/4¢ Fund | Mobility Infrastructure | $415 | 2018 |

11580.007 | Traffic Engineering - 1/4¢ Fund | Mobility Infrastructure | $129 | 2018 |

11580.008 | Travel Demand Management Program - 1/4¢ Fund | Mobility Infrastructure | $300 | 2019 |
<table>
<thead>
<tr>
<th>Subproject</th>
<th>Description</th>
<th>Category</th>
<th>Budget Estimate (in thousands)</th>
<th>Estimated Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>11580.009</td>
<td>Bus Stop Landing Pad Improvements - 1/4¢ Fund</td>
<td>Mobility Infrastructure</td>
<td>$350</td>
<td>2016</td>
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<tr>
<td>11580.01</td>
<td>Bus Service Improvements - 1/4¢ Fund</td>
<td>Mobility Infrastructure</td>
<td>$600</td>
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<tr>
<td>11580.011</td>
<td>Neighborhood Partnering Program NACA Project - 1/4¢ Fund</td>
<td>Mobility Infrastructure</td>
<td>$135</td>
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<tr>
<td>11580.012</td>
<td>Berkman Improvements - 1/4¢ Fund</td>
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<tr>
<td>11580.013</td>
<td>Safety Improvements for Loop 360 - 1/4¢ Fund</td>
<td>Mobility Infrastructure</td>
<td>$7</td>
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<tr>
<td>11580.014</td>
<td>Oasis Elementary Operational and Safety Improvements - 1/4¢ Fund</td>
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<td>$137</td>
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<tr>
<td>11580.015</td>
<td>EB Anderson Mill Road Right Turn Lane 1/4¢ Fund</td>
<td>Mobility Infrastructure</td>
<td>$1,280</td>
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<tr>
<td>11580.016</td>
<td>Pedestrian Bridge McNeil Dr and Jekel Circle - 1/4¢ Fund</td>
<td>Mobility Infrastructure</td>
<td>$430</td>
<td>2018</td>
</tr>
<tr>
<td>11580.017</td>
<td>Pleasant Valley Bridge Prelim Study and Near Term Improvements - 1/4¢ Fund</td>
<td>Mobility Infrastructure</td>
<td>$750</td>
<td>2017</td>
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<tr>
<td>11580.018</td>
<td>Pleasant Valley Onion Creek to Button Bend Bike Lane - 1/4¢ Fund</td>
<td>Mobility Infrastructure</td>
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<td>11580.019</td>
<td>Jones Cycle Track Pillow to Manchaca - 1/4¢ Fund</td>
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<td>11580.02</td>
<td>Duval Bike Lane 51st to 53rd - 1/4¢ Fund</td>
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<tr>
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<td>Description</td>
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<td>Estimated Completion</td>
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<td>----------------------</td>
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<tr>
<td>11580.021</td>
<td>Riverside I-35 to Ben White Bike Lanes - 1/4c Fund</td>
<td>Mobility</td>
<td>$400</td>
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<tr>
<td></td>
<td>Installation of protected bicycle lanes on East Riverside from I-35 to Ben White</td>
<td>Infrastructure</td>
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<td></td>
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<tr>
<td>11580.022</td>
<td>Barton Hills Cycle Track Barton Sky to R E Lee - 1/4c Fund</td>
<td>Mobility</td>
<td>$145</td>
<td>2016</td>
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<tr>
<td></td>
<td>Installation of protected bicycle lanes on Barton Hills from Robert E Lee to Barton Hills Drive.</td>
<td>Infrastructure</td>
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<td></td>
</tr>
<tr>
<td>11580.023</td>
<td>Sidewalks In House - 1/4c Fund</td>
<td>Mobility</td>
<td>$676</td>
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<td></td>
<td>Project includes new sidewalk construction and retrofit of existing sidewalks and ramps at various locations to bring them into compliance with the Americans with Disabilities Act (ADA).</td>
<td>Infrastructure</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Exhibit D

City of Austin Resolution 20160818074
RESOLUTION NO. 20160818-074

WHEREAS, City staff estimates that $500 million in bond capacity for an eight year bond program is available under Austin’s current debt tax rate; and

