2019 Multifamily Uniform Application
Part 1
Administrative Tabs
2019 Multifamily Uniform Application Certification

Development Name: St. Elmo Commons

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

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

St. Elmo Commons, LP

Applicant Entity Name

By:

Signature of Authorized Representative

William A. Markel

Printed Name

Manager

Title

2/25/2019

Date

Sworn to and subscribed before me on the 25th day of February 2019.

by William A. Markel

(Personalized Seal)

JILL M. LAFFERTY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires: March 15, 2020
Commission # 12474021

Notary Public, State of Missouri

County of Boone

My Commission Expires: 2/25/2019

Date

2/24/2019
**Required for Tax Exempt Bond Developments only**

4% Multifamily Housing Tax Credit Program Board Meeting Selection Form

<table>
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<th>Development Name:</th>
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</table>

Based on the expiration date of the bonds as reflected in the Certificate of Reservation issued by the Texas Bond Review Board, the above referenced Development must be scheduled for one of the TDHCA Board meetings noted below for consideration of the issuance of a Determination Notice. Therefore, as required in 10 TAC §11.201(2)(B) of the Qualified Allocation Plan, all remaining parts of the Application, including the ESA, the Market Study, Property Condition Assessment, Appraisal and Site Design and Feasibility Report, if applicable, must be submitted at least 75 days prior to the Board meeting. It is important to note that submission of the documents 75 days in advance does not ensure that the Application will be placed on the meeting agenda as requested and changes to an Application (e.g. submission of new financing term sheets) or failure to resolve application deficiencies timely subsequent to submission may delay completion of Department staff’s review and/or underwriting of the Application and presentation to the Board. Moreover, staff may choose to delay presentation to the Board in instances in which an Applicant is not reasonably expected to close within sixty (60) days of the issuance of a Determination Notice or may recommend the award be conditioned upon closing within a reasonable timeframe after Board approval. Pursuant to 10 TAC §11.201(6)(B) Applicants requesting to be on the May, June or July Board meetings are advised that such Applications will not be prioritized for review and processing based on timing constraints associated with the Competitive HTC program. Further, the Applicant is encouraged to review 10 TAC §11.201(2)(B) of the Qualified Allocation Plan, the Multifamily Housing Revenue Bond Rules at 10 TAC Chapter 12, the 2019 4% HTC and Tax Exempt Bond Process Manual and the 2019 Multifamily Programs Procedures Manual for any requirements that need to be met prior to submission of the Application.

I request to be on the Board agenda selected below and pursuant to 10 TAC §11.201(2)(B) of the Qualified Allocation Plan I understand that I must provide the remaining parts of the Application by the applicable corresponding deadline:

| NOT APPLICABLE |
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):

- **X** 10 TAC §11.101(a)(2) - Undesirable Site Features
- 10 TAC §11.101(a)(3) - Neighborhood Risk Factors
- 10 TAC §11.202(1)(M) - Termination of Relationship in an Affordable Housing Transaction
- 10 TAC §11.202(1)(N) - Voluntary Compliance Agreement
  (or any similar agreement resulting from negotiations regarding noncompliance)
- **X** 10 TAC §11.901(16) - Unused Credit or Penalty Fee

Note: If any disclosures are indicated regarding 10 TAC §11.101(a)(3), submit the Neighborhood Risk Factors Report Packet (NRFR) located on the Department's website

http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm
Development Owner Certification, Acknowledgement and Consent

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

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

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

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

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

All representations, undertakings and commitments made by Applicant in the Application process 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 residents 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 in accordance with the Department’s rules those aspects of the Development that may not have been determined or selected or may be subject to change, such as changes in the amenities ultimately selected and provided.

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

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

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

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

The Development will operate in accordance with the applicable compliance monitoring requirements found in 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 §11.101(b)(8)(B).

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

The Development Owner certifies that representations made in the Architect Certification are true and correct, and understands that the Department evaluation of architectural drawings may not include 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 §11.901(16) of the Qualified Allocation Plan.

____ X The Applicant certifies that no disclosure regarding §11.901(16) of the Qualified Allocation Plan is necessary.

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

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

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

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

_____ The Applicant has disclosed, in the Application, any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction that entered into a voluntary compliance agreement (or similar agreement) with any governmental agency that is the result of negotiation regarding noncompliance of any affordable housing Development with any requirements. The disclosure identified the person or persons and development involved, the identity of each other development, contact information for the other Principals of each such development, a narrative description of the facts and circumstances of the agreement or proposed agreement, and any appropriate supporting documents. The Applicant has read and understands §11.202(1)(N) of the Qualified Allocation Plan related to such disclosure.
The Applicant certifies that no disclosure regarding §11.202(1)(N) of the Qualified Allocation Plan is necessary.

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

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

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

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

_____ The proposed Development is New Construction, is located in an area with an undesirable site feature and a copy of the local ordinance that 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.
Neighborhood Risk Factors *(select one of the main boxes as applicable)*

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

____ The Development Owner certifies that the Development **is** located in an area with the following neighborhood risk factors and the Neighborhood Risk Factors Report is submitted with the Application (select all that apply):

_____ in a census tract with a poverty rate above 40% for individuals (or 55% for Developments in regions 11 and 13);

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

_____ is located within 1,000 feet of a blighted or abandoned area as further described in §11.101(a)(3)(B)(iii) of the Qualified Allocation Plan;

_____ is located in the attendance zones of an elementary, middle, or high school that does not have a 2018 Met Standard rating by the Texas Education Agency, unless the school is “Not Rated” because it meets the TEA Hurricane Harvey Provision, in which case the 2017 rating will apply. Elderly Developments are exempt from the requirement to disclose the presence of this characteristic.

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

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

The Development will meet the minimum size of Units as further described §10.101(b)(6)(A) of the Qualified Allocation Plan.
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 §11.101(b)(6)(B) of the Qualified Allocation Plan.

The Development (excluding competitive Housing Tax Credit Applications) will include enough resident supportive services, at no charge to the residents, be accessible to all residents (market rate and low-income), and maintained throughout the Affordability Period, to meet the required minimum number of points as further described in §11.101(b)(7) of the Qualified Allocation Plan, and offered in accordance with §10.619 of the Uniform Multifamily Rules. The tenant must be provided written notice of the elections made by the Development Owner.

If income averaging is elected, Unit Designations for all units identified as 20%, 30%, 40%, 50%, 60%, 70% and 80% Units will be dispersed across all Unit Types in a manner that does not violate fair housing laws, as required by 10 TAC §10.605(c), effective February 28, 2019.

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) – (N) of §11.202(1) of the Qualified Allocation Plan, 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

William A. Markel  
Printed Name

Manager, JES Partnerships-St. Elmo, L.L.C.  
Title

2/25/19  
Date

THE STATE OF Missouri  §

COUNTY OF Boone §

Before me, a notary public, on this day personally appeared William A. Markel, 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 25 day of February, 2019

(Seal)

JILL M. LAFFERTY  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Commissioned for Boone County  
My Commission Expires: March 18, 2020  
Commission # 12474021

Notary Public Signature
10 TAC §11.101(a)(2) - Undesirable Site Features

Application Disclosure
Application Disclosure

19180 – St. Elmo Commons
4510 & 4514 Terry-O Lane, Austin, TX 78745


Development Sites located within 500 feet of heavy industry (i.e. facilities that require extensive use of land and machinery, produce high levels of external noise such as manufacturing plants, or maintains fuel storage facilities (excluding gas stations);

The Development Site for St. Elmo Commons, located at 4510 & 4514 Terry-O Lane in Austin, Texas, is located within 500 feet of the property boundary line of Centex Materials located at 817 St. Elmo Road and Custom-Crete located at 4433 Terry-O Lane. As confirmed by TCEQ, both of these sites are permitted as concrete batch plants. Please see Attachment A containing a map of the two locations and their distance from the proposed Development Site. Please see Attachment B containing correspondence from TCEQ confirming the two plants as concrete batch plants. Please see Attachment C containing the air quality permits and back-up documentation per conversations with TCEQ.

The first course of mitigation for this Undesirable Site Feature was to identify whether the plants would adversely affect the health and safety of our future residents or render the Development Site inappropriate for housing use. Focusing on health and safety, we researched the impact these two sites would have on noise and air quality.

We engaged JEAcoustics - an experienced vibration, acoustic and noise engineer - to perform a noise study incorporating all nearby industrial sources. The noise study conclusions are detailed in the attached report as Attachment D. Summarily, the measurements and noise model indicate the industrial sources generate noise exposure less than 60 dBA (DNL) and pose no direct impact to the project.

JEAcoustics field research found the Custom-Crete plant operations generate moderate noise on the southwest part of the plant, as the louder parts of the operation such as batching hoppers and mixers are greater than 500 feet northeast of the site, and the main truck entrance is 490 feet north. The nearest parts of the plant are being used for storage and parking. The most common noises are compressed air puffs and truck traffic, which do not result in noise levels any greater than that of Terry-O Lane traffic.

Indirectly, there may be some plant contribution to the truck traffic on Terry-O Lane, but future 2029 traffic noise volume for cars, medium trucks, and heavy trucks indicate DNL 65, which is within the “acceptable” category. For comparison, a site 250 feet to 75 feet from interstate frontage lanes would be around 70 to 75 DNL, respectively, 5 to 10 dB louder than the site location for St. Elmo Commons.

The site location is zoned to allow multifamily development, and that zoning was already in place at the time of development site selection. Texas Commission on Environmental Quality (TCEQ) regulations mandate that safety and air quality controls be in place for industry and be maintained for the safety, security, and health of residential neighbors. We confirmed with TCEQ that the neighboring concrete batch plants do not pose an air quality risk to future residents. Centex Materials and Custom-Crete operations are in compliance with the TCEQ requirements and regulations and their associated permits.
TCEQ has verified that the two plant operations, operating under their standard exemptions, do not have a minimum distance requirement to any off-site receptors such as permanent residential or schools. TCEQ further clarified that, if a permit did require minimum distances from off-site receptors, those distances would be applied at initial permit application, but once permit is issued, the distance to off-site receptors such as housing is no longer valid. A demonstration of how the facility would meet all state and federal air quality requirements was audited and verified by TCEQ staff prior to making a final decision on the permit applications for these two plants and no deterioration of air quality or health effects is expected.

We have also confirmed with the City of Austin that they do not mandate minimum distances from these types of operations – or vice versa - as long as zoning allows. This site is currently zoned multifamily and therefore this site is entitled to be developed as multifamily housing. Conversely, the two plant sites are zoned Industrial and therefore those sites could be developed as new concrete batch plants.

After completing our due diligence, we have concluded there is neither a noise nor air quality issue posed by the facilities, nor is there a question of conduciveness of the Development Site to housing. As further mitigation, the structures and entrances for our Development will be greater than 500 feet away from the hoppers on both of these sites – the main source of any potential air quality or noise generation. We will take additional measures to make sure all outdoor amenities and spaces are screened from the facilities by buildings or landscaping. We will also incorporate any measures recommended by the sound engineer to ensure quiet enjoyment of residential units.

We respectfully ask that the Board consider the above documentation and evidence of research and mitigation more than sufficient to find this Development Site eligible.
Attachment A
Location Map
Attachment B
TCEQ Correspondence
Ms. Hicks,

Please see the responses below. If you have any additional questions please contact me directly.

Don Nelon
512-239-0894

How is my customer service? Fill out our customer satisfaction survey at www.tceq.texas.gov/customersurvey

I am seeking information on the requirements imposed on concrete batch plants as far as acceptable distances from residential. I am a consultant working with a developer who is proposing multifamily affordable housing on the vacant parcels located at 4510 and 4514 Terry-O Lane in Austin, Texas. The site is located near two different permitted locations:

1. 817 E. St. Elmo Road, Austin, TX – Centex Materials Concrete Batch Plant
   RN100250273
   Permits: 13122 and 14416
2. 4433 Terry-O Lane, Austin, TX – RediMix (Custom Crete)
   Proposed Concrete Batch Plant
   Permit: 81085

Can you confirm the following?

- Does a Standard permit apply? The standard permit lists the only stipulated distance as the required 100 feet of hopper from property line? Any other residential distance requirements? (i.e. are there any TCEQ protocols specific to plan construction that disallows plant construction within a certain proximity to residential or single family?) The two concrete batch plants operating under standard exemptions 13122 and 14416 do not have a minimum distance requirement to any off site receptors such as a permanent residence or school.
- We found the attached in our research, but are not thinking it applies to either one of these plant facilities? The attachment referencing statute 382.05198 is for a specific concrete batch plant authorized by that statute and does not apply to either of these sites.
- For 4433 Terry-O Lane, do you know if there is a plan to build a concrete batch plant on that
site as it doesn’t appear that there is one in operation there right now? We do not have any pending applications for this location and any possible future additions would be a decision made by the owner/operator. This site is considered a bulk mineral handling facility authorized by construction permit 81085. There are no off site distance requirements for this permit. During the application review the applicant was required to demonstrate how this facility would meet all state and federal air quality requirements. This demonstration was audited and verified by TCEQ staff prior to making a final decision on the application.

In both cases, if the owner/operator operates their facilities in accordance to the requirements of their respective authorization, we would not expect any deterioration of air quality or health effects. If there were any off site distance requirements for a specific permit, those distance requirements would had to be met at the time of permit application. Once a permit has been issued, the distance requirement is no longer valid for any new off site receptors such as housing.

Please let me know if I have not answered your questions or if you have additional questions.

We very much appreciate your help in answering these questions or providing additional guidance. We not only want to make sure out site is a safe location for families, but also ensure that we understand what the plant location requirements are (even if they are in existence already.) The Texas Dept of Housing and Community Affairs will be a funder for this project and will ask all of these questions and therefore we are trying to be prepared with our due diligence.

We thank you much!

You can reach me per the contact info below.

Best,
Jennifer Hicks

Jennifer Hicks, Founder
True Casa Consulting, LLC
512.203.4417 mobile
www.truecasa.net
Attachment C
TCEQ Permits
05/16/2017 --------------NSR IMS - PROJECT RECORD -------------------------------

PROJECT#: 265756      PERMIT#: 145443      STATUS: PENDING      DISP CODE: C
RECEIVED: 02/16/2017    PROJTYPE: INITIAL    AUTHTYPE: STDPMT    ISSUED DT: 5/23/2017
RENEWAL: 5/23/2017
PROJECT ADMIN NAME: CONCRETE BATCH PLANT WITH ENHANCED CONTROLS
PROJECT TECH NAME: CONCRETE BATCH PLANT WITH ENHANCED CONTROLS

Assigned Team: MECHANICAL TEAM

STAFF ASSIGNED TO PROJECT:
GRUNNET, BROOKE - REVIEWR1_2 - AP INITIAL REVIEW
NELON, DON - REVIEW ENG - MECHANICAL TEAM

CUSTOMER INFORMATION (OWNER/OPERATOR DATA)
ISSUED TO: Redi-Mix, LLC
COMPANY NAME: Redi-Mix, LLC
CUSTOMER REFERENCE NUMBER: CN603242058

REGULATED ENTITY/SITE INFORMATION
REGULATED ENTITY NUMBER: RN109669226    ACCOUNT:
PERMIT NAME: REDI-MIX TERRY O LANE CBP SN TOLCBP001

PROJECT AI LOCATION
REGION 11 - AUSTIN
APPLIED FOR NEAR CITY NAME: AUSTIN    APPLIED FOR COUNTY NAME: TRAVIS
APPLIED FOR PHYSICAL LOCATION: 4433 TERRY O LN

CONTACT DATA
CONTACT NAME: MR PATRICK GARRETT    CONTACT ROLE: RESPONSIBLE OFFICIAL
JOB TITLE: ENVIRONMENTAL MANAGER    ORGANIZATION: REDI MIX LLC
MAILING ADDRESS: 331 N MAIN ST, EULESS, TX, 76039-3636
PHONE: (214) 608-5342 Ext: 0
EMAIL:PGARRETT@US-CONCRETE.COM

PROJECT NOTES:
02/22/2017    DFC 02/20/2017 NO APWL
02/22/2017    LEG LTR DOC 579693

PERMIT NOTES:

FEE:

http://ida.tceq.texas.gov/ida/index.cfm?fuseaction=nsrproject.project_report&proj_id=265... 5/16/2017
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**PUBLIC NOTICE:**
- Public Hearing Req Number: 0
- Public Meeting Req Number: 0
- Comment Count: 0
- Alternative Languages: SPANISH

**TRACKING ELEMENTS:**
- TE Name: APIRT RECEIVED PROJECT (DATE)  
  Start Date: 02/16/2017  
  Complete Date: 03/13/2017
- TE Name: APIRT TRANSFERRED PROJECT TO TECHNICAL STAFF (DATE)  
  Start Date: 02/22/2017  
  Complete Date: 03/13/2017
- TE Name: LEGISLATORS NOTIFIED OF APPLICATION RECEIVED (DATE)  
  Start Date: 02/22/2017  
  Complete Date: 02/23/2017
- TE Name: PROJECT DECLARED ADMIN COMPLETE (DATE)  
  Start Date: 02/22/2017  
  Complete Date: 03/07/2017
- TE Name: PROJECT RECEIVED BY TECHNICAL STAFF FROM APIRT (DATE)  
  Start Date: 02/23/2017  
  Complete Date: 03/07/2017
- TE Name: PROJECT RECEIVED BY ENGINEER (DATE)  
  Start Date: 02/24/2017  
  Complete Date: 03/07/2017
- TE Name: COMPLIANCE HISTORY REVIEW COMPLETED (DATE)  
  Start Date: 03/07/2017  
  Complete Date: 03/07/2017
- TE Name: DEFICIENCY CYCLE  
  Start Date: 03/07/2017  
  Complete Date: 03/13/2017
- TE Name: ENGINEER INITIAL REVIEW COMPLETED (DATE)  
  Start Date: 03/13/2017  
  Complete Date: 03/13/2017
- TE Name: COMPANY APPROVED DRAFT PUBLIC NOTICE (DATE)  
  Start Date: 03/27/2017  
  Complete Date: 03/27/2017
- TE Name: PUBLIC NOTICE DRAFT SENT TO COMPANY (DATE)  
  Start Date: 03/27/2017  
  Complete Date: 04/07/2017
- TE Name: PUBLIC NOTICE COMMENT PERIOD (NSR 1ST NOTICE)  
  Start Date: 04/07/2017  
  Complete Date: 05/15/2017
- TE Name: 1ST NOTICE OCC COMPLETE (DATE)  
  Start Date: 05/02/2017  
  Complete Date: 05/02/2017
- TE Name: FINAL PACKAGE TO SECTION MANAGER FOR REVIEW (DATE)  
  Start Date: 05/16/2017  
  Complete Date: 05/16/2017
- TE Name: FINAL PACKAGE TO TEAM LEADER OR SUPERVISOR FOR REVIEW (DATE)  
  Start Date: 05/16/2017  
  Complete Date: 05/16/2017
- TE Name: CENTRAL REGISTRY UPDATED
- TE Name: ENHANCED ADMINISTRATIVE OR APPLICATIONS REVIEW (EAR)

**PROJECT RULES:**
- Unit Desc: CONCRETE BATCH PLANTS  
  Rule Desc: 6008 -  
  Request Type: ADD  
  On Application: Y  
  Approve: APPROVE

**PERMIT RULES:**
- Unit Desc: CONCRETE BATCH PLANTS  
  Rule Desc: 6008 -  
  Start Date: 02/13/2017  
  End Date: 05/15/2017

**PROJECT ATTRIBUTES:**
- Attributes: Value
  - CAPACITY: 200
  - CAPUNITS: CUBIC YARDS PER HOUR
  - MSS- 101.222(H)(1): F
MR PATRICK GARRETT  
ENVIRONMENTAL MANAGER  
REDI MIX LLC  
331 N MAIN ST  
EULESS TX 76039-3636

Re: Air Quality Standard Permit for Concrete Batch Plant with Enhanced Controls  
(As effective August 16, 2004)  
Standard Permit Registration Number: 145443  
Standard Permit Expiration Date: May 23, 2027  
Redi-Mix, LLC  
Concrete Batch Plant with Enhanced Controls  
Austin, Travis County  
Regulated Entity Number: RN109669226  
Customer Reference Number: CN603242058

Dear Mr. Garrett:

This is in response to your registration Form PI-1S (Air Quality Standard Permit Registration for Concrete Batch Plants or Concrete Plants with Enhanced Controls) regarding the proposed construction of a concrete batch plant with enhanced controls to be located at 4433 Terry O-Lane, near Austin, Travis County. Also, this will acknowledge that your application for the above-referenced registration is technically complete as of March 13, 2017.