WHEREAS, City Council desires to preserve $250 million of bond capacity for a future bond referendum in 2017 or 2018; and

WHEREAS, City Council is ordering a Special Election to be held on November 8, 2016 for the purpose of asking the voters to authorize $720 million in general obligation bonds comprised of $250 million of the City’s $500 million of bond capacity under its existing debt tax rate, and an additional $470 million associated with an estimated debt tax rate increase of approximately 2.25 cents per $100 worth of property valuation; and

WHEREAS, City Council desires to allocate the $720 million as follows:

(i) $101,000,000 for the following Regional Mobility projects to address congestion and enhance safety: (a) $46,000,000 for improvements to the Loop 360 corridor intersections at Westlake Drive, Courtyard Drive, RM 2222, Lakewood Drive and Spicewood Springs Road/Bluff Stone Lane, (b) $17,000,000 for improvements to Spicewood Springs Road east of Loop 360, (c) $30,000,000 for improvements to Anderson Mill Road, intersection
of RM 620 and RM 2222, and Parmer Lane between SH 45 and Brushy Creek, and (d) $8,000,000 for improvements to Old Bee Caves Road Bridge;

(ii) $482,000,000 for the following Corridor Improvement Projects: (a) implementation of corridor plans for North Lamar Boulevard, Burnet Road, Airport Boulevard, East Martin Luther King Jr. Boulevard/FM 969, South Lamar Boulevard, East Riverside Drive and Guadalupe Street (b) implementation of corridor plans for Slaughter Lane and/or William Cannon Drive, and (c) preliminary engineering and design of improvements for the following additional critical arterials and corridors: William Cannon Drive, Slaughter Lane, North Lamar/Guadalupe Street, Rundberg West, Rundberg East, East Colony Park Loop Road, East Martin Luther King Jr. Boulevard/FM 969, South Congress Avenue, Manchaca, and South Pleasant Valley; and

(iii) $137,000,000 for the following Local Mobility Projects: (a) $37,500,000 for sidewalks, (b) $27,500,000 for implementation of Safe Routes to School, to be divided evenly among each Council District, (c) $26,000,000 for urban trails for transportation and mobility purposes, (d) $20,000,000 for bikeways for transportation and mobility purposes, (e) $15,000,000 for implementation of fatality reduction strategies including
projects listed on the Top Crash Location Intersection Priorities Improvements List, and (f) $11,000,000 for the following sub-standard streets/capital renewal: Falwell Lane, William Cannon Overpass Bridge, FM 1626, Cooper Lane, Ross Road, Circle S. Road, Rutledge Spur, Davis Lane, Latta Drive/Brush Country, Johnny Morris Road, and Brodie Lane; and

WHEREAS, City Council desires that the $720 million bond program be completed within eight years from voter approval and in accordance with the guidance and procedures set forth in this resolution; NOW, THEREFORE,

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

The Council, by this official action, reaffirms its commitment to the voters regarding the conditions contained in the ordinance calling the November 2016 Mobility Bond election. Further, Council, by this official action, clarifies and declares its intent and commitment to the voters to create a contract with the voters that specifies that the proceeds from the $720,000,000 in bonds and notes shall only be used for the projects identified in the ordinance calling the November 2016 Mobility Bond election.

BE IT FURTHER RESOLVED:

Council, by this official action declares its intent to contract with the voters as to the following permissible purposes for which bond proceeds must be
expended and the processes that must be followed in determining and prioritizing those expenditures:

(A) Upon voter approval of the November 2016 Mobility Bond Program, the City Manager shall begin coordination, design, and engineering activities as soon as possible for all projects listed under subsection (ii), parts (a) and (b) above associated with the $482,000,000 allocated for Corridor Improvement Projects in order to develop recommendations for a construction program for City Council consideration. When City staff has gathered sufficient data to develop potential construction elements for the Corridor Improvement Projects, and before any construction funding is appropriated or construction initiated for these projects, the City Manager is directed to bring forth recommendations supported by identifiable metrics for implementation of a “Corridor Construction Program” in ways that prioritize: a) reduction in congestion; b) improved level of service and reduced delay at intersections for all modes of travel; c) connectivity, and improved effectiveness of transit operations within these corridors and throughout the system; and subject to the foregoing, also makes allowances for: i) preservation of existing affordable housing and local businesses on the corridors, and opportunities for development of new affordable housing along the corridors, including, but not limited to, the use of community land trusts, tax increment finance zones along corridors, homestead preservation zone tools, revisions to the S.M.A.R.T. Housing
Program, and targeted investments on the corridors utilizing affordable housing bonds and the Housing Trust Fund; ii) geographic dispersion of funding; and iii) opportunities to facilitate increased supply of mixed-income housing;

(B) Subject to subsection (A) above, the “Corridor Construction Program” developed by the City Manager for City Council consideration shall recommend implementation timelines in accordance with need, as established by the Imagine Austin Comprehensive Plan, the Critical Arterials List, Top Crash Location Intersection Priorities List, and other policy plans as identified in this resolution;

(C) Subject to subsection (A) above, in implementing the “Corridor Construction Program,” the City Manager shall further emphasize making corridors livable, walkable, safe, and transit-supportive, and aligned with the principles and metrics in the Imagine Austin Comprehensive Plan, with goals of reducing vehicle miles traveled, increasing transit ridership and non-vehicular trips, and promoting healthy, equitable, and complete communities as growth occurs on these corridors;

(D) In reviewing and approving the Corridor Construction Program, the City Council shall be guided by the same priorities and consideration as apply to the City Manager as set out in Sub Sections (A), (B), and (C) above;

(E) The City Manager shall revisit and update existing corridor plans as needed to ensure that final design and implementation conforms to the region’s
most recently adopted transportation plans and recently adopted policies and standards for transportation infrastructure design, including, but not limited to:

- Capital Metro Connections 2025;
- Capital Metro Service Guidelines and Standards;
- Project Connect Regional High Capacity Transit Plan;
- City of Austin Strategic Housing Plan;
- City of Austin Transit Priority Policy;
- City of Austin Strategic Mobility Plan;
- City of Austin Complete Streets Policy;
- City of Austin Sidewalk Master Plan;
- City of Austin Urban Trails Master Plan;
- City of Austin Bicycle Master Plan;
- Vision Zero Plan;
- applicable National Association of City Transportation Officials standards;

and

- Imagine Austin Comprehensive Plan;

(F) The City Manager is directed to coordinate with other local taxing entities and identify and pursue potential opportunities for grants and other collaborative funding from federal, state, local, as well as private sources. If additional funding is required to complete specified improvements, the City
Manager is directed to identify available funding within existing capital budgets and other sources described above (provided that neither the identification, commitment nor receipt of such additional funding shall limit Council’s authority to proceed with the issuance of bonds or notes authorized by the November 2016 Mobility Bond Election). If the cost of improvements associated with an identified Regional Mobility project is less than the amount designated for that specific project, the excess funds shall be used on additional improvements in the corridors on which identified Regional Mobility projects are being implemented; and

(G) The City Manager is directed to analyze existing capital project delivery systems and processes in order to recommend potential changes and resource requirements to complete the proposed bond program within eight years from initiation (provided that bonds and notes authorized by the November 2016 Mobility Bond Election shall be issued to provide funding for the bond program at the appropriate time, as determined by Council, which may be more than eight years after initiation of the bond program). Further, the City Manager shall bring forth recommendations to City Council within 90 days of voter approval, outlining a process for City Council oversight, including a report to the Mobility Committee, a report to the full Council, and a timeline and process for reporting to the Citizen Bond Oversight Committee.
(H) City Manager is directed to include in bond informational materials that educate the voters about the bond election, in addition to the typical voter information about projects and programs that are included in the bond program as described above, as well as the typical tax rate and tax bill impact information that has been included in previous bond information, tax impact information for a median-valued house and houses of various appraised values in a Bond Voter Information Brochure and a tax bill impact calculator to be included on a Bond Program Informational Website.