After evaluation of the information you submitted, the Texas Commission on Environmental Quality (TCEQ) has determined that your proposed construction is authorized under the Texas Clean Air Act § 382.05198 and § 382.05199 as codified in the Texas Health and Safety Code, if constructed and operated as described in your registration. The concrete batch plant with enhanced controls standard permit was specifically authorized by statutory legislation contained in Senate Bill 1272 of the 78th Texas State Legislature, 2003.

A copy of the air quality standard permit in effect at the time of this registration is enclosed. You must begin construction or modification of these facilities in accordance with the standard permit no later than 18 months after the date of this letter. After completion of construction or modification, the appropriate TCEQ Regional Office must be notified prior to commencing operation and the facility must be operated in compliance with all applicable conditions of the claimed standard permit (enclosed).

You are reminded that regardless of whether a permit is required, these facilities must be in compliance with all rules and regulations of the TCEQ and of the U.S. Environmental Protection Agency at all times.
Mr. Patrick Garrett  
Page 2  
May 23, 2017  

Re: Standard Permit Registration Number 145443  

If you need further information or have any questions, please contact Mr. Donald D. Nelon at (512) 239-0894 or write to the Texas Commission on Environmental Quality, Office of Air, Air Permits Division, MC-163, P.O. Box 13087, Austin, Texas 78711-3087.  

This action is taken under authority delegated by the Executive Director of the TCEQ.  

Sincerely,  

Michael Wilson, P.E., Director  
Air Permits Division  
Office of Air  
Texas Commission on Environmental Quality  

Enclosure  

cc: AQ Program Coordinator, Austin Transportation Department, City of Austin, Austin  
Chief Epidemiologist, Austin Public Health, Epidemiology and Public Health Preparedness Division, Austin  
Air Section Manager, Region 11 - Austin  

Project Number: 265756
Standard Permit General Conditions

The following general conditions are applicable to holders of standard permits, but will not necessarily be specifically stated within the standard permit document.

(1) **Protection of public health and welfare.** The emissions from the facility must comply with all applicable rules and regulations of the commission adopted under the Texas Health and Safety Code, Chapter 382, and with intent of the TCAA, including protection of health and property of the public.

(2) **Standard permit representations.** All representations with regard to construction plans, operating procedures, and maximum emission rates in any registration for a standard permit become conditions upon which the facility or changes thereto, must be constructed and operated. It is unlawful for any person to vary from such representations if the change will affect that person's right to claim a standard permit under this section. Any change in condition such that a person is no longer eligible to claim a standard permit under this section requires proper authorization under Title 30 Texas Administrative Code § 116.110 (30 TAC § 116.110) of this title (relating to Applicability). If the facility remains eligible for a standard permit, the owner or operator of the facility shall notify the executive director of any change in conditions which will result in a change in the method of control of emissions, a change in the character of the emissions, or an increase in the discharge of the various emissions as compared to the representations in the original registration or any previous notification of a change in representations. Notice of changes in representations must be received by the executive director no later than 30 days after the change.

(3) **Standard permit in lieu of permit amendment.** All changes authorized by standard permit to a facility previously permitted under 30 TAC § 116.110 of this title (relating to Applicability) shall be administratively incorporated into that facility's permit at such time as the permit is amended or renewed.

(4) **Construction progress.** Start of construction, construction interruptions exceeding 45 days, and completion of construction shall be reported to the appropriate regional office not later than 15 working days after occurrence of the event, except where a different time period is specified for a particular standard permit.

(5) **Start-up notification.** The appropriate air program regional office of the commission and any other air pollution control program having jurisdiction shall be notified prior to the commencement of operations of the facilities authorized by the standard permit in such a manner that a representative of the executive director may be present. For phased construction, which may involve a series of units commencing operations at different times, the owner or operator of the facility shall provide separate notification for the commencement of operations for each unit. A particular standard permit may modify start-up notification requirements.

(6) **Sampling requirements.** If sampling of stacks or process vents is required, the standard permit holder shall contact the Office of Air and any other air pollution control program having jurisdiction prior to sampling to obtain the proper data forms and procedures. All sampling and testing procedures must be approved by the executive director and coordinated with the regional representatives of the commission. The standard permit holder is also responsible for providing sampling facilities and conducting the sampling operations or contracting with an independent sampling consultant.

(7) **Equivalency of methods.** The standard permit holder shall demonstrate or otherwise justify the equivalency of emission control methods, sampling or other emission testing
methods, and monitoring methods proposed as alternatives to methods indicated in the conditions of the standard permit. Alternative methods must be applied for in writing and must be reviewed and approved by the executive director prior to their use in fulfilling any requirements of the standard permit.

(8) **Recordkeeping.** A copy of the standard permit along with information and data sufficient to demonstrate applicability of and compliance with the standard permit shall be maintained in a file at the plant site and made available at the request of representatives of the executive director, the U.S. Environmental Protection Agency, or any air pollution control program having jurisdiction. For facilities that normally operate unattended, this information shall be maintained at the nearest staffed location within Texas specified by the standard permit holder in the standard permit registration. This information must include (but is not limited to) production records and operating hours. Additional recordkeeping requirements may be specified in the conditions of the standard permit. Information and data sufficient to demonstrate applicability of and compliance with the standard permit must be retained for at least two years following the date that the information or data is obtained. The copy of the standard permit must be maintained as a permanent record.

(9) **Maintenance of emission control.** The facilities covered by the standard permit may not be operated unless all air pollution emission capture and abatement equipment is maintained in good working order and operating properly during normal facility operations. Notification for upsets and maintenance shall be made in accordance with 30 TAC § 101.201 and § 101.211 of this title (relating to Emissions Event Reporting and Recordkeeping Requirements, Scheduled Maintenance, Startup, and Shutdown Reporting and Recordkeeping Requirements, Recordkeeping; and Operational Requirements).

(10) **Compliance with rules.** Registration of a standard permit by a standard permit applicant constitutes an acknowledgment and agreement that the holder will comply with all rules, regulations, and orders of the commission issued in conformity with the TCAA and the conditions precedent to the claiming of the standard permit. If more than one state or federal rule or regulation or permit condition is applicable, the most stringent limit or condition shall govern. Acceptance includes consent to the entrance of commission employees and designated representatives of any air pollution control program having jurisdiction into the permitted premises at reasonable times to investigate conditions relating to the emission or concentration of air contaminants, including compliance with the standard permit.

(11) **Distance Limitations.** Distance limitations, setbacks, and buffer zones. Notwithstanding any requirement in any standard permit, if a standard permit for a facility requires a distance, setback, or buffer from other property or structures as a condition of the permit, the determination of whether the distance, setback, or buffer is satisfied shall be made on the basis of conditions existing at the earlier of:

(A) The date new construction, expansion, or modification of a facility begins; or

(B) The date any application or notice of intent is first filed with the commission to obtain approval for the construction or operation of the facility.
Air Quality Standard Permit for Concrete Batch Plants with Enhanced Controls

Effective Date August 16, 2004

This air quality standard permit authorizes concrete batch plant facilities which meet all of the conditions listed in sections (1) through (3).

(1) Administrative Requirements

(A) Any concrete batch plant authorized under this standard permit must be registered in accordance with 30 TAC § 116.611, Registration to Use a Standard Permit. Owners or operators must submit a completed current Form PI-1S, Table 20 and the Concrete Batch Plant with Enhanced Controls Standard Permit Checklist, and a scaled plot plan of the plant site. Facilities which meet the conditions of this standard permit do not have to meet the emissions and distance limitations listed in 30 TAC § 116.610(a)(1), "Applicability."

(B) Registration applications must comply with 30 TAC § 116.614 “Standard Permit Fees.”

(C) No owner or operator of a concrete batch plant is permitted to begin construction and/or operation without obtaining written approval from the TCEQ Executive Director. The time period in 30 TAC § 116.611(b) (45 days) does not apply to facilities registering under this permit. Start of construction of any facility registered under this standard permit must comply with 30 TAC § 116.120 and commence construction within 18 months of written approval from the TCEQ.

(D) Applicants are not required to submit air dispersion modeling as a part of any concrete batch plant standard permit application.

(E) The following production records must be maintained on site for a rolling 24-month period while the plant is in operation:

(i) production rates for each hour of operation demonstrating compliance with (3)(H); and

(ii) other records as required by 30 TAC §§ 101.201 and 101.211.

(F) For the purposes of this standard permit, a “site” is defined as one or more contiguous or adjacent properties which are under common control of the same person (or persons under common control).

(2) Public Notice

(A) An application for authorization to construct and operate a concrete batch plant under this standard permit is not subject to the public notice requirements in 30 TAC Chapter 39, Subchapters H and K.

(B) For authorization to use this standard permit, an applicant must publish notice under this section not later than the earlier of:

(i) the 30th day after the date the applicant receives written notice from the executive director that the application is technically complete; or
(ii) the 75th day after the date the executive director receives the application.

(C) The applicant must publish notice at least once in a newspaper of general circulation in the municipality in which the plant is proposed to be located or in the municipality nearest to the proposed location of the plant. If the elementary or middle school nearest to the proposed plant provides a bilingual education program as required by Subchapter B, Chapter 29, Education Code, the applicant must also publish the notice at least once in an additional publication of general circulation in the municipality or county in which the plant is proposed to be located that is published in the language taught in the bilingual education program. This requirement is waived if such a publication does not exist or if the publisher refuses to publish the notice.

(D) The notice must include:

(i) a brief description of the proposed location and nature of the proposed plant;
(ii) a description, including a telephone number, of the manner in which the TCEQ Executive Director may be contacted for further information;
(iii) a description, including a telephone number, of the manner in which the applicant may be contacted for further information;
(iv) the location and hours of operation of the TCEQ regional office at which a copy of the application is available for review and copying; and
(v) a brief description of the public comment process, including the time and location of the public hearing, and the mailing address and deadline for filing written comments.

(E) The public comment period begins on the first date notice is published under Subsection (2)(B) and extends to the close of the public hearing.

(F) A public hearing must be held not less than 30 days and not more than 45 days after the first date notice is published under Subsection (2)(B). The public hearing must be held in the county in which the plant is proposed to be located.

(G) A public hearing held under this standard permit is not an evidentiary proceeding. Any person may submit an oral or written statement concerning the application at the public hearing.

(H) Not later than the 35th day after the date the public hearing is held, the TCEQ Executive Director will approve or deny the application for authorization to use the standard permit. The executive director must base the decision on whether the application meets the requirements of this standard permit. The executive director must consider all comments received during the public comment period and at the public hearing in determining whether to approve the application. If the executive director denies the application, the executive director must state the reasons for the denial and any modifications to the application necessary for the proposed plant to qualify for the authorization.

(I) The TCEQ Executive Director will issue a written response to any public comments received related to the issuance of an authorization to use the standard permit at the same time as or as soon as practicable after the executive director grants or denies the application. Issuance of the response after the
granting or denial of the application does not affect the validity of the executive
director's decision to grant or deny the application. The executive director will:

(i) mail the response to each person who filed a comment; and
(ii) make the response available to the public.

(3) **Design and Operating Requirements**

(A) Each cement/fly ash storage silo and weigh hopper must be equipped with a
fabric or cartridge filter or vented to a fabric or cartridge filter system.

(B) Fabric or cartridge filters and collection systems must meet all of the following:

(i) each fabric filter or cartridge filter, and its associated collection system, and
any suction shroud must be maintained and operated properly with no tears
or leaks;

(ii) excluding the suction shroud filter system, each filter system must be
designed to meet an outlet grain-loading standard of at least 0.01 grains/dry
standard cubic foot;

(iii) each filter system and each mixer-loading and batch truck-loading emissions
control device must meet a performance standard of no visible emissions
exceeding 30 seconds in a five minute period as determined using EPA Test
Method 22 as that method existed on September 1, 2003; and

(iv) if a cement or fly ash silo is filled during non-daylight hours, the silo filter
system exhaust must be sufficiently illuminated to enable a determination
of compliance with the performance standard described by (3)(B)(iii) of this
permit.

(C) Conveying systems for the transfer of cement or fly ash must meet all of the
following:

(i) the conveying system for the transfer of cement or fly ash to and from each
storage silo must be totally enclosed, operated properly, and maintained
without any tears or leaks; and

(ii) except during cement or fly ash tanker connection or disconnection, each
conveying system for the transfer of cement or fly ash must meet the
performance standard described in paragraph (3)(B)(iii) of this permit.

(D) A warning device must be installed on each bulk storage silo.

(i) The warning device must be designed to alert the operator in sufficient time
for the operator to stop loading operations before the silo is filled to a level
that may adversely affect the pollution abatement equipment; and

(ii) if filling a silo results in failure of the pollution abatement system or failure
to meet the performance standard described by paragraph (3)(B)(iii) of this
standard permit, the failure must be documented and reported to the
commission following the requirements of 30 TAC §§ 101.201 or 101.211,
as appropriate.
(E) Each road, parking lot, or other area at the plant site that is used by vehicles must be paved with a cohesive hard surface that is properly maintained, cleaned, and watered so as to minimize dust emissions.

(F) Each stockpile must be sprinkled with water or dust-suppressant chemicals or covered so as to minimize dust emissions.

(G) Material used in the batch that is spilled must be immediately cleaned up and contained or dampened so as to minimize dust emissions.

(H) The production of concrete at the site must not exceed 300 cubic yards per hour.

(I) A suction shroud or other pickup device must be installed at the batch drop point or, in the case of a central mix plant, at the drum feed, and vented to a fabric or cartridge filter system with a minimum capacity of 5,000 cubic feet per minute of air.

(J) The bag filter and capture system must be properly designed to accommodate the increased flow from the suction shroud and achieve a control efficiency of at least 99.5 percent.

(K) The following distance limitations must be met:

(i) the suction shroud baghouse exhaust must be more than 100 feet from any property line;

(ii) stationary equipment, stockpiles, and vehicles used at the plant, except for incidental traffic and vehicles as they enter and exit the site, must be located or operated more than 100 feet from any property line; and

(iii) if the plant is located in an area that is not subject to municipal zoning regulation, the central baghouse must be located at least 440 yards from any building used as a single or multifamily residence, school, or place of worship at the time the standard permit registration is filed with the commission.

(L) In lieu of meeting the distance requirements for roads and stockpiles of (3)(K)(ii), the following must be followed:

(i) each road, parking lot, and other traffic area is bordered by dust-suppressing fencing or another barrier at least 12 feet high; and

(ii) each stockpile located within the applicable distance of a property line is contained within a three-walled bunker that extends at least two feet above the top of the stockpile.
Concrete Batch Plant with Enhanced Controls Standard Permit
Source Analysis & Technical Review

Company: Redi-Mix, LLC  
City: Austin  
County: Travis  
Project Type: Initial  
Project Reviewer: Donald D. Nelson  
Staff Attorney: Nicolas Parke  
Permit Number: 145443  
Project Number: 265756  
Account Number: N/A  
Regulated Entity Number: RN109669226  
Customer Reference Number: CN603242058  
Site Address: 4433 Terry O-Lane

Facility Description
This is the authorization of a permanent concrete batch plant with enhanced controls with a production rate of 200 cubic yards per hour. The primary function of this plant is to manufacture concrete by mixing materials, including but not limited to, sand, aggregate, cement and water.

Process Description
Washed sand and gravel (aggregate) are delivered by trucks and are stockpiled at the facility. The stockpiled aggregate is then sprinkled with water as needed for dust-control. When needed for production, the aggregate is moved with a front-end loader into an aggregate batcher, which drops the aggregate onto a conveyor. The conveyor feeds the damp aggregate into the mixer drums of trucks or the central mixer.

Cement is pneumatically conveyed from delivery tankers to the cement silos. Maintaining total enclosure, the cement is then conveyed into the cement batcher then the cement is dropped into the mixer drums of trucks or the central mixer. Emission control of cement at the silos is established with a vent style baghouse. At the drop point, the central dust collector controls emissions. Typical air contaminants are particulate matter (PM), particulate matter with an aerodynamic diameter less than or equal to 10 microns (PM_{10}), including particle sizes with an aerodynamic diameter less than or equal to 2.5 microns (PM_{2.5}).

Maintenance activities will be authorized either under permit by rule or claimed under 30 Texas Administrative Code § 116.119, De Minimis Facilities or Sources. Emissions from planned startup and shutdown activities will be authorized by this permit.

Startup and shutdown emissions are included in the production emissions. Although there may be minor emissions associated with startup and shutdown, particulate emission factors used to quantify production emissions are considered to have enough conservatism to include any incidental increases that may be attributed to startup and shutdown.

Deficiencies
Has all required information been received by the TCEQ? Yes
Date deficiencies resolved: March 13, 2017

Power Source Information
Does this facility utilize an engine or generator? No

Compliance History Evaluation - 30 TAC Chapter 60 Rules
A compliance history report was reviewed on: March 7, 2017
Site rating & classification: N/A
Company rating & classification: 0.77 / Satisfactory
Has the permit changed on the basis of the compliance history or rating? No

Public Notice Information - Texas Clean Air Act (THSC §382.05199) Statute
Rule Statue Requirement  
Date Application Received: February 16, 2017
Date Administratively Complete: February 22, 2017
Date Technically Complete: March 13, 2017
Concrete Batch Plant with Enhanced Controls Standard Permit
Source Analysis & Technical Review

**Rule Statute** | **Requirement** | **Date**
---|---|---
Small Business Source? | No |  
Date Office of the Chief Clerk (OCC) was notified about pending authorization with enhanced control: | March 13, 2017 |
Date OCC announced time and location of Public Hearing: | March 20, 2017 |
Date and time of Public Hearing: | May 15, 2017, 6:00 PM |
Location of Public Hearing: | Omni Austin Hotel Southpark, Meeting Room Omni B, 4140 Governor's Row, Austin, Texas 78744 |
Date company approved draft public notice: | March 27, 2017 |
Date electronic copy of public notice package sent to OCC and applicant: | March 27, 2017 |
382.0516 | Date notice and county judge/municipality presiding officer/legislators letters mailed: | March 27, 2017 / March 27, 2017 / February 22, 2017 |
Date on electronic copy of public notice package: | March 27, 2017 |
382.05199(b)(1) | Date published: | April 6, 2017 |
Publication Name: | Austin American Statesman |
382.05199(c) | Date Affidavits/Copies Received: | May 2, 2017 |
Is bilingual notice required? | Yes |
Language: | Spanish |
Date Published: | April 13, 2017 |
Publication Name: | Ahora Si |
Date Affidavits/Copies Received: | May 2, 2017 |
Date Certification of Application Availability Received: | May 2, 2017 |
382.05199(e) | Last day for public comment: | May 15, 2017 |
39.604 | Public comments received? | No |

**Recommendations**

**Rule Statute** | **Requirement** | **Date**
---|---|---
All conditions of Standard Permit satisfied? | Yes |
382.05199(h) | Date application was recommended for issuance or denied: | May 16, 2017 |
Final Action: | Issue registration |

*Donald D. Nelson*  
May 16, 2017

*Bonnie Evridge*  
05/18/2017

Project Reviewer: Donald D. Nelson  
Team Leader: Bonnie Evridge
The following checklist has been developed so the Texas Commission on Environmental Quality (TCEQ), Air Permits Division (APD) can confirm the concrete batch plant meets the standard permit requirements. Please read all questions and check "YES," "NO," or "N/A" or give specific information for the facility. If the concrete batch plant does not meet all conditions of this standard permit, it will not be allowed to operate under this standard permit and must apply for other authorization.

### General Information

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Redi-Mix, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Customer Registration No.:</td>
<td>CN603242058</td>
</tr>
<tr>
<td>Regulated Entity No.:</td>
<td>NEW</td>
</tr>
<tr>
<td>Account ID No.:</td>
<td></td>
</tr>
<tr>
<td>Nearest City:</td>
<td>Austin</td>
</tr>
<tr>
<td>County:</td>
<td>Travis</td>
</tr>
<tr>
<td>Address:</td>
<td>4433 Terry-O Lane, Austin, Texas 78745</td>
</tr>
</tbody>
</table>

### Full Name of person that Checklist was completed by:

Patrick Garrett

### Condition Number and Description

#### Administrative Requirements

<table>
<thead>
<tr>
<th>Condition Number</th>
<th>Description</th>
<th>YES/NO/N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)(A)</td>
<td>Is registration Form PI-1S-CBP, Table 20, Concrete Batch Plant with Enhanced Controls checklist, scaled plot plan and supporting information including; Table 11 for control devices, process description, and area map all submitted with the application?</td>
<td>YES/NO</td>
</tr>
<tr>
<td>(1)(B)</td>
<td>Will copies of all information be mailed to Air Permits Division, regional office and applicable local programs?</td>
<td>YES/NO</td>
</tr>
<tr>
<td>(1)(C)</td>
<td>Was the $900 fee sent to TCEQ cashier or included in the application?</td>
<td>YES/NO</td>
</tr>
<tr>
<td>(1)(D)</td>
<td>Has construction and/or operation begun on the facility?</td>
<td>YES/NO</td>
</tr>
<tr>
<td>(1)(E)</td>
<td>Has air dispersion modeling been submitted as a part of this registration?</td>
<td>YES/NO</td>
</tr>
<tr>
<td>(1)(E)(i)</td>
<td>Will records be maintained for each hour of plant operation to indicate site production rate does not exceed 300 cubic yards per hour?</td>
<td>YES/NO</td>
</tr>
<tr>
<td>(1)(E)(ii)</td>
<td>Will records be maintained as required by 30 TAC 101.201 and §101.211?</td>
<td>YES/NO</td>
</tr>
</tbody>
</table>
## Public Notice

| (2)(B)(i) | Will public notice be published no later than 30 days after receipt of written notice from the TCEQ that the application is technically complete? | ☒ YES ☐ NO ☐ N/A |
| (2)(B)(ii) | Will public notice be published not later than the 75th day after the application is received by the agency if you have not received a written technically complete notification? | ☐ YES ☒ NO ☒ N/A |
| (2)(C) | Will public notice be published at least once in a newspaper of general circulation in the municipality in which the plant is proposed to be located or in the municipality nearest to the proposed location of the plant? | ☒ YES ☒ NO |
| (2)(C) | Does the elementary or middle school nearest to the proposed plant have a bilingual program as required by Subchapter B, Chapter 29, Education Code? | ☒ YES ☒ NO |
| (2)(C) | If the schools above have a bilingual program, will public notice be published at least once in a publication or newspaper in general circulation in the municipality or county in which the plant is proposed to be located and in the language taught in the bilingual education program? | ☒ YES ☒ NO ☒ N/A |
| (2)(C) | Does a bilingual publication or newspaper exist? | ☒ YES ☒ NO ☒ N/A |
| (2)(F) | Will a public hearing be held not less than 30 days and not more than 45 days after the notice is published? | ☒ YES ☒ NO |
| (2)(F) | Will the public hearing be held in the county in which the plant is proposed to be located? | ☒ YES ☒ NO |

## Design and Operating Requirements

| (3)(A) | Will all cement/flyash storage silos and weigh hoppers be vented to a fabric or cartridge filter system? | ☒ YES ☒ NO |
| (3)(B)(i) | Will the fabric/cartridge filter systems and suction shroud be operated properly with no tears or leaks? | ☒ YES ☒ NO |
| (3)(B)(ii) | Will all filter systems, except the suction shroud filter system, be designed to meet at least 0.01gpd/scf outlet? | ☑ YES ☒ NO |
| (3)(B)(iii) | Will all filter systems and mixer/truck loading control devices meet visible emissions performance standards? | ☑ YES ☒ NO |
| (3)(B)(iv) | Will cement and/or flyash silo filter exhausts be equipped with sufficient illumination to observe visible emissions performance if the silo(s) are filled during non-daylight hours? | ☒ YES ☒ NO ☒ N/A |
| (3)(C)(i) | Will conveying systems to and from the silos be totally enclosed and maintained with no tears or leaks? | ☑ YES ☒ NO |

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TCEQ – 2016rd (APDG 5276v3, Revised 09/14) Concrete Batch Plants with Enhanced Controls Registration Checklist

This form is for use by facilities subject to air quality permit requirements and may be revised periodically.
Design and Operating Requirements (continued)

| (3)(C)(ii) | During cement/flyash storage silo(s) filling, except for connecting or disconnecting, will visible emissions exist for more than 30 seconds in any six-minute period from the conveying system? | □ YES □ NO |
| (3)(D) | Will a warning device be installed on each bulk storage silo to alert operators in sufficient time so the loading operation can be stopped prior to over-filling and failure of the filter systems? | □ YES □ NO |
| (3)(E) | Will each road, parking lot, or other area at the plant site that is used by vehicles be paved with a cohesive hard surface that will be properly maintained, cleaned, and watered so as to minimize dust emissions? | □ YES □ NO |
| (3)(F) | Will dust emissions from all stockpiles be minimized at all times by sprinkling with water, dust-suppressant chemicals, or covers? | □ YES □ NO |
| (3)(G) | Will all material spills be immediately cleaned up and contained or dampened so dust emissions are minimized? | □ YES □ NO |
| (3)(H) | Will the production of concrete at the site exceed 300 cubic yards per hour? | □ YES □ NO |
| (3)(I) | Will a suction shroud or other pickup device be installed at the batch drop point (or drum feed)? | □ YES □ NO |
| (3)(I) | Will the suction shroud or device be vented to a fabric or cartridge filter system with a minimum of 5,000 acfm? | □ YES □ NO |
| (3)(J) | Will the bag filter and capture system be properly designed to accommodate the increased flow from the suction shroud and achieve a control efficiency of at least 99.5% | □ YES □ NO |
| (3)(K)(i) | Will the suction shroud baghouse exhaust be located at least 100 feet from any property line? | □ YES □ NO |
| (3)(K)(ii) | Will stationary equipment, stockpiles, and vehicles used at the plant, except for incidental traffic and vehicles as they enter and exit the site, be located or operated more than 100 feet from any property line? | □ YES □ NO □ N/A |
| (3)(K)(iii) | Will the plant be located in an area subject to municipal zoning regulations? | □ YES □ NO |
| (3)(K)(iii) | If there is no municipal zoning, will the central baghouse be located at least 440 yards from any building used as a single or multifamily residence, school, or place of worship at the time your application is received by the commission? | □ YES □ NO □ N/A |
| (3)(L)(i) | In lieu of meeting the distance requirements in (3)(K)(ii), will each road, parking lot, and other traffic areas be bordered by dust-suppressing fencing or another barrier at least 12 feet high? | □ YES □ NO □ N/A |
| (3)(L)(ii) | In lieu of meeting the distance requirements in (3)(K)(ii), will stockpiles be contained within a three-walled bunker which extends at least two feet above the top of the stockpile? | □ YES □ NO |
Texas Commission on Environmental Quality
Form PI-1S
Registrations for Air Standard Permit
(Page 1)

<table>
<thead>
<tr>
<th>I. Registrant Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Company or Other Legal Customer Name:</td>
</tr>
<tr>
<td>Redi-Mix, LLC</td>
</tr>
<tr>
<td>B. Company Official Contact Information (X Mr. □ Mrs. □ Ms. □ Other:)</td>
</tr>
<tr>
<td>Name: Patrick Garrett</td>
</tr>
<tr>
<td>Title: Environmental Manager</td>
</tr>
<tr>
<td>Mailing Address: 331 N. Main Street</td>
</tr>
<tr>
<td>City: Euless State: TX ZIP Code: 76039</td>
</tr>
<tr>
<td>Phone: 214-608-5342</td>
</tr>
<tr>
<td>E-mail Address: <a href="mailto:pgarrett@us-concrete.com">pgarrett@us-concrete.com</a></td>
</tr>
</tbody>
</table>

All permit correspondence will be sent via regular mail unless electronic copies are specifically requested. The company official must initial here if electronic correspondence is requested.

<table>
<thead>
<tr>
<th>C. Technical Contact Information (X Mr. □ Mrs. □ Ms. □ Other:)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Patrick Garrett</td>
</tr>
<tr>
<td>Title: Environmental Manager</td>
</tr>
<tr>
<td>Company Name: Redi-Mix, LLC</td>
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<tr>
<td>E-mail Address: <a href="mailto:pgarrett@us-concrete.com">pgarrett@us-concrete.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>II. Facility and Site Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Name and Type of Facility</td>
</tr>
<tr>
<td>Facility Name: Redi-Mix Terry-O Lane CBP</td>
</tr>
<tr>
<td>Type of Facility: X Permanent □ Temporary</td>
</tr>
</tbody>
</table>

For portable units, please provide the serial number of the equipment being authorized below.

| Serial No: TOL-CBP001 | Serial No: |
Texas Commission on Environmental Quality
Form PI-1S
Registrations for Air Standard Permit
(Page 2)

## Facility and Site Information (continued)

### B. Facility Location Information

**Street Address:** 4433 Tery-O Lane

If there is no street address, provide written driving directions to the site and provide the closest city or town, county, and ZIP code for the site (attach description if additional space is needed).

From downtown Austin, take I-35 South to Exit 231. Exit and continue south on access road for 1.3 miles passing ..

**City:** Austin  
**County:** Travis  
**ZIP Code:** 78745

**Latitude** (nearest second): 30° 12' 48.4848"  
**Longitude** (nearest second): -97° 45' 33.397"

### C. Core Data Form (required for Standard Permits 6004, 6006, 6007, 6008, and 6013).

Is the Core Data Form (TCEQ Form 10400) attached?  
*YES* ☒  
*NO*  

If "NO," provide customer reference number (CN) and regulated entity number (RN) below.

**Customer Reference Number (CN):** CN603242058  
**Regulated Entity Number (RN):** New

### D. TCEQ Account Identification Number (if known):

### E. Type of Action:

☒ Initial Application  
☐ Change to Registration  
☐ Renewal  
☐ Renewal Certification

For Change to Registration, Renewal, or Renewal Certification actions provide the following:

**Registration Number:**  
**Expiration Date:**

### F. Standard Permit Claimed: 6008

### G. Previous Standard Exemption or PBR Registration Number

Is this authorization for a change to an existing facility previously authorized under a standard exemption or PBR?  
*YES* ☒  
*NO*  

If "YES," enter previous standard exemption number(s) and PBR registration number(s), and associated effective date in the spaces provided below.

<table>
<thead>
<tr>
<th>Standard Exemption and PBR Registration Number(s)</th>
<th>Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
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<td></td>
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<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### II. Facility and Site Information (continued)

#### H. Other Facilities at this Site Authorized by Standard Exemption, PBR, or Standard Permit

Are there any other facilities at this site that are authorized by an Air Standard Exemption, PBR, or Standard Permit? Yes ☒ No □

If "YES," enter standard exemption number(s), PBR registration number(s), and Standard Permit registration number(s), and associated effective date in the spaces provided below.

<table>
<thead>
<tr>
<th>Standard Exemption, PBR Registration, and Standard Permit Registration Number(s)</th>
<th>Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>NSR 81085</td>
<td>06/05/2007</td>
</tr>
</tbody>
</table>

#### I. Other Air Preconstruction Permits

Are there any other air preconstruction permits at this site? No □ Yes ☒

If "YES," enter permit number(s) in the spaces provided below.

#### J. Affected Air Preconstruction Permits

Does the standard permit directly affect any permitted facility? Yes □ No ☒

If "YES," enter permit number(s) in the spaces provided below.

#### K. Concrete Batch Plant

- ☒ Central Mix  Ready Mix ☐ Specialty Mix ☐ Enhanced Controls for Concrete Batch Plants

1. **State Legislators**

   - **State Senator:** Judith Zaffirini
   - **State Representative:** Eddie Rodriguez

2. **County Judge**

   - **Name:** Sarah Eckhardt
   - **Mailing Address:** P.O. Box 1748
   - **City:** Austin  **State:** TX  **ZIP Code:** 78767
Texas Commission on Environmental Quality  
Form PI-1S  
Registrations for Air Standard Permit  
(Page 4)

II. Facility and Site Information (continued)

K. 3. Presiding Officer

<table>
<thead>
<tr>
<th>Question</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the facility located in a municipality or extraterritorial jurisdiction of a municipality?</td>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>

If "YES," list the name of the Presiding Officer for the municipality and/or extraterritorial jurisdiction:

Presiding Officer Name: Steve Adler

Title: Mayor of Austin

Mailing Address: P.O. Box 1088

City: Austin  
State: TX  
ZIP Code: 78767

L. Federal Operating Permit (FOP) Requirements

<table>
<thead>
<tr>
<th>Question</th>
<th>YES</th>
<th>NO</th>
<th>To Be Determined</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is this facility located at a site that is required to obtain an FOP pursuant to 30 TAC Chapter 122?</td>
<td>☑</td>
<td>☐</td>
<td>☑</td>
</tr>
</tbody>
</table>

If the site currently has an existing FOP, enter the permit number:

Check the requirements of 30 TAC Chapter 122 that will be triggered if this standard permit is approved (check all that apply):

☐ Initial Application for an FOP  ☐ Significant Revision for an SOP  ☐ Minor Revision for an SOP

☐ Operational Flexibility/Off Permit Notification for an SOP  ☐ Revision for a GOP  

☐ To be Determined  ☑ None

Identify the type(s) of FOP issued and/or FOP application(s) submitted/pending for the site. (check all that apply)

<table>
<thead>
<tr>
<th>Type</th>
<th>YES</th>
<th>NO</th>
<th>To Be Determined</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOP</td>
<td>☑</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>GOP</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>GOP application/revision (submitted or under APD review)</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>N/A</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>SOP application/revision (submitted or under APD review)</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>

III. Fee Information (see Section IX. for address to send fee or go to www.tceq.texas.gov/epay to pay online)

A. Fee Amount: $900.00

B. Payment Information

Check/money order/transaction or voucher number: 311759

Individual or company name on check:  

Was fee paid online?  

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>
### Public Notice (if applicable)

#### A. Responsible Person (☑ Mr. □ Mrs. □ Ms. □ Other):

<table>
<thead>
<tr>
<th>Name: Patrick Garrett</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
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<td>Phone: 214-608-5342</td>
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<td>E-mail Address: <a href="mailto:pgarrett@us-concrete.com">pgarrett@us-concrete.com</a></td>
</tr>
</tbody>
</table>

#### B. Technical Contact (☑ Mr. □ Mrs. □ Ms. □ Other):

<table>
<thead>
<tr>
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<tr>
<td>E-mail Address: <a href="mailto:pgarrett@us-concrete.com">pgarrett@us-concrete.com</a></td>
</tr>
</tbody>
</table>

#### C. Bilingual Notice

- Is a bilingual program required by the Texas Education Code in the School District? ☑ YES □ NO
- Are the children who attend either the elementary school or the middle school closest to your facility eligible to be enrolled in a bilingual program provided by the district? ☑ YES □ NO
- If "YES," list which language(s) are required by the bilingual program?
  - Spanish

---

TCEQ-10370 (APDG 5235v23, Revised 12/16) PI-15
This form is for use by facilities subject to air quality permit requirements and may be revised periodically.

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Texas Commission on Environmental Quality  
Form PF-1S  
Registrations for Air Standard Permit  
(Page 6)

### IV. Public Notice (if applicable) (continued)

#### D. Small Business Classification and Alternate Public Notice

<table>
<thead>
<tr>
<th>Description</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>This business has 100 employees or less, or generates 6 million dollars or less in annual gross receipts.</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>The source will not be a major stationary source.</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>The site will not emit 50 tons, or more, per year of any individual regulated air contaminant.</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>The site will not emit 75 tons, or more, per year of all regulated air contaminants combined.</td>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>

#### E. For Concrete Batch Plants

1. Public Works Project: Will the plant provide concrete to a public works project, and be located in or contiguous to the right of-way of the public works project? (If "YES," public notice is not required.)

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>

2. Application in Public Place

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>

### V. Renewal Certification Option

#### A. Does the permitted facility emit an air contaminant on the Air Pollutant Watch List, and is the permitted facility located in an area on the watch list?

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>

#### B. For facilities participating in the Houston/Galveston/Brazoria area (HGB) cap and trade program for highly reactive VOCs (HRVOCs), do the HRVOCs need to be speciated on the maximum allowable emission rates table (MAERT)?