ADOPTED: ___August 18___, 2016  ATTEST: Jannette S. Goodall
City Clerk
Exhibit E

Correspondence and Documentation from City of Austin’s Corridor Planning Office
Regarding April 2018 City Council Approval
Hi Sarah,

Great talking with you yesterday about the affordable housing development planned for East Riverside. Below are a few links and some excerpts that may help fulfill the planning area criteria required by TDHCA. I’m available to talk all day today, or feel free to send me an email with any questions.

Thanks! And good luck!

- East Riverside Corridor (ERC) Regulating Plan (I believe you already have this information)
- The East Riverside Mobility Report that came right after the ERC Regulating Plan
- 2016 Transportation Bond - Ordinance #20160818-023 issued $720 million for mobility improvements, including East Riverside. (voting results [here](#))
- Austin City Council’s Contract with Voters (Resolution 20160818-074) issued after the bond passed. This gave more specific direction to staff on how to administer the bond. Below are a few excerpts that might be useful for your application.
  - (page 2) (ii) $482,000,000 for the following Corridor Improvement Projects: (a) implementation of corridor plans for North Lamar Boulevard, Burnet Road, Airport Boulevard, East Martin Luther King Jr. Boulevard/FM 969, South Lamar Boulevard, East Riverside Drive and Guadalupe Street
  - (page 4) City Manager is directed to bring forth recommendations supported by identifiable metrics for implementation of a "Corridor Construction Program" in ways that prioritize: a) reduction in congestion; b) improved level of service and reduced delay at intersections for all modes of travel; c) connectivity, and improved effectiveness of transit operations within these corridors and throughout the system; and subject to the foregoing, also makes allowances for: i) preservation of existing affordable housing and local businesses on the corridors, and opportunities for development of new affordable housing along the corridors, including, but not limited to, the use of community land trusts, tax increment...
finance zones along corridors, homestead preservation zone tools, revisions to the
S.M.A.R.T. Housing and targeted investments on the corridors utilizing
affordable housing bonds and the Housing Trust Fund; ii) geographic dispersion
of funding; and iii) opportunities to facilitate increased supply of mixed-income
housing:
  o More information about how the Corridor Program included affordable housing
and other “community considerations” in the prioritization process.

- Council approved the Corridor Mobility Program’s proposed Corridor Construction
Program last Thursday at the April 26 meeting
  o Item 28
  o Transcript of the meeting, Item 28 was heard at 11:21:42 PM
  o There were some amendments, but they are not posted yet and they did not
  pertain to East Riverside.
  o Essentially, Council approved Corridor Program to move forward with
preliminary engineering and design for the construction plan proposed for East
Riverside. This is one of two sections of roadway in the program (that includes 9
corridors citywide) where the full vision outlined in the ERC Mobility Report will
be constructed, from Montopolis to Shore District Drive.
  o Handout summarizing the improvements planned for East Riverside.
  o Current timeline for the program.

Lizzy Smith, LEED AP

Leveraging and Partnerships Manager

Corridor Program Office | City of Austin

(o) 512-974-2856 | (m) 972-814-1228

www.AustinTexas.gov/CorridorOffice
Thursday, April 26, 2018

The City Council will convene at 10:00 AM on Thursday, April 26, 2018 at Austin City Hall
301 W. Second Street, Austin, TX

Mayor Steve Adler
Mayor Pro Tem Kathie Tovo, District 9
Council Member Ora Houston, District 1
Council Member Delia Garza, District 2
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 Ellen Troxclair, District 8
Council Member Alison Alter, District 10

For meeting information, contact the City Clerk, (512) 974-2210
Marcos Chrysler Dodge Jeep Ram and Georgetown Mac Haik Dodge Chrysler Jeep, LTD, to provide parts and repair services for Dodge and Ram vehicles, for up to five years for total contract amounts not to exceed $1,650,000 divided between the contractors.

(Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were insufficient availability of M/WBEs; therefore, no subcontracting goals were established).