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>

#### C. Does the company and/or site have an unsatisfactory compliance history?

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>

#### D. Are there any applications currently under review for this standard permit registration?

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>

#### E. Are scheduled maintenance, startup, or shutdown emissions required to be included in the standard permit registration at this time?

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>
Texas Commission on Environmental Quality  
Form PI-1S  
Registrations for Air Standard Permit  
(Page 7)

V. Renewal Certification Option (continued)

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>F.</td>
<td>Are any of the following actions being requested at the time of renewal:</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Are there any facilities that have been permanently shutdown that are proposed to be removed from the standard permit registration?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Do changes need to be made to the standard permit registration in order to remain in compliance?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Are sources or facilities that have always been present and represented, but never identified in the standard permit registration, proposed to be included with this renewal?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Are there any changes to the current emission rates table being proposed?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
</tbody>
</table>

Note: If answers to all of the questions in Section V. Renewal Certification Option are "NO," use the certification option and skip to Section VII of this form. If the answers to any of the questions in Section V. Renewal Certification Option are "YES," the certification option cannot be used.

*If notice is applicable and comments are received in response to the public notice, the application does not qualify for the renewal certification option.

VI. Technical Information Including State and Federal Regulatory Requirements

Place a check next to the appropriate box to indicate what you have included in your submittal.

NOTE: Any technical or essential information needed to confirm that facilities are meeting the requirements of the standard permit must be provided. Not providing key information could result in an automatic deficiency and voiding of the project.

A. Standard Permit requirements (Checklists are optional; however, your review will go faster if you provide applicable checklists.)

- Did you demonstrate that the general requirements in 30 TAC Sections 116.610 and 116.615 are met? □ YES □ NO
- Did you demonstrate that emission limitations in 30 TAC Sections 106.261 and 106.262 are met? □ YES □ NO
- Did you demonstrate that the individual requirements of the specific standard permit are met? □ YES □ NO

B. Confidential Information (All pages properly marked "CONFIDENTIAL") □ YES □ NO

C. Process Flow Diagram □ YES □ NO

D. Process Description □ YES □ NO

E. Maximum Emissions Data and Calculations □ YES □ NO

F. Plot Plan □ YES □ NO
VI. Technical Information Including State and Federal Regulatory Requirements (continued)

Place a check next to the appropriate box to indicate what you have included in your submittal.

NOTE: Any technical or essential information needed to confirm that facilities are meeting the requirements of the standard permit must be provided. Not providing key information could result in an automatic deficiency and voiding of the project.

| G. Projected Start Of Construction Date, Start Of Operation Date, and Length of Time at Site: |
| Projected Start of Construction (provide date): 05/01/2017 |
| Projected Start of Operation (provide date): 06/01/2017 |
| Length of Time at the Site: Permanent Site |

VII. Delinquent Fees and Penalties

This form will not be processed until all delinquent fees and/or penalties owed to the TCEQ or the Office of the Attorney General on behalf of the TCEQ are paid in accordance with the Delinquent Fee and Penalty Protocol. For more information regarding Delinquent Fees and Penalties, go to the TCEQ Web site at: www.tceq.texas.gov/agency/delin/index.html.

VIII. Signature Requirements

The signature below confirms that I have knowledge of the facts included in this application and that these facts are true and correct to the best of my knowledge and belief. I further state that to the best of my knowledge and belief, the project for which application is made will not in any way violate any provision of the Texas Water Code (TWC), Chapter 7; the Texas Health and Safety Code, Chapter 382, the Texas Clean Air Act (TCAA) the air quality rules of the Texas Commission on Environmental Quality; or any local governmental ordinance or resolution enacted pursuant to the TCAA. I further state that I understand my signature indicates that this application meets all applicable nonattainment, prevention of significant deterioration, or major source of hazardous air pollutant permitting requirements. The signature further signifies awareness that intentionally or knowingly making or causing to be made false material statements or representations in the application is a criminal offense subject to criminal penalties.

Name (printed): Patrick Garrett

Signature (original signature required): 

Date: 3-13-2017
Texas Commission on Environmental Quality
Form PI-1S
Registrations for Air Standard Permit

VIII. Signature Requirements
The signature below confirms that I have knowledge of the facts included in this application and that these facts are true and correct to the best of my knowledge and belief. I further state that to the best of my knowledge and belief, the project for which application is made will not in any way violate any provision of the Texas Water Code (TWC), Chapter 7; the Texas Health and Safety Code, Chapter 382, the Texas Clean Air Act (TCAA) the air quality rules of the Texas Commission on Environmental Quality; or any local governmental ordinance or resolution enacted pursuant to the TCAA. I further state that I understand my signature indicates that this application meets all applicable nonattainment, prevention of significant deterioration, or major source of hazardous air pollutant permitting requirements. The signature further signifies awareness that intentionally or knowingly making or causing to be made false material statements or representations in the application is a criminal offense subject to criminal penalties.

Name (printed): Patrick Garrett
Signature (original signature required): 

Date: 2-14-17
Search Results for TCEQ Commissioners' Integrated Database

Note: Any document type in activity action, filing, or comment letter, etc. appearing as a hyperlink has a copy of the document(s) viewable in PDF. (Help with PDF). See Glossary of Terms for clarification of terms used.

For more information, about this permit application or the permitting process, please call the Public Education Program, toll free, at 1-800-687-4040.

Return to search form.

Report Results 1 of 1

<table>
<thead>
<tr>
<th>Applicant/Respondent Name, TCEQ Customer Number:</th>
<th>Status: ACTIVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>REDI-MIX LLC, CN603242058</td>
<td>Item Type: NEW</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Regulated Entity Name, Regulated Entity Number:</th>
<th>Program: AIRNSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>REDI-MIX TERRY O LANE CBP SN TOLCBP001, RN1096</td>
<td>Permit Number: 145443</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TCEQ Docket Num: SOAH Docket Num: County, TCEQ Region:</th>
<th>Doc. Type: STANDPERM</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Protestant Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Note: Allow up to five or more business days after the end of the comment period for comments or hearing requests to be included in this total.</td>
</tr>
</tbody>
</table>

| Comments Received: 0 Hearing Requests Received: 0 Public Meetings Received: 0 |
|-----------------------------|---------------------------------|-----------------------------|

17 Activity Actions found. Display all Activity Actions

Activity Action List:

<table>
<thead>
<tr>
<th>Date</th>
<th>Document Type</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>05/15/2017</td>
<td>PUBLIC HEARING</td>
<td>SCHEDULED</td>
</tr>
<tr>
<td>05/02/2017</td>
<td>AVAILABILITY VERIFICATIO</td>
<td>RECEIVED</td>
</tr>
<tr>
<td>05/02/2017</td>
<td>BILINGUAL VERIFICATION</td>
<td>RECEIVED</td>
</tr>
<tr>
<td>05/02/2017</td>
<td>BILINGUAL TEARSHEET</td>
<td>RECEIVED</td>
</tr>
<tr>
<td>05/02/2017</td>
<td>BILINGUAL AFFIDAVIT</td>
<td>RECEIVED</td>
</tr>
</tbody>
</table>

Return to search form.
For the Standard Permit for Concrete Batch Plants, use form TCEQ 20778

**General Information**

<table>
<thead>
<tr>
<th>Applicant Name:</th>
<th>Redi-Mix, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site or Facility Name:</td>
<td>Redi-Mix Terry-O Lane CBP</td>
</tr>
<tr>
<td>TCEQ Account Number (if applicable):</td>
<td>Registration Number: 145443</td>
</tr>
<tr>
<td>Regulated Entity Number:</td>
<td>RN 109669226</td>
</tr>
<tr>
<td>Customer Number:</td>
<td>CN 603242058</td>
</tr>
</tbody>
</table>

All applicants must complete all applicable portions of this form. Send this completed form to the TCEQ to the attention of the Office of the Chief Clerk within 10 business days after the notice is published in the newspaper. For more information regarding public notice, refer to the instructions in the public notice package.

**Alternative Language Checklist**

I have contacted the appropriate school district. ☑ Yes ☐ No

School District: Austin ISD  
Phone Number: 512-841-7200

Person Contacted: Barbara Morones  
Date: 03/29/2017

Is a bilingual education program (BEP) required by the Texas Education Code in the district? ☑ Yes ☐ No

If answer is "NO," skip to first question in verification box on next page.

(1) A BEP is different from "English as a Second Language” (ESL) program; and Elementary/Middle schools that only offer ESL will not trigger notice in an alternative language.

Notice in an alternative language is required if a BEP is required in the District, and one of the following conditions is met:

1. students in the elementary or middle school nearest the facility are enrolled in a program at that school; ☑ Yes ☐ No
2. students from the elementary or middle school nearest the facility attend a BEP at another location; ☐ Yes ☑ No
3. the school district that otherwise would be required to provide a BEP has been granted an exception from the requirements to provide the program, as provided for in 19 Texas Administrative Code 89.1207(a). ☑ Yes ☐ No

If the answer is "NO" to 1, 2, and 3 above, then alternative language notice is not required.

Name of the nearest elementary school: Rodríguez Elementary School

Name of the nearest middle school: Bedichek Middle School

The following language(s) is/are utilized in the bilingual program:

| Language | ☑ Spanish |

If notice in an alternative language is required, then applicants must publish alternative language notice(s) as outlined in the Instruction for Public Notice and certify compliance with those requirements on this form.
Texas Commission on Environmental Quality  
Public Notice Verification Form  
Air Quality Standard Permit for  
Concrete Batch Plants with Enhanced Controls  
(Part 2)

For the Standard Permit for Concrete Batch Plants, use form TCEQ-20778

<table>
<thead>
<tr>
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<tr>
<td>TCEQ Account Number (if applicable):</td>
</tr>
<tr>
<td>Registration Number: 145443</td>
</tr>
<tr>
<td>Regulated Entity Number: RN 109669226</td>
</tr>
<tr>
<td>Customer Number: CN 603242058</td>
</tr>
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<tr>
<td>2. The applicant has conducted a diligent search for a newspaper or publication of general circulation in both the municipality and county in which the facility is located (or proposed to be located).</td>
</tr>
<tr>
<td>3. A newspaper or publication could not be found in any of the alternative language(s) in which notice is required.</td>
</tr>
<tr>
<td>4. The publishers of the newspaper listed below refused to publish the notice as requested, and another newspaper or publication in the same language and of general circulation could not be found in the municipality or county in which the facility is located (or proposed to be located).</td>
</tr>
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</table>

Newspaper | Language:
---|---

5. Proof of publication of the newspaper alternative language notice(s) and the requested affidavits have been sent to the TCEQ. | ✗ Yes ☐ No |

This form must be signed and dated by a designated representative acting on behalf of the applicant after the notice is published in the newspaper. Send this completed form to the TCEQ to the attention of the Office of the Chief Clerk within 10 business days after the notice in the newspaper. The TCEQ will not accept this form if submitted prior to that date.

Verified by (signature): [Signature]

Applicant: Redi-Mix, LLC

Title: Environmental Manager

Date: 04/25/2017
Texas Commission on Environmental Quality
Public Notice Verification Form
Concrete Batch Plants with Enhanced Controls
(Page 3)

For the Standard Permit for Concrete Batch Plants, use form TCEQ 20778

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<tr>
<td>Title: Environmental Manager Date: 04/25/2017</td>
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PRINT FORM  RESET FORM
Notice of Application and Public Hearing for an Air Quality Standard Permit for Concrete Batch Plants with Enhanced Controls

Applicant Name: Redi-Mix, LLC
Permit No.: 145443

TCEQ - 20533 (APDG 6011v5, Revised 09/16)
**NOTICE OF APPLICATION AND PUBLIC HEARING FOR AN AIR QUALITY PERMIT**

**PROPOSED PERMIT NUMBER:** 141329

**APPLICATION AND PRELIMINARY DECISION**: Molecular Rebar Design, LLC, 13477 Fitzhugh Rd, Austin, Texas 78736-6514, has applied to the Texas Commission on Environmental Quality (TCEQ) for issuance of Proposed Air Quality Permit Number 141329, which would authorize construction of a Molecular Rebar Design-Carbon Nanotube Product Facility located at 12306 Trail Driver St, Austin, Hays County, Texas 78737. This application was processed in an expedited manner, as allowed by the commission’s rules in 30 Texas Administrative Code, Chapter 101, Subchapter J. This application was submitted to the TCEQ on June 20, 2016. The proposed facility will emit the following contaminants: nitrogen oxides and nitric acid.

The executive director has completed the technical review of the application and prepared a draft permit which, if approved, would establish the conditions under which the facility must operate. The executive director has made a preliminary decision to issue the permit because it meets all rules and regulations. The permit application, executive director's preliminary decision, and draft permit will be available for viewing and copying at the TCEQ central office, the TCEQ Austin regional office, and at Dripping Springs Community Library, 501 Sportsplex Drive, Dripping Springs, Hays County, Texas, beginning the first day of publication of this notice. The facility’s compliance file, if any, is also available for public review at the TCEQ Austin Regional Office, 12100 Park 35 Circle Bldg A

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**LEGAL NOTICES**

Public notice is hereby given that TJ's Towing Service, L.C., dba J&J Towing, VSF license number 0649625VSF to the owners of the following vehicles/vehicles that charges are due and a storage lien applies. If left unclaimed 30 days after the date of this notice they will be declared abandoned and constitutes a waiver of all liens, title, and interest, and consent for disposal at public sale. The vehicle can be claimed at 3906 Derby St, Austin, Texas 78721, 512-462-2244.

<table>
<thead>
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<th>Plate Number</th>
<th>State</th>
<th>Vin</th>
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<td>$528.85</td>
</tr>
</tbody>
</table>

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**Moving?**

Why not lighten your load first?

Sell your stuff in the Classifieds.
Legal Notices

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permeission to do business as BEVERAGE SERVICES, LLC dba North American Organics, LLC, located at 501 S. Heathcraeed Blvd., #3C, Pflugerville, Texas, 78660. Officers of said corporation are Karen Sparks manager. 4-6-4-9-2017 #72801

 colin Bradly, Patricia Bradly, dba North American Organics, LLC located at 501 S. Heathcraeed Blvd., #3C, Pflugerville, Texas, 78660. Officers of said company is Joel D. Fried. #72716 4-6-4-9-2017

Colin Bradley, Patricia Bradley dba North American Organics, LLC Community Restoration Wednesday, May 17, 2017 hearing 2:00 pm Travis County Courthouse House 1000 Guadalupe Austin TX PUBL-2-33-4 4-6 12-17

CSP 16-095 DSID ROGER HANSEN PARKWAY EXPANSION PROJECT Dripping Springs ISD is requesting competitive sealed proposals for the Dripping Springs ISD Roger Hansen Parkway Expansion Project (CSP 16-095). Proposals may be submitted to: Michelle Lyons, Purchasing Specialist, Dripping Springs Independent School District, 510 W. Mercer Street, P.O. Box 479, Dripping Springs, Texas 78620, and must be received by 2:00 P.M. (CST) on Tuesday, May 9, 2017.

There will be a pre-proposal meeting on Thursday, April 13, 2017, at 10:00 a.m. (CST) in the Board Room at the Dripping Springs Administration Building located at 510 W. Mercer Street, Dripping Springs, Texas 78620, immediately following which will be a site visit. Attendance is encouraged.

The Request for Competitive Sealed Proposal (RSP) is available at the Dripping Springs ISD Administration office located at 510 W. Mercer Street, Dripping Springs, Texas 78620.

Application: Call Public Call to the public by email at: michelle.lyons@dripping-springsisd.org, or at the Dripping Springs ISD, 510 W. Mercer Street, P.O. Box 479, Dripping Springs, Texas 78620, and must be received by 2:00 P.M. (CST) on Tuesday, July 5, 2016:

Further information may also be obtained from: Mark H. Reilly, 510 W. Mercer Street, P.O. Box 479, Dripping Springs, Texas 78620.

Dr. Angela Shih will be closing her office on March 1st, 2017. Records will remain here at Dripping Springs. 510 W. Mercer Street, Dripping Springs, Texas 78620.

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ALTERNATIVE LANGUAGE AFFIDAVIT OF PUBLICATION FOR AIR PERMITTING

STATE OF TEXAS §
COUNTY OF Travis §

Before me, the undersigned authority, on this day personally appeared

Alejandro Cado, who being by me duly sworn, deposes and says that (s)he is
(Name of Person Representing Newspaper)

the Legal Advertising Rep of the Ahora Si!
(Title of Person Representing Newspaper)
(Name of the Newspaper)

that said newspaper or publication is generally circulated in Travis, Texas;
(the municipality or the same county as the location of the facility or the proposed facility)

that the enclosed notice was published in said newspaper or publication on the following date(s):
April 13th, 2017

Subscribed and sworn to before me this the 19 day of April, 2019
to certify which witness my hand and seal of office.

RODRIQUEZ
Notary Public, State of Texas
Comm. Expires 09-28-2020
Notary ID: 7831322

(Seal)

TCEQ - 20534 (APDG 6012v5, Revised 09/16)
Dltfnrtas

SE BUSCAN:

Requerimientos:

1. Vehículo confiable para recorrer la ruta de la entrega del periódico.
2. Teléfono

Las áreas de entrega incluyen Austin, Bastrop, Marble Falls, Round Rock y Cedar Park.

Favor de ponerse en contacto con el Austin American-Statesman al 512-445-0470 o CMG.AUS.HIDSERV@comcast.com con el nombre y número de teléfono y el área en la que desea entregar el periódico.

avisos legales

Comisión de Calidad Ambiental del Estado de Texas

AVISO DE SOLICITUD Y AUDIENCIA PÚBLICA PARA PERMISO ESTÁNDAR DE CALIDAD DEL AIRE PARA UNA PLANTA DE LOTES DE CONCRETO CON CONTROLES MEJORADOS

N° DE REGISTRO DE CALIDAD DEL PERMISO: 140543

SOLICITUD: Redi-Mix LLC, 231 North Main Street, Eula, Texas 76039-3636

ha solicitado ante la Comisión de Calidad Ambiental (TCEQ) un Permiso Estándar de Calidad del Aire para una Planta de Lotes de Concreto con Controles Mejorados (N° de registro 145448), a fin de que se autorice el funcionamiento de una planta de lotes de concreto.

La ubicación propuesta para la planta es 3433 Terry O’Lone, Austin, condado de Travis, Texas 78741. Esta unión se puede consultar electrónicamente mediante su dirección en el sitio web del electrico de la comisión. La planta se propone como una certeza para reducir la cantidad de partículas en el aire y se compone de equipos que contribuyen a la mejora de la calidad del aire.

AVISOS

El director ejecutivo preparará una respuesta por escrito a todos los comentarios recibidos en el periodo de observación. La respuesta se publicará en el periódico, junto con la decisión del director ejecutivo sobre la solicitud, se enviarán por correo a todos los que hayan presentado comentarios.

Así que para aquellos interesados en participar, el periodo de observación es desde el 15 de mayo de 2017 hasta el 8 de febrero de 2018. Se invita a que presenten sus comentarios en el sitio web de la comisión.

RESPECTO A COMENTARIOS: El director ejecutivo preparará una respuesta por escrito a todos los comentarios recibidos en el periodo de observación. La respuesta se publicará en el periódico, junto con la decisión del director ejecutivo sobre la solicitud, se enviarán por correo a todos los que hayan presentado comentarios.

¡ahora sí!

¡una nueva edición cada jueves!
For the Standard Permit for Concrete Batch Plants, use form TCEQ 20778

### General Information
- **Applicant Name:** Redi-Mix, LLC
- **Site or Facility Name:** Redi-Mix Terry-O Lane CBP
- **TCEQ Account Number (if applicable):**
- **Regulated Entity Number:** RN 109669226
- **Registration Number:** 145443
- **Customer Number:** CN 603242058

All applicants must complete all applicable portions of this form. Send this completed form to the TCEQ to the attention of the Office of the Chief Clerk within 10 business days after the notice is published in the newspaper. For more information regarding public notice, refer to the instructions in the public notice package.

### Alternative Language Checklist
- **I have contacted the appropriate school district.**
  - [ ] Yes  [ ] No
- **School District:** Austin ISD  
  - **Phone Number:** 512-841-7200
- **Person Contacted:** Barbara Morones  
  - **Date:** 03/29/2017
- **Is a bilingual education program (BEP) required by the Texas Education Code in the district?**
  - [ ] Yes  [ ] No

*If answer is "NO," skip to first question in verification box on next page.*

*Note: A BEP is different from "English as a Second Language" (ESL) program; and Elementary/Middle schools that only offer ESL will not trigger notice in an alternative language.*

Notice in an alternative language is required if a BEP is required in the District, and one of the following conditions is met:

1. **students in the elementary or middle school nearest the facility are enrolled in a program at that school;**
   - [ ] Yes  [ ] No

2. **students from the elementary or middle school nearest the facility attend a BEP at another location; or**
   - [ ] Yes  [ ] No

3. **the school district that otherwise would be required to provide a BEP has been granted an exception from the requirements to provide the program, as provided for in 19 Texas Administrative Code 89.1207(a).**
   - [ ] Yes  [ ] No

*If the answer is "NO" to 1, 2, and 3 above, then alternative language notice is not required.*

- **Name of the nearest elementary school:** Rodriguez Elementary School
- **Name of the nearest middle school:** Bedichek Middle School

The following language(s) is/are utilized in the bilingual program:

- **Spanish**

If notice in an alternative language is required, then applicants must publish alternative language notice(s) as outlined in the Instruction for Public Notice and certify compliance with those requirements on this form.
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## Alternative Language Verification

1. **A BEP is required by the Texas Education Code in the area addressed by this permit application and the application is subject to alternative language public notice requirements.**
   - Yes [ ] No [ ]
   - If "NO," skip 2 through 5 and complete signature, title, date, and name of applicant.

2. **The applicant has conducted a diligent search for a newspaper or publication of general circulation in both the municipality and county in which the facility is located (or proposed to be located).**
   - Yes [ ] No [ ]

3. **A newspaper or publication could not be found in any of the alternative language(s) in which notice is required.**
   - Yes [ ] No [ ]

4. **The publishers of the newspaper listed below refused to publish the notice as requested, and another newspaper or publication in the same language and of general circulation could not be found in the municipality or county in which the facility is located (or proposed to be located).**
   - Yes [ ] No [ ] N/A [ ]

   **Newspaper Language:**

5. **Proof of publication of the newspaper alternative language notice(s) and the requested affidavits have been sent to the TCEQ.**
   - Yes [ ] No [ ]

**This form must be signed and dated by a designated representative acting on behalf of the applicant after the notice is published in the newspaper.** Send this completed form to the TCEQ to the attention of the Office of the Chief Clerk within 10 business days after the notice in the newspaper. The TCEQ will not accept this form if submitted prior to that date.

**Verified by:**

**Applicant:** Redi-Mix, LLC

**Title:** Environmental Manager

**Date:** 04/25/2017
For the Standard Permit for Concrete Batch Plants, use form TCEQ 20778

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<td><strong>Title:</strong> Environmental Manager</td>
<td><strong>Date:</strong> 04/25/2017</td>
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TCEQ-Office of the Chief Clerk
MC-105 Attn: Notice Team
P.O. Box 13087
Austin, Texas  78711-3087

Applicant Name: Redi-Mix, LLC
Permit No.: 145443

Notice of Application and Public Hearing for an Air Quality Standard Permit for Concrete Batch Plants with Enhanced Controls

AFFIDAVIT OF PUBLICATION FOR AIR PERMITTING

STATE OF TEXAS §
COUNTY OF Travis §

AIR PERMITS DIVISION
MAY 02 2017
RECEIVED

Before me, the undersigned authority, on this day personally appeared

Alejandro Cado
(name of person representing newspaper)

the Legal Advertising Rep of the Austin American Statesman
(Title of Person Representing Newspaper) (Name of Newspaper)

that said newspaper is generally circulated in
Austin, Texas;
(The municipality or nearest municipality (not county) to the location of the facility or the proposed facility)

that the enclosed notice was published in said newspaper on the following date(s):
April 6th, 2017

(notor representative's signature)

Subscribed and sworn to before me this the 10 day of April, 2017, to certify which witness my hand and seal of office.

(Rosie Stephens)
Notary Public in and for the State of Texas
Print or Type Name of Notary Public
My Commission Expires

TCEQ - 20533 (APDG 6011v5, Revised 09/16)
LegalNotices

Application has been made with the Texas Alcoholic Beverage Commission for General Class B Wholesaler’s Permit by North American Organics, LLC dba North American Organics, to be located at 1011 S. Heatherwilde Blvd, #3C, Pflugerville, Travis, Texas. Officers of said corporation are Karen Sparks manager. 4-6, 4/7/2017 727883

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit by EC1 Beverages, LLC dba/El Dorado Café located at 3300 W. Anderson Lane, #303, Austin, Travis County, Texas 78757. Manager of said company is Jo-Ellen Torres. 3/21/16 8-5, 4-6/2017

Colin Reddley, Patricia Bradley Reversible Trust, Travis Oaks Community Development Corporation, Inc.

You’ve been sued & have 90 days to file an answer. You’re served on 9/27/2017. Hearing 3/6/2018 Travis County 102nd District Court. 3/22/17 722956

CSP 16-005 DISSD ROGER HANKS PARKWAY EXTENSION PROJECT

Dripping Springs ISD is requesting competitive sealed proposals for the Dripping Springs ISD Roger Hanks Parkway Extension Project. Proposals are due by 10:00 a.m. (CST) on April 6, 2017. Questions can be directed to Amandaività May, Director of Transportation, at 830-724-0055.

There will be a pre-proposal meeting on Tuesday, April 18, 2017, at 10:00 a.m. (CST) in the Board Room at the Dripping Springs Administration Building located at 510 W. Mercer St., Dripping Springs, Texas 78620. For more information, please contact Amandaività May, Director of Transportation, at 830-724-0055.

The City of West Lake Hills, hereafter called OWNER is requesting sealed, written bids for furnishing all labor, materials, equipment, supervision and performing all work required for the following project:

State of Texas

Austin American-Statesman

NOTICE TO BIDDERS

Highland Park E1 Landscape Improvements

Scope of Work: Site Demolition, Site work, Temporary & Permanent Irrigation, Concrete

Bid Date: April 18, 2017 at 2:00PM

Bids due at Kenyon office located at 4823 Whirlwind Drive, San Antonio, TX 78244, in person, or fax 210-590-8120. Pre-Bid: April 13, 2017 at 10:00AM at 4823 Whirlwind Drive, Austin, TX 78731. Meet at entrance to school.

To place your legal notice, please email it to: legalnotices@statesman.com

Charges vary depending on the day of publication. To call 512-463-8352 or email legalnotices@statesman.com for deadlines and any other questions.

All published Legal Notices are available in Adobe PDF format on statesman.com/classifieds.

For notices with a legal requirement of publication in a Spanish language newspaper, a supplement to the Austin American-Statesman in Spanish will be published.

An affidavit of Publication is provided for each Legal Notice.

Cordially,

C. Ray McNeil
Chief Clerk

The City of West Lake Hills, hereafter called OWNER is requesting sealed, written bids for furnishing all labor, materials, equipment, supervision and performing all work required for the following project:

Name: Redbud Trail, Laurel Valley Subdivision, River Road Traffic Calming

The Work consists of the installation of a micro-paver surface at Redbud Trail, Laurel Valley Subdivision, River Road Traffic Calming.

Bid Documents for this project may be obtained at City of West Lake Hills, 911 Westlake Drive, West Lake Hills, Texas 78746.

For additional information, please contact the Community Services Office at (512) 348-2123, ext. 8300, or send an email to communityservices@westlakehills.org.

A non-mandatory Pre-Bid Conference will be held on April 14, 2017 at the City of West Lake Hills, 911 Westlake Drive, West Lake Hills, Texas 78746.

Sealed Bids addressed to the City of West Lake Hills and marked "Redbud Trail, Laurel Valley Subdivision, River Valley Road Traffic Calming" will be received until 2:00 PM, Central Standard Time on April 18, 2017 at the City of West Lake Hills, 911 Westlake Drive, West Lake Hills, Texas 78746. The City of West Lake Hills reserves the right to reject any and all Bids.

The Request for Competitive Sealed Proposal package may be obtained by interested parties from the Community Services Office located at 911 Westlake Drive, West Lake Hills, Texas 78746. Questions should be directed to Community Services, 512-348-2123, ext. 8300.

Further information may also be obtained from the City of West Lake Hills, Director of Community Services, 512-348-2123, ext. 8300, or by calling Mr. Ray McNeil, City of West Lake Hills, Chief Clerk, 512-348-2123, ext. 8300.

The Request for Competitive Sealed Proposal package may be obtained by interested parties from the Community Services Office located at 911 Westlake Drive, West Lake Hills, Texas 78746. Questions should be directed to Community Services, 512-348-2123, ext. 8300.

1) Black Escort Boat Trailer 4x4 Tie Down Plate 282062

Tover Fee $150.00 Storage Daily $20.00

The owner of this boat is hereby notified to claim the vehicle before the 30th day after the date the notice is provided if (A) a waiver by that person of all rights, title, or interest in the vehicle; and (B) a consent to the sale of the vehicle at public auction.

Dr. Angela Shih will be closing her medical practice in December 2017. All records will remain at her former office.

512-233-0561

Caldwell County

NOTICE TO BIDDERS

Highland Park E1 Landscape Improvements

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TCEQ-Office of the Chief Clerk
MC-105 Attn: Notice Team
P.O. Box 13087
Austin, Texas 78711-3087

ALTernATIVE LANGUAGE AFFIDAVIT OF PUBLICATION FOR AIR PERMITTING

STATE OF TEXAS §
COUNTY OF Travis §

Before me, the undersigned authority, on this day personally appeared

Alejandro Cadena, who being by me duly sworn, deposes and says that (s)he is

the Legal Advertising Rep. of the

Ahora Si!

(Name of Person Representing Newspaper)

(Name of the Newspaper)

that said newspaper or publication is generally circulated in

Travis

(The municipality or the same county as the location of the facility or the proposed facility)

that the enclosed notice was published in said newspaper or publication on the following date(s):

April 13th, 2017

Subscribed and sworn to before me this the 19 day of April, 2017

to certify which witness my hand and seal of office.

(Signature) Rosie Stephens
Notary Public in and for the State of Texas

(Print or Type Name of Notary Public) 9-26-2020
My Commission Expires

TCEQ - 20534 (APDG 6012v5, Revised 09/16)
AVISOS legales

Comisión de Calidad Ambiental del Estado de Texas

AVISOS DE SOLICITUD Y AUDIENCIA PÚBLICA PARA PERMISO ESTANDBAR DE CALIDAD DEL AIRE PARA UNA PLANTA DE LOTES DE CONCRETO CON CONTROLES MEJORADOS

N° DE REGISTRO DE CALIDAD DEL AIRE PROPUESTO 145443

SOLICITUD: Red-Mix LLC, 331 North Main Street, Euless, Texas 76039-3636 ha solicitado ante la Comisión de Calidad Ambiental de Texas (Texas Commission on Environmental Quality, TCEQ) un Permiso Estándar de Calidad del Aire para una Planta de Lotes de Concreto con Controles Mejorados (N° de registro 145443), a fin de que se autorice el funcionamiento de una planta de lotes de concreto. La ubicación propuesta de la planta es 4433 Terry O’Lane, Austin, condado de Travis, Texas 78745. Esta enlace a un mapa electrónico de la ubicación en el sitio web del TCEQ.

RESPUESTA A COMENTARIOS. El director ejecutivo preparará una respuesta por escrito a todos los comentarios formales y de observaciones formales. La respuesta a los comentarios, junto con la decisión del director ejecutivo sobre la solicitud, se enviarán por correo a todos los que hayan presentado comentarios públicos. Además, la respuesta a los comentarios se publicará en el archivo del permiso para su consulta.

El director ejecutivo aprobará o rechazará la solicitud el próximo día de la fecha de la audiencia pública, teniendo en cuenta todos los comentarios recibidos. Durante el periodo, se mantendrán los registros públicos de la audiencia.

POBREDILLA/REGIONAL. La solicitud está disponible para que se la consulte y se lean cópias en la oficina central de la TCEQ, y en la oficina regional de la TCEQ en Austin, ubicada en 12000 Park 35 Circle Blvd A Rm 179, Austin, Texas 78753-1008, durante el horario de atención de 8:00 a.m. a 5:00 p.m., a partir del primer día de la publicación de este aviso.

INFORMACIÓN. Si necesita más información sobre la solicitud de este permiso o el proceso de otorgamiento del permiso, llame al número gratuito del Programa de Educación Pública, al 1-800-667-4040. Si desea información en español, puede llamar al 1-800-667-4040.

Puede solicitar más información a Red-Mix LLC, 331 North Main Street, Euless, Texas 76039-3636, o llamando al Sr. Patrick Garrett, gerente de medio ambiente, al (214) 668-5342.

Fecha de emisión del aviso: 27 de marzo de 2017

Claxton, TX: 105, P.O. Box 13067, Austin, TX 78711-3087, o mediante un correo electrónico a través de www.tceq.texas.gov/about/comments.html. Si se comunica con la TCEQ a través de un medio electrónico, tenga en cuenta que su dirección de correo electrónico y su dirección postal se almacenarán en los registros públicos de la agencia.

Se ha programado una audiencia pública, que constará de dos partes: un periodo de debate informal y un periodo de observaciones formales. Durante el periodo de debate informal, se alienta al público a que planteen preguntas sobre el solicitante y el personal de la TCEQ vinculado con la solicitud. No se autorizarán los comentarios realizados durante el periodo de debate informal en cuenta por el director ejecutivo antes de que se tome una decisión sobre el permiso. Temporalmente se emite una respuesta formal ante dichos comentarios. Durante el periodo de observaciones formales, los integrantes del público pueden asistir a los comentarios en el registro oficial. Los comentarios por escrito sobre esta solicitud también se pueden presentar en cualquier momento durante la audiencia. El objeto en una audiencia pública es ofrecer la oportunidad de presentar comentarios por escrito o orales respecto de la solicitud. La audiencia pública no es un procedimiento probatorio.

La audiencia pública se llevará a cabo el lunes 15 de mayo de 2017, a las 6:00 p.m. en Omni Austin Hotel Southpark Room Omni B, 4140 Governor’s Row, Austin, Texas 78744.
February 14, 2017

Texas Commission on Environmental Quality
Mr. Don Nelon, MC-163
12100 Park 35 Circle
Austin, TX. 78753

Re: New Standard Air Permit
Redi-Mix, LLC
CBPEC – Terry-O Lane
Austin, Travis County, Texas

Dear Mr. Nelon,

On behalf of Redi-Mix, LLC, we are submitting this new Air Quality Standard Permit Application for the above-referenced concrete batch plant to be located at 4433 Terry-O Lane, Austin, Travis County, Texas. A Form PI-1S, Core Data Form, registration checklist, tables, maps and supporting documents are attached with this application. Redi-Mix, LLC will satisfy the applicable requirements of the Standard Permit for a Permanent Concrete Batch Plant with Enhanced Controls.

If you have any questions or need additional information, please feel free to contact me at (214) 608-5342.

Respectfully yours,

Patrick Garrett
Environmental Manager
Redi-Mix, LLC
March 27, 2017

THE HONORABLE SARAH ECKHARDT
TRAVIS COUNTY JUDGE
PO BOX 1748
AUSTIN TX 78767

Re: Registration for an Air Quality Standard Permit for Concrete Batch Plant with Enhanced Controls

Dear Judge Eckhardt:

Pursuant to the requirements of the Texas Clean Air Act § 382.0516 as codified in the Texas Health and Safety Code, this letter is to notify you of the recent receipt of an application for an air quality standard permit registration for a concrete batch plant with enhanced controls, located in your county. As part of the air permitting process, this applicant will be required to publish a formal public notice in a newspaper of general circulation in the municipality in which the plant is proposed to be located or in the municipality nearest to the proposed location of the plant. The notice will inform the public of their right to ask questions, make comments, and attend a public hearing. The public hearing is not an evidentiary hearing, but a notice and comment hearing. This letter is being sent to you for information only and no action is required. The status of all pending air quality applications may be viewed by visiting our agency Web site at www.tceq.texas.gov/airperm.

Redi-Mix, LLC, 331 North Main Street, Euless, Texas 76039-3636, has applied to construct a concrete batch plant to be located at 4433 Terry O’Lane, Austin, Travis County, Texas 78745. The Air Quality Registration Number is 145443.

If you need further information or have any questions, please call Mr. Donald D. Nelson at (512) 239-0894 or write to the Texas Commission on Environmental Quality, Office of Air, Air Permits Division, MC-163, P.O. Box 13087, Austin, Texas 78711-3087.

Sincerely,

Beryl Thatcher,
Manager
Mechanical/Coatings New Source Review Permits Section
Air Permits Division
March 27, 2017

THE HONORABLE STEVE ADLER
MAYOR
PO BOX 1088
AUSTIN TX 78767

Re: Registration for an Air Quality Standard Permit for Concrete Batch Plant with Enhanced Controls

Dear Mayor Adler:

Pursuant to the requirements of the Texas Clean Air Act § 382.0516 as codified in the Texas Health and Safety Code, this letter is to notify you of the recent receipt of an application for an air quality standard permit registration for a concrete batch plant with enhanced controls, located in your municipality. As part of the air permitting process, this applicant will be required to publish a formal public notice in a newspaper of general circulation in the municipality in which the plant is proposed to be located or in the municipality nearest to the proposed location of the plant. The notice will inform the public of their right to ask questions, make comments, and attend a public hearing. The public hearing is not an evidentiary hearing, but a notice and comment hearing. This letter is being sent to you for information only and no action is required. The status of all pending air quality applications may be viewed by visiting our agency Web site at www.tceq.texas.gov/airperm.