25. Authorize negotiation and execution of three multi-term contracts through the Texas Local Government Purchasing Cooperative, administered by the Texas Association of School Boards, Inc. (BuyBoard) with Arnold Oil Company of Austin, L.P., Lubricant Product and Supplies, LLC, and Safety-Kleen Systems, Inc., to provide oils, greases, lubricants and parts, for up to 32 months for total contract amounts not to exceed $984,500 divided among the contractors.

(Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

26. Authorize an amendment to an existing contract with Schneider Electric Grid Automation D/B/A Telvent USA, LLC, to provide continued software, upgrades, maintenance, support, and technical services for the Advanced Distribution Management System, for an increase in the amount of $6,817,877, and to extend the term up to six years, for a revised contract amount not to exceed $14,057,877.

(Note: This contract was awarded in compliance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. No subcontracting opportunities were identified, therefore, no goals were established).

**Transportation**

27. Approve an ordinance amending City Code Chapter 14-9, (Traffic or Sidewalk Obstructions) to expand the types of acts that are prohibited; creating a City-wide services license; and declaring an emergency.

**Transportation - Mobility Bond**

28. Approve a resolution consistent with the contract with the voters established by Resolution No. 20160818-074 relating to the 2016 Transportation and Mobility General Obligation bonds, to implement transportation and mobility improvements on nine corridors as part of the 2016 Mobility Bond Corridor Construction Program.

**Item(s) from Council**

29. Approve appointments and certain related waivers to citizen boards and commissions, to Council committees and other intergovernmental bodies and removal and replacement of members; and amendments to board and commission bylaws.

30. Approve a resolution endorsing Austin’s Action Plan to End Homelessness and directing the City
Item 28 - April 26, 2018

Approve a resolution consistent with the contract with the voters established by Resolution No. 20160618-074 relating to the 2016 Transportation and Mobility General Obligation bonds, to implement transportation and mobility improvements on nine corridors as part of the 2016 Mobility Bond Corridor Construction Program.

Work Papers and Other Backup Documentation

- 20180426-028, Agenda Backup: Committee Report and Backup (Mobility), PDF, 45kb, posted 4/18/2018
- 20180426-028, Agenda Backup: Draft Resolution, PDF, 262kb, posted 4/13/2018
- 20180426-028, Agenda Backup: Exhibit A, PDF, 235kb, posted 4/13/2018
- 20180426-028, Agenda Backup: Exhibit B, PDF, 1.2mb, posted 4/13/2018
- 20180426-028, Agenda Backup: Exhibit C, PDF, 518kb, posted 4/13/2018
- 20180426-028, Agenda Backup: Exhibit D, PDF, 160kb, posted 4/13/2018
- 20180426-028, Agenda Backup: Exhibit E, PDF, 12.5mb, posted 4/23/2018
- 20180426-028, Agenda Backup: Recommendation for Council Action, PDF, 229kb, posted 4/13/2018
- 20180426-028, Agenda Late Backup: Motion Sheet - CM Casar, PDF, 18kb, posted 5/4/2018
- 20180426-028, Agenda Late Backup: Motion Sheet - CM Houston, PDF, 32kb, posted 5/4/2018
- 20180426-028, Agenda Late Backup: Motion Sheet - CM Kitchen, PDF, 26kb, posted 5/4/2018
East Riverside Drive Corridor

Transportation and mobility improvements are coming to East Riverside Drive between I-35 and SH 71 as part of the Corridor Construction Program, funded in part by the 2016 Mobility Bond.
What is proposed for construction

In Spring 2018, the Austin City Council approved a Corridor Construction Program that includes mobility, safety, and connectivity improvements on East Riverside Drive to accommodate multiple modes of transportation, including driving, walking, biking, and taking transit.

These projects are expected to:

- reduce vehicular delay and crashes
- improve the effectiveness of transit
- create continuous ADA-compliant sidewalks along the entire length of the corridor
- create continuous bicycle facilities along the entire length of the corridor.

More information about improvements for East Riverside Drive can be accessed by clicking on the following links:

https://data.austintexas.gov/stories/s/East-Riverside-Drive-Corridor/nh2n-79mh
East Riverside Drive Corridor Mobility Plan

Corridor Mobility Plans were used as the basis for development of the Corridor Construction Program. The City of Austin finalized a Corridor Mobility Plan for East Riverside Drive in December 2013.