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Sincerely,

Beryl Thatcher

Beryl Thatcher, Manager
Mechanical/Coatings New Source Review Permits Section
Air Permits Division
Re: Declaration of Technical Completeness
Registration for an Air Quality Standard Permit for Concrete Batch Plant with Enhanced Controls
Air Quality Registration Number: 145443
Concrete Batch Plant
Austin, Travis County
Regulated Entity Number: RN109669226
Customer Reference Number: CN603242058

Dear Mr. Garrett:

We have declared the above-referenced application, received on February 16, 2017, technically complete on March 13, 2017.

You are now required to publish notice of your proposed activity no earlier than March 31, 2017 and no later than April 15, 2017. To help you meet the regulatory requirements associated with this notice, we have included the following items:

- Notice for Newspaper Publication
- Instructions for Public Notice
- Affidavits of Publication for Air Permitting (Form TCEQ-20533) and Alternative Language Affidavit of Publication for Air Permitting (Form TCEQ-20534)
- Notification List

Please note that it is very important that you follow all directions in the enclosed instructions. If you do not, you may be required to republish the notice. Some common errors are the unauthorized changing of notice wording or font, omission of air contaminants, and inaccurate plant site location information represented in the application. Additional information can be found at www.tceq.texas.gov/permitting/air/bilingual/how1_2_.pn.html or if you have any questions, please contact us before you proceed with publication.

The following items and time limitations are also described in the enclosed instructions. However, due to their importance we want to highlight them for you. The processing of your application may be delayed if these time limitations are not met.

1. You are now required to publish notice of your proposed activity no earlier than March 31, 2017 and no later than April 15, 2017.
2. You may also be required to publish notice in an alternate language (refer to the enclosed Instructions for Public Notice). The Spanish notice templates are available at www.tceq.texas.gov/permitting/air/nav/air_publicnotice.html.

3. Ensure a copy of your application is provided to the TCEQ regional office that has oversight for the county in which you intend to operate your plant. This copy must be in place at the regional office for the entire public comment period and be accessible to the public for review and copying.

4. Mail proof of publication of the notices, which show publication date and newspaper name, to the TCEQ Office of the Chief Clerk and copies to those on the enclosed Notification List within 10 business days after the notice is published.

5. Return the original Affidavit of Publication for Air Permitting (enclosed) and, if applicable, Alternative Language Affidavit of Publication for Air Permitting (enclosed) and the Public Notice Verification Form (Form TCEQ-20547) to the Office of the Chief Clerk and copies to those on the enclosed Notification List within 10 business days after the notice is published in the newspaper. The public notice verification form is available at www.tceq.texas.gov/permitting/air/nav/air_publicnotice.html.

If you do not comply with all requirements described in the instructions, further processing of your application may be suspended or the agency may take other actions.
Mr. Patrick Garrett  
Page 3  
March 27, 2017

Re: Registration: 145443

If you have any questions regarding publication requirements, please contact the Office of the Chief Clerk at (512) 239-3300. If you have any other questions, please contact Mr. Donald D. Nelon at (512) 239-0894.

Sincerely,

Beryl Thatcher

Beryl Thatcher, Manager  
Mechanical/Coatings New Source Review Permits Section  
Air Permits Division  
Texas Commission on Environmental Quality

Enclosure

cc: AQ Program Coordinator, Austin Transportation Department, City of Austin, Austin  
Chief Epidemiologist, Austin Public Health, Epidemiology and Public Health Preparedness Division, Austin  
Air Section Manager, Region 11 - Austin  
Air Permits Section Chief, New Source Review Section (6PD-R), U.S. Environmental Protection Agency, Region 6, Dallas

Project Number: 265756
NOTICE OF APPLICATION AND PUBLIC HEARING FOR AN AIR QUALITY STANDARD PERMIT FOR A CONCRETE BATCH PLANT WITH ENHANCED CONTROLS

PROPOSED AIR QUALITY REGISTRATION NUMBER 145443

APPLICATION. Redi-Mix LLC, 331 North Main Street, Euless, Texas 76039-3636 has applied to the Texas Commission on Environmental Quality (TCEQ) for an Air Quality Standard Permit for a Concrete Batch Plant with Enhanced Controls Registration Number 145443 to authorize the operation of a concrete batch plant. The facility is proposed to be located at 4433 Terry O’ Lane, Austin, Travis County, Texas 78745. This link to an electronic map of the site or facility’s general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application. http://www.tceq.texas.gov/assets/public/hb610/index.html?lat=30.21347&lng=-97.75928&zoom=13&type=r. This application was submitted to the TCEQ on February 16, 2017. The primary function of this plant is to manufacture concrete by mixing materials including (but not limited to) sand, aggregate, cement and water. The executive director has determined the application was technically complete on March 13, 2017.

PUBLIC COMMENT / PUBLIC HEARING. Public written comments about this application may be submitted at any time during the public comment period. The public comment period begins on the first date notice is published and extends to the close of the public hearing. Public comments may be submitted either in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, TX 78711-3087, or electronically at www.tceq.texas.gov/about/comments.html. If you choose to communicate with the TCEQ electronically, please be aware that your email address, like your physical mailing address, will become part of the agency's public record.

A public hearing has been scheduled, that will consist of two parts, an informal discussion period and a formal comment period. During the informal discussion period, the public is encouraged to ask questions of the applicant and TCEQ staff concerning the application, but comments made during the informal period will not be considered by the executive director before reaching a decision on the permit, and no formal response will be made to the informal comments. During the formal comment period, members of the public may state their comments into the official record. Written comments about this application may also be submitted at any time during the hearing. The purpose of a public hearing is to provide the opportunity to submit written comments or an oral statement about the application. The public hearing is not an evidentiary proceeding.

The Public Hearing is to be held:
Monday, May 15, 2017, at 6:00 pm
Omni Austin Hotel Southpark Room Omni B
4140 Governor’s Row
Austin, Texas 78744

RESPONSE TO COMMENTS. A written response to all formal comments will be prepared by the executive director after the comment period closes. The response, along with the executive director’s decision on the application, will be mailed to everyone who submitted public comments and the response to comments will be posted in the permit file for viewing.
The executive director shall approve or deny the application not later than 35 days after the date of the public hearing, considering all comments received within the comment period, and base this decision on whether the application meets the requirements of the standard permit.

CENTRAL/REGIONAL OFFICE. The application will be available for viewing and copying at the TCEQ Central Office and the TCEQ Austin Regional Office, located at 12100 Park 35 Circle Bldg A Rm 179, Austin, Texas 78753-1808, during the hours of 8:00 am to 5:00 pm, Monday through Friday, beginning the first day of publication of this notice.

INFORMATION. If you need more information about this permit application or the permitting process, please call the Public Education Program toll free at 1-800-687-4040. Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from Redi-Mix, LLC, 331 North Main Street, Euless, Texas 76039-3636, or by calling Mr. Patrick Garrett, Environmental Manager at (214) 608-5342.

Notice Issuance Date: March 27, 2017
Instructions for Public Notice
For Air Quality Standard Permit for Concrete Batch Plants With Enhanced Controls

Notice of Application and Public Hearing

Your application has been declared technically complete and now you must comply with the following instructions:

Please Review Notice

We have included in the notice all of the information which we believe is necessary. Please read it carefully and notify us immediately if it contains any errors or omissions. You are responsible for ensuring the accuracy of all information published. You may not change the text of the notice without prior approval from the TCEQ.

Newspaper Notice

- You must publish the enclosed Notice of Application and Public Hearing no earlier than March 31, 2017 and no later than April 15, 2017.

- You must publish the enclosed Notice of Application and Public Hearing at your expense, in a newspaper of general circulation in the municipality in which the plant is proposed to be located or in the municipality nearest to the proposed location of the plant.

- You must publish this notice in one issue of any applicable newspaper.

- You will find an example notice enclosed in this package. This example must be published in the “public notice” section of the newspaper.

Alternate Language Notice

In certain circumstances, applicants for air permits must complete notice in alternate languages.

- Public notice rules require the applicant to determine whether a bilingual program is required at either the elementary or middle school nearest to the proposed facility location. Bilingual education programs are determined on a district-wide basis. When students who are required to attend either school are eligible to be enrolled in a bilingual education program, some alternative language notice is required (newspaper notice).

- Since the school district, and not the schools, must provide the bilingual education program, these programs do not have to be located at the above-mentioned schools to trigger the alternative language notice requirement. If there are students who would normally attend the nearest schools, but are eligible to be taught in a bilingual education program at a different location, alternative language notice is required.
• If triggered, publication of alternative language notices must be made in a newspaper or publication printed primarily in each language taught in the bilingual education program. This notice is required if such a newspaper or publication exists in the municipality or the county where the facility is or will be located.

• The applicant must demonstrate a good faith effort to identify a newspaper or publication in the required language. If a general circulation newspaper or publication printed in such language cannot be found, publishing in that language is not required. Publication in an alternative language section or insertion within a large publication which is not printed primarily in that alternative language does not satisfy these requirements.

• It is suggested the applicant work with the local school district for the following:
  
  (a) Determine if a bilingual program is required in the district;
  (b) Determine which language is required by the bilingual program;
  (c) Locate the nearest elementary and middle schools; and
  (d) Determine if any students attending either school are eligible to be enrolled in a bilingual educational program.

Proof of Publication

• You must submit proof of publication that shows the notice, the date of publication, and the name of the newspaper to the Office of the Chief Clerk within 10 business days after the date of publication. Acceptable proofs of publication are 1) copies of the published notice or 2) the original newspaper clippings of the published notice. If you choose to submit copies of the published notice to the Office of the Chief Clerk, copies must be on standard-size 8½” x 11” paper and must show the actual size of the published notice (do not reduce the image when making copies). Published notices longer than 11” must be copied onto multiple 8½” x 11” pages. Please note, submitting a copy of your published notice could result in faster processing of your application. It is recommended that you maintain original newspaper clippings or tear sheets of the notice for your records.

• You are encouraged to submit the original affidavits of publication and the Public Notice Verification Form (Form TCEQ-20547) with the acceptable proof of publication of the published notices described above to the Office of the Chief Clerk. You must use the enclosed affidavit. The affidavit must clearly identify the applicant's name and TCEQ Registration Number. The public notice verification form is available at www.tceq.texas.gov/permitting/air/nav/air_publicnotice.html.

• The original affidavits of publication and acceptable proof of publication of the published notices must be mailed to:

Texas Commission on Environmental Quality
Office of the Chief Clerk, MC-105
Attn: Notice Team
P.O. Box 13087
Austin, Texas 78711-3087

Please ensure that the affidavit(s) you send to the Chief Clerk is/are originals and that all blanks on the affidavits are filled in correctly. Photocopies of affidavits will not be accepted.
- Photocopies of newspaper clippings, affidavits, and verification must also be sent to those listed on the enclosed Notification List within the deadlines specified above.

Failure to Publish and Submit Proof of Publication

You must meet all publication requirements. If you fail to publish the notice or submit proof of publication, on time, the TCEQ may suspend further processing on your application or take other actions.

Application at the Regional Office

- You must provide a copy of the technically complete application to the appropriate regional office that has jurisdiction over the county in which the plant is to be located. The application must be available for review and copying by the public.

- The technically complete application must be available beginning the first day of newspaper publication and remain available until the end of the public hearing, which is the length of the public comment period.

- If the application is submitted to the TCEQ with information marked as confidential, you are required to indicate which specific portions of the application are not being made available to the public. These portions of the application must be accompanied with the following statement: "Any request for portions of this application that are marked as confidential must be submitted in writing, pursuant to the Public Information Act, to the Texas Commission on Environmental Quality, Public Information Coordinator, MC-197, P.O. Box 13087, Austin, Texas 78711-3087."

General Information

When contacting the Commission regarding this application, please refer to the Registration Number at the top of the Notice of Application and Public Hearing.

If you wish to obtain an electronic copy, please contact the technical reviewer who assisted in the preparation of this public notice package. The electronic copy will consist of the example notice, the equivalent in Spanish (if applicable), and the instructions. The electronic version is available in Microsoft Word format only and can be requested once your application has been declared technically complete.

If you have questions or need assistance regarding publication requirements, please contact the Office of the Chief Clerk at (512) 239-3300 or the technical reviewer listed in the cover letter.
STATE OF TEXAS §
COUNTY OF ____________________________________________ §

Before me, the undersigned authority, on this day personally appeared

__________________________________________, who being by me duly sworn, deposes and says that (s)he is
(name of person representing newspaper)

the ________________________________________ of the _____________________________________________
(Title of Person Representing Newspaper) (Name of Newspaper)

that said newspaper is generally circulated in ____________________________________________, Texas;
(The municipality or nearest municipality (not county) to the location of the facility or the proposed facility)

that the enclosed notice was published in said newspaper on the following date(s):

__________________________________________
(newspaper representative's signature)

Subscribed and sworn to before me this the _________ day of _________________________________, 20________
to certify which witness my hand and seal of office.

(Seal)

Notary Public in and for the State of Texas

Print or Type Name of Notary Public

My Commission Expires

TCEQ - 20533 (APDG 6011v5, Revised 09/16)
ALTERNATIVE LANGUAGE AFFIDAVIT OF PUBLICATION FOR AIR PERMITTING

STATE OF TEXAS §
COUNTY OF ____________________________________________ §

Before me, the undersigned authority, on this day personally appeared

__________________________________________, who being by me duly sworn, deposes and says that (s)he is (Name of Person Representing Newspaper)

the ___________________ of the ____________________________ ;
(Title of Person Representing Newspaper) (Name of the Newspaper)

that said newspaper or publication is generally circulated in ______________________________, Texas;
(the municipality or the same county as the location of the facility or the proposed facility)

that the enclosed notice was published in said newspaper or publication on the following date(s):

__________________________________________

(Newspaper Representative's Signature)

Subscribed and sworn to before me this the ________ day of __________________________, 20________ to certify which witness my hand and seal of office.

__________________________________________
(Seal)

Notary Public in and for the State of Texas

Print or Type Name of Notary Public

My Commission Expires

TCEQ – 20534 (APDG 6012v5, Revised 09/16)
Notification List

It is the responsibility of the applicant to furnish the following offices with copies of the notices published, the Affidavit of Publication for Air Permitting, the Alternative Language Affidavit of Publication for Air Permitting (if applicable), and a completed copy of the Public Notice Verification Form (Form TCEQ-20547). Acceptable proof of publication and originals of any affidavits and Form TCEQ-20244 should be sent to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Copies should be sent to the following:

U.S. Environmental Protection Agency
Region 6
Attn: Air Permits Section (6PD-R)
1445 Ross Avenue, Suite 1200
Dallas, Texas 75202-2733

Texas Commission on Environmental Quality
Office of Air
Air Permits Division, MC-163
Mr. Donald D. Nelson
P.O. Box 13087
Austin, Texas 78711-3087

Texas Commission on Environmental Quality
Austin Regional Office
12100 Park 35 Circle Bldg A Rm 179
Austin, Texas 78753-1808

Texas Commission on Environmental Quality
AQ Program Coordinator
Austin Transportation Department
City of Austin
3701 Lake Austin Blvd
Austin, Texas 78703-

Chief Epidemiologist
Austin Public Health
Epidemiology and Public Health Preparedness Division
RBJ Health Center, 15 Waller St, 4th floor
Austin, Texas 78702-5240
Don Nelon

From: Patrick Garrett <CGarrett@us-concrete.com>
Sent: Monday, March 27, 2017 8:40 AM
To: Don Nelon
Subject: RE: Redi-Mix LLC 145443 DRAFT PN.docx

Don,

I read the attached draft public notice and it looks good. No recommended changes.

Thank you.

Dear Patrick,

The draft public notice is attached for your review. Please let me know if it is okay or if you have any recommended changes.

Thank you,

Don
Patrick,

The draft public notice is attached for your review. Please let me know if it is okay or if you have any recommended changes.
Hello Don,

The applicant has submitted date and venue information. I edited the way to include the specific meeting room in the notice (see below):

Date of Hearing       Monday, May 15, 2017
Name of Venue         Omni Austin Hotel Southpark
Meeting Room          Omni B
Physical Address      4140 Governor’s Row, Austin, TX 78744

or

Omni Austin Hotel Southpark (Meeting Room Omni B)

Thank you,
Deanna

Ms. Avalos,

Below is the information you requested:

Date of Hearing       Monday, May 15, 2017
Time of Hearing       5:00 PM to 10:00 PM
Name of Venue         Omni Austin Hotel Southpark
Physical Address      4140 Governor’s Row, Austin, TX 78744
Meeting Room          Omni B
Venue Contact(s)      Travis Judd (Omni Austin Hotel) – (512) 383-2628
                       Patrick Garrett (Redi-Mix, LLC) – (214) 608-5342

I didn’t know if the “Venue Contact” was supposed to be the representative from the Omni hotel or if it was someone from Redi-Mix so I included both just in case. Also, I know the meeting will start at 6:00 PM but I reserved the room from 5:00 to 10:00 to allow time for everyone to set up prior to the start of the meeting.

Please let me know if there is anything else I need to provide.

Thank you.
From: Deanna Avalos [mailto:Deanna.Avalos@tceq.texas.gov]
Sent: Thursday, March 16, 2017 2:18 PM
To: Patrick Garrett
Subject: Public Hearing for Redi-Mix, LLC – Registration No. 145443

RE: Redi-Mix, LLC – Registration No. 145443

Dear Mr. Garrett:

Per our conversation, I am forwarding you a summary of the information we discussed in regards to the setting of the public hearing. I have listed the guidelines below and in an attached document for your reference. Please contact me with any question or concern.

Thank you,
Deanna Avalos
TCEQ – Office of the Chief Clerk
deanna.avalos@tceq.texas.gov
(512) 239-3327

Redi-Mix, LLC – Registration No. 145443. We have been directed by the Texas Commission on Environmental Quality (TCEQ) Executive Director to hold a public hearing on Redi-Mix, LLC because of a statutory requirement.

- Suggested dates for the public hearing are May 9, 11, 15. If these dates do not work for Redi-Mix, LLC, please contact me so we may come up with new possible dates.

- We will need for Redi-Mix, LLC to find a location for the hearing. The hearing room should be able to hold up to 25+ people. The location for the hearing will need to be held in the same county Travis County where the facility is located and within 5-10 miles of the facility, if possible.

- Possible hearing locations are school cafeterias/auditoriums, libraries, community centers, VFW halls, hotel hearing rooms, volunteer fire departments, etc. We do not have hearings at church locations or at the site for the permitted facility.

- The hearing will start at 6:00 PM. Please see if the hearing room will be available from 5:00 PM to 10:00 PM or later. We want to make sure that everyone that wants to speak will have an opportunity to do so. TCEQ staff will need to have access to the hearing location by 5:00 PM so that we can set up our sound equipment, registration tables, and so we can make sure the hearing room is set up.
• We will need to have at least four long tables and chairs at the hearing room.
  - The tables will be used for TCEQ staff, registration, sound equipment, and the applicant.
  - If there is a podium available at the location, we would also like to be able to use it for the facilitator.
  - The hearing room (if possible) will need to be set up auditorium style. Rows of chairs set next to each other with an aisle opening in the middle. TCEQ will provide the sound/recording equipment and microphones.

• Once Redi-Mix, LLC establishes the hearing date and a location please send (via email) the following:
  - Date of hearing
  - Name of the venue where the hearing is going to be held
  - Physical address of venue
  - Contact name and phone number for the venue

• The hearing information will be part of the public notice which will be prepared for your review. Once the notice is approved, Redi-Mix, LLC will receive a copy with further notice instructions.

• A representative from Redi-Mix, LLC is required to attend the hearing and be able to answer questions regarding the application. TCEQ will have a facilitator, the permit reviewer for this application, the attorney assigned to this application, and regional staff at the hearing. TCEQ staff and representatives from Redi-Mix, LLC will be at the front of the room sitting at tables during the hearing to answer questions for the public.

• Introductions will be made at the start of the hearing and we would like for Redi-Mix, LLC to give a brief presentation about their facility. It helps the audience if you have visuals of the facility available at the hearing. Power Point presentations and/or poster boards with pictures of the site and residents/businesses that are close to the site are helpful.

• The public hearing will consist of two parts, an informal discussion period and a formal comment period. The informal discussion period allows for comments and questions from the public, but comments made during this period will not be considered before the Agency reaches a decision on the permit and no formal, written response will be made.

• During the formal comment period, members of the public may voice their concerns or comments. Neither Redi-Mix, LLC nor TCEQ staff will verbally respond during this period of the meeting. A formal written response will be prepared by the TCEQ and sent to each person who submits a formal comment and provides a mailing address.
Don, 

Please see attached revised Plot Plan that identifies the buildings on site. As for the other objects in the satellite image, they were pallets of rock and stone owned by Jewell Rock & Stone Inc. As of the end of December 2016, Jewell did not renew their lease with Redi-Mix, LLC and have moved their operations off site. Since they have moved off site, the facility now has enough room for the addition of a CBP.

Please let me know if you have any questions or if I need to make additional adjustments to the plot plans.

Thank you.

Patrick Garrett
Environmental Manager
South Central Region
331 N. Main Street
Euless, TX 76039

Tel: 817.835.4100 | Cell: 214.608.5342
pgarrett@us-concrete.com
www.redimix-concrete.com

A U.S. Concrete Company
From: Patrick Garrett [mailto:CGarrett@us-concrete.com]
Sent: Monday, March 13, 2017 1:27 PM
To: Don Nelson
Subject: RE: CBPEC application for Austin, Texas (registration number 145443)

Mr. Nelson,

Per your request, I’ve attached copies of the revised PI-1S Form and updated Plot Plan(s) that identify the property boundary, emission points, measurement scale and benchmark locations using UTM coordinates. I’ve also identified the current volumetric operations on site that are authorized under NSR 81085.

Please let me know if there are any additional corrections that need to be made.

Thank you.

Patrick Garrett
Environmental Manager
South Central Region
331 N. Main Street
Euless, TX 76039

Tel: 817.835.4100   Cell: 214.608.5342
pgarrett@us-concrete.com
www.redimix-concrete.com

From: Don Nelson [mailto:don.nelson@tceq.texas.gov]
Sent: Tuesday, March 07, 2017 9:44 AM
To: Patrick Garrett
Subject: CBPEC application for Austin, Texas (registration number 145443)

Mr. Garrett,

The application received February 16, 2017 is in technical review. During this review a few items were identified that requires updating.

1. Please complete and submit the current version of the PI-1S. Several pages were updated in December 2016 and are currently dated as 12/16.
2. Please provide a plot plan that meets the requirements outlined in the PI-1S instructions.

Don Nelson
Mechanical Team
Tel: 512-239-0894
Fax: 512-239-1300
Redi-Mix, LLC
Terry-O Lane CBP
Austin, TX 78745

Jewell Stone & Rock
Office/Truck Scales
(Vanqued)

Pallets of Rock, Stone &
material Stockpiles
Owned by Jewell Stone
Removed Dec 31, 2016
No longer in operation

Proposed Batch Plant Location
1416199000- 3247900

Employee Parking
Maintenance Shop
Materials &
Truck Dispatch
Stock Stash

NORTH
50.0
Redi-Mix, LLC
Terry-O Lane CBP
Austin, TX 78745
Patrick,

Thanks for the updated pages. However, there appears to be one or two buildings on site and possibly some tanks of some sort that have not been identified. Please update the plot plan to include identification of all items on site.

Don Nelon  
Mechanical Team  
Tel: 512-239-0894  
Fax: 512-239-1300

Mr. Nelson,

Per your request, I’ve attached copies of the revised PI-15 Form and updated Plot Plan(s) that identify the property boundary, emission points, measurement scale and benchmark locations using UTM coordinates. I’ve also identified the current volumetric operations on site that are authorized under NSR 81085.

Please let me know if there are any additional corrections that need to be made.

Thank you.

Patrick Garrett  
Environmental Manager  
South Central Region  
331 N. Main Street  
Euless, TX 76039  
Tel: 817.835.4100 | Cell: 214.608.5342  
pgarrett@us-concrete.com  
www.redimix-concrete.com  

From: Patrick Garrett [mailto:PGarrett@us-concrete.com]  
Sent: Monday, March 13, 2017 1:27 PM  
To: Don Nelon  
Subject: RE: CBPEC application for Austin, Texas (registration number 145443)
Mr. Garrett,

The application received February 16, 2017 is in technical review. During this review a few items were identified that requires updating.

1. Please complete and submit the current version of the PI-1S. Several pages were updated in December 2016 and are currently dated as 12/16.
2. Please provide a plot plan that meets the requirements outlined in the PI-1S instructions.

Don Nelson
Mechanical Team
Tel: 512-239-0894
Fax: 512-239-1300
Don Nelon

From: Patrick Garrett <CGarrett@us-concrete.com>
Sent: Monday, March 13, 2017 1:27 PM
To: Don Nelon
Subject: RE: CBPEC application for Austin, Texas (registration number 145443)
Attachments: 2017.03.13 -PI-1S Form; Terry O Lane (revised).pdf; Redi-Mix Terry O Lane Plot Plan (Revised).pdf

Mr. Nelon,

Per your request, I've attached copies of the revised PI-1S Form and updated Plot Plan(s) that identify the property boundary, emission points, measurement scale and benchmark locations using UTM coordinates. I've also identified the current volumetric operations on site that are authorized under NSR 81085.

Please let me know if there are any additional corrections that need to be made.

Thank you.

Patrick Garrett
Environmental Manager
South Central Region
331 N. Main Street
Euless, TX 76039

Tel: 817.835.4100 | Cell: 214.608.5342
pgarrett@us-concrete.com
www.redimix-concrete.com

Don Nelon
Mechanical Team

From: Don Nelon [mailto:don.nelon@tceq.texas.gov]
Sent: Tuesday, March 07, 2017 9:44 AM
To: Patrick Garrett
Subject: CBPEC application for Austin, Texas (registration number 145443)

Mr. Garrett,

The application received February 16, 2017 is in technical review. During this review a few items were identified that requires updating.

1. Please complete and submit the current version of the PI-1S. Several pages were updated in December 2016 and are currently dated as 12/16.
2. Please provide a plot plan that meets the requirements outlined in the PI-1S instructions.

Don Nelon
Mechanical Team
Redi-Mix, LLC
Terry-O Lane CBP
Austin, TX 78745

14R 6193343, 3345123
14R 619425, 3343162
14R 619618, 333057
14R 619641, 3343078

NORTH 60 ft

165' Offset from Property Line
200' Offset from Property Line
50' Offset from Property Line
155' Offset from Property Line
Texas Commission on Environmental Quality  
Form PI-1S  
Registrations for Air Standard Permit

I. Registrant Information

A. Company or Other Legal Customer Name:
   Redi-Mix, LLC

B. Company Official Contact Information (☒ Mr. ☐ Mrs. ☐ Ms. ☐ Other:)
   Name: Patrick Garrett
   Title: Environmental Manager
   Mailing Address: 331 N. Main Street
   City: Euless  
   State: TX  
   ZIP Code: 76039
   Phone: 214-608-5342  
   Fax: 
   E-mail Address: pgarrett@us-concrete.com

All permit correspondence will be sent via regular mail unless electronic copies are specifically requested. The company official must initial here if electronic correspondence is requested.

C. Technical Contact Information (☒ Mr. ☐ Mrs. ☐ Ms. ☐ Other:)
   Name: Patrick Garrett
   Title: Environmental Manager
   Company Name: Redi-Mix, LLC
   Mailing Address: 331 N. Main Street
   City: Euless  
   State: TX 
   ZIP Code: 76039
   Phone: 214-608-5342  
   Fax: 
   E-mail Address: pgarrett@us-concrete.com

II. Facility and Site Information

A. Name and Type of Facility
   Facility Name: Redi-Mix Terry-O Lane CBP
   Type of Facility: ☒ Permanent ☐ Temporary
   For portable units, please provide the serial number of the equipment being authorized below.
   Serial No: TOL-CBP001  
   Serial No:

B. Facility Location Information
   Street Address: 4433 Terry-O Lane
   If there is no street address, provide written driving directions to the site and provide the closest city or town, county, and ZIP code for the site (attach description if additional space is needed).
   From downtown Austin, take I-35 South to Exit 231. Exit and continue south on access road for 1.3 miles passing
   City: Austin  
   County: Travis  
   ZIP Code: 78745
   Latitude (nearest second): 30 12' 48.4848"  
   Longitude (nearest second): -97 45' 33.397"
### II. Facility and Site Information (continued)

C. Core Data Form (required for Standard Permits 6004, 6006, 6007, 6008, and 6013).

Is the Core Data Form (TCEQ Form 10400) attached?  
[X] YES  [ ] NO

If “NO,” provide customer reference number (CN) and regulated entity number (RN) below.

- Customer Reference Number (CN): CN603242058
- Regulated Entity Number (RN): New

D. TCEQ Account Identification Number (if known):

E. Type of Action:

- [X] Initial Application  [ ] Change to Registration  [ ] Renewal  [ ] Renewal Certification

For Change to Registration, Renewal, or Renewal Certification actions provide the following:

- Registration Number:  
- Expiration Date: 

F. Standard Permit Claimed: 6008

G. Previous Standard Exemption or PBR Registration Number

Is this authorization for a change to an existing facility previously authorized under a standard exemption or PBR?  
[X] YES  [ ] NO

If “YES,” enter previous standard exemption number(s) and PBR registration number(s), and associated effective date in the spaces provided below.

<table>
<thead>
<tr>
<th>Standard Exemption and PBR Registration Number(s)</th>
<th>Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

H. Other Facilities at this Site Authorized by Standard Exemption, PBR, or Standard Permit

Are there any other facilities at this site that are authorized by an Air Standard Exemption, PBR, or Standard Permit?  
[X] YES  [ ] NO

If “YES,” enter standard exemption number(s), PBR registration number(s), and Standard Permit registration number(s), and associated effective date in the spaces provided below.

<table>
<thead>
<tr>
<th>Standard Exemption, PBR Registration, and Standard Permit Registration Number(s)</th>
<th>Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>NSR 81085  Bulk materi. No edir: NSR</td>
<td>06/05/2007</td>
</tr>
</tbody>
</table>
II. Facility and Site Information (continued)

I. Other Air Preconstruction Permits

Are there any other air preconstruction permits at this site? [ ] YES [ ] NO

If "YES," enter permit number(s) in the spaces provided below.

J. Affected Air Preconstruction Permits

Does the standard permit directly affect any permitted facility? [ ] YES [ ] NO

If "YES," enter permit number(s) in the spaces provided below.

K. Concrete Batch Plant

[ ] Central Mix  [ ] Ready Mix  [ ] Specialty Mix  [ ] Enhanced Controls for Concrete Batch Plants

State Legislators:
State Senator: Judith Zaffirini
State Representative: Eddie Rodriguez

County Judge
Name: Sarah Eckhardt
Mailing Address: P.O. Box 1748
City: Austin  State: TX  ZIP Code: 78767

Presiding Officer

Is the facility located in a municipality or extraterritorial jurisdiction of a municipality? [ ] YES [ ] NO

If "YES," list the name of the Presiding Officer for the municipality and/or extraterritorial jurisdiction:

Presiding Officer Name: Steve Adler
Title: Mayor of Austin
Mailing Address: P.O. Box 1088
City: Austin  State: TX  ZIP Code: 78767
### II. Facility and Site Information (continued)
#### I. Federal Operating Permit (FOP) Requirements
- **Is this facility located at a site that is required to obtain an FOP**
  - ☐ YES ☒ NO ☐ To Be Determined pursuant to 30 TAC Chapter 122?
- **If the site currently has an existing FOP, enter the permit number:**
- **Check the requirements of 30 TAC Chapter 122 that will be triggered if this standard permit is approved** (check all that apply):
  - ☐ Initial Application for an FOP
  - ☐ Significant Revision for an SOP
  - ☐ Minor Revision for an SOP
  - ☐ Operational Flexibility/Off Permit Notification for an SOP
  - ☒ Revision for a GOP
  - ☐ To be Determined
- **Identify the type(s) of FOP issued and/or FOP application(s) submitted/pending for the site.**
  - (check all that apply)
  - ☐ SOP
  - ☐ GOP
  - ☐ GOP application/revision (submitted or under APD review)
  - ☒ N/A
  - ☐ SOP application/revision (submitted or under APD review)

#### III. Fee Information (see Section IX. for address to send fee or go to www.tceq.texas.gov/epay to pay online)

<table>
<thead>
<tr>
<th>A. Fee Amount:</th>
<th>$900.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Payment Information</td>
<td></td>
</tr>
<tr>
<td>Check/money order/transaction or voucher number:</td>
<td>311759</td>
</tr>
<tr>
<td>Individual or company name on check:</td>
<td></td>
</tr>
<tr>
<td>Was fee paid online?</td>
<td>☒ YES ☐ NO</td>
</tr>
</tbody>
</table>

#### IV. Public Notice (if applicable)

<table>
<thead>
<tr>
<th>A. Responsible Person (☑ Mr. ☐ Mrs. ☐ Ms. ☐ Other:)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>Patrick Garrett</td>
</tr>
<tr>
<td>Title:</td>
<td>Environmental Manager</td>
</tr>
<tr>
<td>Company:</td>
<td>Redi-Mix, LLC</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>331 N. Main Street</td>
</tr>
<tr>
<td>City:</td>
<td>Euless</td>
</tr>
<tr>
<td>Phone:</td>
<td>214-608-5342</td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:pgarrett@us-concrete.com">pgarrett@us-concrete.com</a></td>
</tr>
</tbody>
</table>
### IV. Public Notice (continued)

#### B. Technical Contact (Mr. Mrs. Ms. Other):

Name: Patrick Garrett  
Title: Environmental Manager  
Company: Redi-Mix, LLC  
Mailing Address: 331 N. Main Street  
City: Euless  
State: TX  
ZIP Code: 76039  
Phone No.: 214-608-5342  
Fax No.:  
E-mail Address: pgarrett@us-concrete.com

#### C. Bilingual Notice

Is a bilingual program required by the Texas Education Code in the School District? **YES**  
Are the children who attend either the elementary school or the middle school closest to your facility eligible to be enrolled in a bilingual program provided by the district? **YES**

If “YES,” list which language(s) are required by the bilingual program?  
**Spanish**

#### D. Small Business Classification and Alternate Public Notice

This business has 100 employees or less, or generates 6 million dollars or less in annual gross receipts. **YES**  
The source will not be a major stationary source. **YES**  
The site will not emit 50 tons, or more, per year of any individual regulated air contaminant. **YES**  
The site will not emit 75 tons, or more, per year of all regulated air contaminants combined. **YES**

#### E. For Concrete Batch Plants

1. Public Works Project: Will the plant provide concrete to a public works project, and be located in or contiguous to the right-of-way of the public works project? (If “YES,” public notice is not required.) **YES**

2. Application in Public Place  
Name of Public Place: Texas Commission on Environmental Quality  
Physical Address: 12100 Park 35 Circle, Bldg A, Rm 179  
City: Austin  
County: Travis
# Texas Commission on Environmental Quality

**Form PI-1S**

**Registrations for Air Standard Permit**

### V. Renewal Certification Option

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A.</strong></td>
<td>Does the permitted facility emit an air contaminant on the Air Pollutant Watch List, and is the permitted facility located in an area on the watch list?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td><strong>B.</strong></td>
<td>For facilities participating in the Houston/Galveston/Brazoria area (HGB) cap and trade program for highly reactive VOCs (HRVOCs), do the HRVOCs need to be speciated on the maximum allowable emission rates table (MAERT)?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td><strong>C.</strong></td>
<td>Does the company and/or site have an unsatisfactory compliance history?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td><strong>D.</strong></td>
<td>Are there any applications currently under review for this standard permit registration?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td><strong>E.</strong></td>
<td>Are scheduled maintenance, startup, or shutdown emissions required to be included in the standard permit registration at this time?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td><strong>F.</strong></td>
<td>Are any of the following actions being requested at the time of renewal:</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Are there any facilities that have been permanently shutdown that are proposed to be removed from the standard permit registration?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Do changes need to be made to the standard permit registration in order to remain in compliance?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Are sources or facilities that have always been present and represented, but never identified in the standard permit registration, proposed to be included with this renewal?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Are there any changes to the current emission rates table being proposed?</td>
<td>□ YES □ NO</td>
<td></td>
</tr>
</tbody>
</table>

**Note:** If answers to all of the questions in Section V. Renewal Certification Option are "NO," use the certification option and skip to Section VII. of this form. If the answers to any of the questions in Section V. Renewal Certification Option are "YES," the certification option **cannot** be used.

*If notice is applicable and comments are received in response to the public notice, the application does not qualify for the renewal certification option.*

---

TCEQ-10370 (APDG 5235v21, Revised 09/15) PI-1S

This form is for use by facilities subject to air quality permit requirements and may be revised periodically.
Texas Commission on Environmental Quality  
Form PI-1S  
Registrations for Air Standard Permit

VI. Technical Information Including State and Federal Regulatory Requirements

Place a check next to the appropriate box to indicate what you have included in your submittal. 

NOTE: Any technical or essential information needed to confirm that facilities are meeting the requirements of the standard permit must be provided. Not providing key information could result in an automatic deficiency and voiding of the project.