This plan recommends short and long-term improvements for mobility and safety along East Riverside Drive between I-35 and SH 71 to meet anticipated future mobility needs in the area.

Clink on the link below to read the plan:

https://data.austintexas.gov/stories/a/East-Riverside-Drive-Corridor/nh2n-79mh
Stakeholder Engagement

The following engagement was conducted over the course of the Corridor Mobility Plan development process:

- Public meeting to introduce the planning process on October 27, 2011 (100 participants)
- Second public meeting to review improvement ideas on March 20, 2012
- Business open house meeting also held on March 20, 2012 to receive input from business owners and managers on the corridor
- Three community focus group meetings to gather input on the specific projects/concepts under consideration
- Other stakeholder meetings with transportation and public agencies, major landowners, transportation advocates and interest groups

Click [here](#) to learn about outreach conducted since the plan was completed, during development of the Corridor Construction Program.
MOBILITY, SAFETY, AND CONNECTIVITY IMPROVEMENTS

The list below is what is proposed for the East Riverside Drive corridor using 2016 Mobility Bond funds. The City will design and construct improvements that will enhance mobility, safety, and connectivity from I-35 to SH 71.

Additionally, design and construction will occur on multimodal enhancements between Shore District Drive and Montopolis Drive. This includes elements like full street reconstruction to extend the life of the roadway; bike lanes that are protected from vehicular traffic; intermittent median islands for safety; and streetscape enhancements.

**Design and Construction**

- Up to 14 traffic signal improvements with enhanced technology to promote vehicular and transit efficiency, and pedestrian and bicyclist safety
- Intersection improvements with turn lane modifications to enhance vehicular and transit efficiency, and pedestrian and bicyclist safety at: 1. I-35 2. Willow Creek Dr 3. S Pleasant Valley Rd 4. Montopolis Dr
- Up to 3 miles of full pavement reconstruction and/or rehabilitation to repair spot damage, restore surface, and improve rideability
- Bridge widenings at Country Club Creek to provide safer crossings for drivers, pedestrians, and bicyclists
- Intermittent median islands at various locations to improve vehicular and transit efficiency, and safety for everyone
- Evaluation and possible construction of new or reconfigured midblock pedestrian crosswalk signals (Pedestrian Hybrid Beacons) for cyclists and pedestrians in the vicinity of: 1. Summit St 2. Willow Hill Dr 3. S Pleasant Valley Rd
- Off-corridor stormwater drainage upgrades from Shore District Dr to Montopolis Dr to support mobility improvements

- Up to 4 miles of protected bicycle lanes from Shore District Dr to Montopolis Dr to improve safety and mobility for bicyclists and drivers
- New street lighting from Shore District Dr to Montopolis Dr to improve visibility and enhance safety
- Streetscape enhancements with elements like banners, aesthetic treatments, landscaping, landscaping, etc.
- Up to 4.5 miles of new or rehabilitated sidewalks to create continuous ADA-compliant sidewalks along length of corridor, with wider sidewalks from Shore District Dr to Montopolis Dr
- A single improvement may benefit multiple transportation modes.

**NOTE:** All recommendations are approximate, proposed, and subject to change. The exact locations of improvements will be determined in the Project Design Phase and the City will work with the community prior to project construction.

For more information and a complete list of proposed enhancements, visit AustinTexas.gov/CorridorMobility
### Program Phases

City staff anticipates bringing the Proposed Corridor Construction Program to City Council for consideration and approval in spring 2018. Once a Corridor Construction Program is approved, work will begin on the Project Design Phase. If modifications to the approved Corridor Construction Program become necessary, those changes will be communicated to City Council and the community.

#### DEVELOPMENT OF CORRIDOR MOBILITY PLANS
- Data collection and analysis, including crashes, traffic counts, and anticipated future transportation demand
- Development of mobility recommendations, like continuous sidewalks, bike lanes, and intersection improvements
- Public input through meetings and online
- Conceptual level design
- Corridor Mobility Plans are finalized

#### CORRIDOR CONSTRUCTION PROGRAM DEVELOPMENT PHASE
- Develop model to prioritize Corridor Mobility Plan recommendations as per the Contract With Voters
- Update Corridor Mobility Plan data to reflect current corridor conditions, plans, and policies
- Coordinate with various City of Austin departments and local agencies
- Conduct public outreach to inform community about existing Corridor Mobility Plans and prioritization process (pop-in meetings, online information, briefings to City Boards and Commissions, and civic groups)
- Conduct cost risk assessment and develop mitigation strategies
- Begin analyzing realities of implementation, like utility impacts, agency coordination, and geographic dispersion
- Prepare Proposed Corridor Construction Program

**We are here: February 2018**

**CITY COUNCIL CONSIDERS PROPOSED CORRIDOR CONSTRUCTION PROGRAM**

#### PROJECT DESIGN PHASE
- Conduct surveys to gather information about utilities, property lines, geotechnical analysis, etc.
- Development of traffic management plan to mitigate construction impacts
- Ongoing outreach to the community, City departments, and local agencies
- Continue analyzing realities of implementation
- Coordination with business and property owners to develop strategies to minimize construction impacts
- Finalize design
- Refine cost estimates, look for budget efficiencies, and explore leveraging/partnership opportunities
- Permitting for the projects
- Seek leveraging/other funding opportunities

#### BID/AWARD/EXECUTION PHASE
- Develop and announce bid/procurement opportunities for construction services
- City Council considers and approves construction contract awards

#### CONSTRUCTION PHASE
- Construction of corridor improvement projects to enhance mobility, safety, and connectivity
- Ongoing communication with affected stakeholders using multiple methods
- Mitigation of construction impacts

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This spring, Austin City Council will consider a Proposed Corridor Construction Program for approval. It will include recommendations for mobility, safety, and connectivity improvements on East Riverside Drive between SH 71 and I-35 as well as improvements on eight other corridors. Corridors are primary roadways in Austin’s transportation network.

The recommendations came from the East Riverside Drive Corridor Mobility Plan, which was developed with the help of the community. The Corridor Mobility Plan is available at AustinTexas.gov/Riverside. Funding from the 2016 Mobility Bond will go to improvements on East Riverside Drive.

Those projects in the Proposed Corridor Construction Program that have been prioritized for design and construction will result in the biggest bang for the buck and meet other goals outlined in City Council’s Contract With Voters.

Here’s what you’ll get:

- Better traffic flow and reduced delay through intersection improvements, upgraded traffic signals, pavement rehabilitation, and intermittent median islands for safety.
- Continuous bicycle lanes or shared-use paths along the full length of the corridor.
- Better traffic flow, reduced delay, and enhanced connectivity through transit signal priority and coordination with Capital Metro on strategic placement of transit stops.
- Continuous ADA-compliant sidewalks along the full length of the corridor.

The timing and delivery of improvements may be modified after Corridor Construction Program approval, as a variety of factors are being considered, such as geographic dispersion, potential leveraging opportunities, utility conflicts, and scheduling or construction risks. This is to ensure taxpayer dollars are used wisely and in a manner that achieves the desired outcomes expressed in the Contract With Voters.

All recommendations are at a conceptual/preliminary level. Additional project development, including design work, will begin after the Corridor Construction Program is approved by City Council. At that time, the City will work with the community, as well as property and business owners who may be affected. If you have questions about the Proposed Corridor Construction Program, contact Sara Bohunki at corridors@austinexas.gov and (512) 974-7840.
The following is a representation of the general project development and implementation process. Please note that some early-out construction projects may be expedited upon City Council approval of the Proposed Corridor Construction Program.

<table>
<thead>
<tr>
<th>CORRIDOR MOBILITY PLAN DEVELOPMENT</th>
<th>PROPOSED CORRIDOR CONSTRUCTION PROGRAM</th>
<th>PROJECT DESIGN PHASE</th>
<th>CONSTRUCTION PHASE</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Public input through meetings and online</td>
<td>• Public outreach on Proposed Corridor Construction Program</td>
<td>• Ongoing outreach to the community, City departments and local agencies</td>
<td>• Construction of corridor improvement projects</td>
</tr>
<tr>
<td>• Initial design of recommendations (up to 5%)</td>
<td>• City Council consideration of Proposed Corridor Construction Program</td>
<td>• Continue analyzing realities of implementation and mitigate risks</td>
<td>• Ongoing communications and outreach to targeted stakeholders using multiple methods</td>
</tr>
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<td></td>
<td></td>
<td>• Coordination with businesses and property owners to develop strategies to minimize construction impacts</td>
<td>• Mitigation of construction impacts</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Finalize design (100%)</td>
<td></td>
</tr>
</tbody>
</table>

Appeal Election Form: 18015, Cambrian East Riverside

Note: If you do not wish to appeal this notice, do not submit this form.

I am in receipt of my 2018 scoring notice and am filing a formal appeal to the Executive Director on or before Monday, May 7, 2018.

If my appeal is denied by the Executive Director:

☑️ I do wish to appeal to the Board of Directors and request that my application be added to the Department Board of Directors meeting agenda. My appeal documentation, which identifies my specific grounds for appeal, is attached. If no additional documentation is submitted, the appeal document to the Executive Director will be utilized.

☐ I do not wish to appeal to the Board of Directors.

Signed [Signature]
Title Managing Member
Date 4/30/18

Please email to Sharon Gamble:
mailto:sharon.gamble@tdhca.state.tx.us
May 7, 2018

Sharon Gamble
Competitive Housing Tax Credit Program Manager
TDHCA
1011 East 11th Street
Austin, Texas 78701

Dear Ms. Gamble:

I am writing to reiterate that the East Riverside Corridor Master Plan (ERC) is a revitalization plan per TDHCA Guidelines. I am the former Chairman of the City of Austin Planning Commission, under which the East Riverside Corridor Master Plan was first codified.

The ERC is the guiding development plan for this defined corridor of Austin. Since the inception of the plan, numerous supplementary plans and ordinances have been passed by the Austin City Council. These plans act as implementation documents to the original ERC and help to ensure the initial goals outlined in ERC are met. These include the East Riverside Corridor Regulating Plan (adopted in 2013) which spells out specific land use options in more detail, the East Riverside Mobility Report (December 2013) which identifies specific projects and funding mechanisms for those projects, and the Corridor Mobility Program (Bond Issuance adopted in 2016) which authorizes funding for the specific projects proposed in the East Riverside Corridor planning area as well as other planning areas.

Moreover, the Austin City Council approved a resolution in 2016 known as the "Contract with Voters" (Resolution 20160818-074). This resolution provided City staff with more specific direction on how to administer the Corridor Mobility Program proceeds. The Contract with Voters specifically provides $482 million for implementation of 7 corridor plans, including East Riverside. The document directs the City Manager to prioritize corridor projects that result in a variety of outcomes including:

"... i) preservation of existing affordable housing and local businesses on the corridors, and opportunities for development of new affordable housing along the corridors, including, but not limited to, the use of community land trusts, tax increment finance zones along corridors, homestead preservation zone tools, revisions to the S.M.A.R.T. Housing and targeted investments on the corridors utilizing affordable housing bonds and the Housing Trust Fund..."

Lizzy Smith, Leveraging and Partnerships Manager for the Corridor Program Office of the City of Austin, has affirmed that funds have been spent in the ERC in efforts to achieve the goals outlined in the plan. Additional projects, furthering the goals of the plan, are slated per the Corridor Mobility Program with specific timelines for completion. Recent action was taken at the Austin City Council meeting on April 26, 2018 to adopt the Corridor Construction Program, which lays out specific projects, budgets, and timelines for these improvements.

For these reasons I feel strongly that the East Riverside Corridor Plan meets TDHCA criteria for a revitalization and I urge you to accept it as such.

Sincerely,

David J. Anderson
Director of Land Use
Drenner Group, P.C.
Board Action
Public Comment
Commitment/Determination Notice
MFDL Award
Carryover