<table>
<thead>
<tr>
<th>A.</th>
<th>Standard Permit requirements (Checklists are optional; however, your review will go faster if you provide applicable checklists.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Did you demonstrate that the general requirements in 30 TAC Sections 116.610 and 116.615 are met?</td>
<td>☑ YES ☐ NO</td>
</tr>
<tr>
<td>Did you demonstrate that emission limitations in 30 TAC Sections 106.261 and 106.262 are met?</td>
<td>☑ YES ☐ NO</td>
</tr>
<tr>
<td>Did you demonstrate that the individual requirements of the specific standard permit are met?</td>
<td>☑ YES ☐ NO</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B.</th>
<th>Confidential Information (All pages properly marked “CONFIDENTIAL”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ YES ☑ NO</td>
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<table>
<thead>
<tr>
<th>C.</th>
<th>Process Flow Diagram</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
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<table>
<thead>
<tr>
<th>E.</th>
<th>Maximum Emissions Data and Calculations</th>
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<tbody>
<tr>
<td>☑ YES ☐ NO</td>
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<thead>
<tr>
<th>F.</th>
<th>Plot Plan</th>
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<table>
<thead>
<tr>
<th>G.</th>
<th>Projected Start Of Construction Date, Start Of Operation Date, and Length of Time at Site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ YES ☐ NO</td>
<td></td>
</tr>
</tbody>
</table>

Projected Start of Construction (provide date): 05/01/2017  
Projected Start of Operation (provide date): 06/01/2017  
Length of Time at the Site: Permanent Site

VII. Delinquent Fees and Penalties

This form will not be processed until all delinquent fees and/or penalties owed to the TCEQ or the Office of the Attorney General on behalf of the TCEQ are paid in accordance with the Delinquent Fee and Penalty Protocol. For more information regarding Delinquent Fees and Penalties, go to the TCEQ Web site at: www.tceq.texas.gov/agency/delin/index.html.
Mr. Garrett,

The application received February 16, 2017 is in technical review. During this review a few items were identified that requires updating.

1. Please complete and submit the current version of the PI-1S. Several pages were updated in December 2016 and are currently dated as 12/16.
2. Please provide a plot plan that meets the requirements outlined in the PI-1S instructions.

Don Nelon
Mechanical Team
Tel: 512-239-0894
Fax: 512-239-1300
Location: 4433 TERRY O LN
(3.109.315.23, 10.050.788.18)
Grid: H17
Future Land Use (FLUM): Industry
Regulating Plan: LI-NP
Zoning Case: C34-05-01D7
NP-05-0020
Zoning Ordinance
(Mostly after 2003):
Zoning Overlays: NEIGHBORHOOD PLANNING AREA
- EAST CONGRESS
- South Congress Combined NPA
RESIDENTIAL DESIGN STANDARDS

Zoning Profile Report
4433 terry o lane

Questions? Click here for help and contact information

Disclaimer
The information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at 512-974-6370.

Location:
Grid:
Future Land Use (FLUM):
Regulating Plan:
Zoning:
Zoning Case:
Zoning Ordinance
(Mostly after 2003):
Zoning Overlays:

Zoning Guide
The Guide to Zoning provides a quick explanation of the above Zoning codes, however, the Development Assistance Center provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the Neighborhood Planning Areas is available from Neighborhood Planning. Visit Zoning for the description of each Base Zoning District.

http://www.austintexas.gov/GIS/ZoningProfile/

3/7/2017
This email is being sent to electronically transmit an official document issued by the Office of Air of the Texas Commission on Environmental Quality.

This email is being sent to you because either (a) you filed a document with the Office of the Chief Clerk that made you part of the official mailing list for the above referenced matter, or (b) notice to you is legally required. As authorized by Texas Water Code 5.128, this electronic transmittal is replacing the previous practice of hard copy distribution. Amendments to Texas Government Code 552.137 prompted a change to the agency's privacy policy regarding confidentiality of certain email addresses. The revised privacy policy can be viewed at http://www.tceq.state.tx.us/help/policies/electronic_info_policy.html.

Questions regarding this email may be submitted either by replying directly to this email or by calling Ms. Betsy Peticolas with the Air Permits Division at 512-239-6033.

The attached document is provided in an Adobe Acrobat .pdf format. If you cannot display the attachment, you may need to visit the Adobe web site (http://get.adobe.com/reader) to download the free Adobe Acrobat Reader software.
Who Represents Me?
Districts By Address

U.S. Senators|U.S. Representatives|State Senators|State Representatives|SBOE

4433 Terry O Ln
Austin, TX
78745-2039
Travis

Texas U.S. Senators

U.S. Senators represent the entire state. Texas' current U.S. Senators are Senator John Cornyn and Senator Ted Cruz. See their websites for current contact information.

Texas U.S. Representative

Congressional District 35--Congressman Lloyd Doggett
Texas Congressional Member Websites

Texas State Senator

Texas State Senate District 21--Senator Judith Zaffirini
Capitol Office: CAP 1E.14
Capitol Phone: (512) 463-0121
Capitol Address: P.O. Box 12068, Capitol Station
Austin, TX 78711
District Address: P.O. Box 627
Laredo TX 78042
Phone: (956) 722-2293
State District Offices

Texas State Representative

Texas State House District 51--Representative Eddie Rodriguez
Select District Type: No District Shading
Capitol Office: CAP 4S.5
Capitol Phone: (512) 463-0674
Capitol Address: P.O. Box 2910
Austin, TX 78768
District Address: P.O. Box 2910
Austin TX 78768
Phone: (512) 463-0674

Texas State Board of Education Member

Texas State SBOE District 5--Mr. Ken Mercer
State Board of Education Member Websites
Join us for the State of the County on March 1st!
We'd love to see you in person -
stateofthecountyrsvp@traviscountytx.gov
(mailto:stateofthecountyrsvp@traviscountytx.gov). Live
cablecast and web stream via TCTV-17 available:
https://www.traviscountytx.gov/tctv (/tctv)

Office of Sarah Eckhardt
Travis County Judge

Sarah Eckhardt became Travis County’s first female county judge on
January 1, 2015. Judge Eckhardt presides over a Commissioners
Court.

With deep roots in Austin and Travis County, Judge Eckhardt has
dedicated her life in public service to improving access to
opportunity for Travis County families for more than 15 years.
More about Judge Eckhardt... (/commissioners-court/county-
judge/about)

State of the County
March 1, 2017

Travis County Judge Sarah Eckhardt
Street Address:
700 Lavaca,
Suite 2.300
Austin, TX
78701 (Map
(https://www.google.co
/maps/place
/700+Lavaca+St+%231:
/@30.2702935,-
97.747416,17z
/data=!3m1!4b1!4m2!3
Mailing
Address:
PO Box 1748
Austin, TX
78767
Phone: (512)
854-9555
Fax: (512)
854-9535
Staff
(/commissioners-
court/county-
judge/staff)

Twitter
(https://twitter.com
/JudgeEckhardt)
Hi, I'm Steve Adler, and I am proud to be Austin's 52nd Mayor and the first to serve under our new 10-ONE council system. Being selected mayor is the greatest honor I've ever received.

Austin is magical place with a special spirit and soul. We value diversity, creativity, entrepreneurial spirit, our natural environment, and a laid back attitude. In Austin, everyone is good enough and no one is too good. Here you'll find friendly neighbors.

It is my goal to move our city forward in a way that is inclusive, innovative and intentionally improvisational. Social innovation, social entrepreneurship, equity and access are becoming an ever greater part of our lives as we seek to manage the incredible growth that follows from being such a wonderful place to live.

Austin's future is bright and we need everyone to be actively involved as we move forward. Please let me hear from you and please let me and my office know if we can provide support or assistance.
Brooke Grunnet

From: eNotice TCEQ
Sent: Monday, February 20, 2017 12:36 PM
To: 'Kirk.watson@senate.texas.gov'; 'kate.alexander@senate.texas.gov'; 'Judith.zaffirini@senate.texas.gov'; 'Dawn.buckingham@senate.texas.gov'; 'Donna.campbell@senate.texas.gov'; 'Dawnna.dukes@house.texas.gov'; 'paul.workman@house.texas.gov'; 'Donna.howard@house.texas.gov'; 'Jacob.cottingham@house.texas.gov'; 'Gina.hinojosa@house.texas.gov'; 'Celia.Israel@house.texas.gov'; 'Jennie.Kennedy@house.texas.gov'; 'Eddie.rodriguez@house.texas.gov'

Subject: TCEQ Notice - Travis, Redi-Mix, LLC, RN109669226, 265756
Attachments: TCEQ Notice - Travis, Redi-Mix, LLC, RN109669226, 265756
TCEQ Notice - Permit 145443.pdf

This email electronically transmits an official document issued by the Air Permits Division of the Texas Commission on Environmental Quality.

You have received this email because either (a) you filed a document with the Office of the Chief Clerk that placed you on the official mailing list for the above referenced matter, or (b) notice to you is legally required. As authorized by Texas Water Code Section 5.128, this electronic transmittal is replacing the previous practice of hard copy distribution. Amendments to Texas Government Code Section 552.137 prompted a change to the agency's privacy policy regarding confidentiality of certain email addresses. The revised privacy policy can be viewed at http://www.tceq.state.tx.us/help/policies/electronic_info_policy.html

The attached document is provided in an Adobe Acrobat .pdf format. If you cannot display the attachment, you may need to visit the Adobe web site (http://get.adobe.com/reader) to download the free Adobe Acrobat Reader software.
TCEQ Core Data Form

SECTION I: General Information

1. Reason for Submission
   - [X] New Permit, Registration or Authorization (Core Data Form should be submitted with the program application)
   - [ ] Renewal (Core Data Form should be submitted with the renewal form)
   - [ ] Other

2. Customer Reference Number (if issued)
   - CN 603242058

3. Regulated Entity Reference Number (if issued)
   - RN New

SECTION II: Customer Information

4. General Customer Information
   - New Customer

5. Effective Date for Customer Information Updates (mm/dd/yyyy)
   - FEB 6 2017

6. Customer Legal Name (If an individual, print last name first: e.g.: Doe, John)
   - Redi-Mix, LLC

7. TX SOS/CPA Filing Number
   - 18304867510

8. TX State Tax ID (11 digits)
   - 830486751

9. Federal Tax ID (9 digits)

10. DUNS Number (if applicable)

11. Type of Customer:
   - [X] Corporation
   - [ ] Individual
   - Partnership:
     - [ ] General
     - [ ] Limited
   - Government:
     - [ ] City
     - [ ] County
     - [ ] Federal
     - [ ] State
     - [ ] Other
   - [ ] Sole Proprietorship
   - [ ] Other

12. Number of Employees
   - 251-500

13. Independently Owned and Operated?
   - Yes
   - No

14. Customer Role (Proposed or Actual) - as it relates to the Regulated Entity listed on this form. Please check one of the following:
   - [X] Owner & Operator
   - [ ] Owner
   - [ ] Operator
   - [ ] Occupational Licensee
   - [ ] Responsible Party
   - [ ] Voluntary Cleanup Applicant
   - [ ] Other

15. Mailing Address:
   - 331 N. Main Street
   - City: Euless
   - State: TX
   - ZIP: 76039

16. Country Mailing Information (if outside USA)

17. E-Mail Address (if applicable)
   - pgarrett@us-concrete.com

18. Telephone Number
   - (214) 608-5342

19. Extension or Code

20. Fax Number (if applicable)
   - ( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If "New Regulated Entity" is selected below this form should be accompanied by a permit application)
   - [X] New Regulated Entity
   - [ ] Update to Regulated Entity Name
   - [ ] Update to Regulated Entity Information

   The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (Enter name of the site where the regulated action is taking place)
   - Redi-Mix Terry-O Lane CBP
23. Street Address of the Regulated Entity:
(No PO Boxes)

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address</td>
<td>4433 Terry-O Lane</td>
</tr>
<tr>
<td>City</td>
<td>Austin</td>
</tr>
<tr>
<td>State</td>
<td>TX</td>
</tr>
<tr>
<td>ZIP</td>
<td>78745</td>
</tr>
</tbody>
</table>

24. County

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td>Travis</td>
</tr>
</tbody>
</table>

25. Description to Physical Location:

From downtown Austin, take I-35 South to Exit 231. Exit and continue south on access road for 1.3 miles passing under Hwy 71. Turn right on E. Elmo Road to Terry-O Lane and turn left. Entrance to plant will be on the left.

26. Nearest City

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nearest City</td>
<td>Austin</td>
</tr>
<tr>
<td>State</td>
<td>TX</td>
</tr>
<tr>
<td>Nearest ZIP Code</td>
<td>78745</td>
</tr>
</tbody>
</table>

27. Latitude (N) In Decimal: 30.213468

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Degrees</td>
<td>30</td>
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<tr>
<td>Minutes</td>
<td>12</td>
</tr>
<tr>
<td>Seconds</td>
<td>48.4848</td>
</tr>
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</table>

28. Longitude (W) In Decimal: -97.759277

<table>
<thead>
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<th>Field</th>
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<tr>
<td>Seconds</td>
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29. Primary SIC Code (4 digits) 30. Secondary SIC Code (4 digits)

<table>
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<th>Value</th>
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<tbody>
<tr>
<td>Primary SIC Code</td>
<td>3273</td>
</tr>
<tr>
<td>Secondary SIC Code</td>
<td>327320</td>
</tr>
</tbody>
</table>

33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)

Ready Mixed Concrete

34. Mailing Address:

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>331 N. Main Street</td>
</tr>
<tr>
<td>City</td>
<td>Euless</td>
</tr>
<tr>
<td>State</td>
<td>TX</td>
</tr>
<tr>
<td>ZIP</td>
<td>76039</td>
</tr>
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</table>

35. E-Mail Address: pgarrett@us-concrete.com

36. Telephone Number

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>(214) 608-5342</td>
</tr>
</tbody>
</table>

37. Extension or Code

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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<tbody>
<tr>
<td>Extension</td>
<td>-</td>
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38. Fax Number (if applicable)

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fax Number</td>
<td>(214) 608-5342</td>
</tr>
</tbody>
</table>

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

- Dam Safety
- Districts
- Edwards Aquifer
- Emissions Inventory Air
- Industrial Hazardous Waste
- Municipal Solid Waste
- New Source Review Air
- OSSF
- Petroleum Storage Tank
- PWS
- Sludge
- Storm Water
- Title V Air
- Tires
- Used Oil
- Voluntary Cleanup
- Waste Water
- Wastewater Agriculture
- Water Rights
- Other:

SECTION IV: Preparer Information

40. Name: Patrick Garrett

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name (in Print)</td>
<td>Patrick Garrett</td>
</tr>
<tr>
<td>Phone</td>
<td>(214) 608-5342</td>
</tr>
</tbody>
</table>

41. Title: Environmental Manager

42. Telephone Number

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Number</td>
<td>(214) 608-5342</td>
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</table>

43. Ext./Code

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Ext./Code</td>
<td>-</td>
</tr>
</tbody>
</table>

44. Fax Number

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fax Number</td>
<td>(214) 608-5342</td>
</tr>
</tbody>
</table>

45. E-Mail Address

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-Mail Address</td>
<td><a href="mailto:pgarrett@us-concrete.com">pgarrett@us-concrete.com</a></td>
</tr>
</tbody>
</table>

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td>Redi-Mix, LLC</td>
</tr>
<tr>
<td>Name (in Print)</td>
<td>Patrick Garrett</td>
</tr>
<tr>
<td>Phone</td>
<td>(214) 608-5342</td>
</tr>
<tr>
<td>Signature</td>
<td>Patrick Garrett</td>
</tr>
</tbody>
</table>

Date: 2-14-17
# Table of Contents

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<th>Page #</th>
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<td>3-11</td>
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<td>12</td>
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<tr>
<td>Area Map</td>
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</tr>
<tr>
<td>Plot Plans</td>
<td>14-16</td>
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<tr>
<td>Process Description</td>
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</tr>
<tr>
<td>Flow Diagram</td>
<td>18</td>
</tr>
<tr>
<td>Plant Diagram</td>
<td>19</td>
</tr>
<tr>
<td>Registration Checklist - CBPEC</td>
<td>20-22</td>
</tr>
<tr>
<td>30 TAC §116.610 – 615 Checklist</td>
<td>23-24</td>
</tr>
<tr>
<td>Emissions Calculations</td>
<td>25-28</td>
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<td>Table 11s</td>
<td>29-31</td>
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<td>Table 20</td>
<td>32-33</td>
</tr>
<tr>
<td>Standard Permit for CBPEC</td>
<td>34-36</td>
</tr>
<tr>
<td>Application Fee/Voucher Receipt</td>
<td>37-38</td>
</tr>
</tbody>
</table>
Project Description

Pursuant to a new Air Quality Standard Permit, Redi-Mix, LLC proposes to authorize a permanent concrete batch with enhanced controls (CBPEC) to be located at 4433 Terry-O Lane, Austin, Travis County, Texas. The proposed facility will have a maximum production rate of 200 cubic yards per hour, 3,000 cubic yards per day, and 936,000 cubic yards per year at a maximum operating schedule of 15 hours per day, 6 days per week, 52 weeks per year, or 4,680 total hours per year.

The proposed concrete batch plant’s central dust collector exhaust will be located at least 100 feet from any property line as required. Stationary equipment, stockpiles, and vehicles used for operation of the concrete batch plant (except for incidental and entrance/exit to the site) will be located and operated a minimum of 100 feet from the property line as required, unless controlled as follows.

Any emissions from Startup and Shutdown activities are not expected to be any worse over a full hour than emissions during normal operations, and thus should be included in this permit authorization. Any planned Maintenance activities for this facility will be considered De Minimis under 30 Texas Administrative Code (TAC) 116.119 or authorized under a separate Permit By Rule under 30 TAC 106 as necessary.

Redi-Mix, LLC will utilize BACT at the subject facility. The cement and fly ash silos will be equipped with silo-top dust collectors. Emissions from the cement and fly ash weigh hopper are controlled by a cartridge filter vent. The truck batch point will be equipped with a three-sided curtain and controlled by a suction shroud vented to the central dust collector with a minimum of 5,000 acfm.

Entry/exit roads and main traffic routes associated with operation of the concrete batch plant (including batch truck and material delivery truck roads) will be paved, maintained, cleaned and watered to control dusting. In addition, the stockpiles will be maintained within three-walled bunkers and sprinkled as necessary to minimize dust emissions.

There is an existing volumetric concrete operation on this site. The storage silos for the volumetric operation are authorized under a separate NSR Permit No. 81085 and are not included in this Standard Permit application.

A Form PI-1S, registration checklist, tables, maps, emissions calculations, and other supporting documents have been submitted with this application.
Process Description

Coarse aggregate materials (i.e., rock and sand) will be delivered to the facility by end-dump trailers. The trailers will enter the facility from Terry-O Lane, drive to the rear of the batch plant and offload into designated stockpiles. The stockpiled material will be maintained within three-walled bunkers until it is needed and transferred to the plant via front-end loader. These incoming materials will be washed and wet, and therefore should not produce any emissions.

Bulk cement and flyash will be delivered to the plant by pneumatic tankers. The tankers will enter the facility from Terry-O Lane. The cement and flyash will be transferred by pneumatic pump to the top of the elevated storage silos through a loading hose and fill pipe. During delivery, the silos will vent through dust collectors located on the top of each silo.

A concrete mixer truck will be loaded by backing under the plant and positioning the truck’s rear loading hopper under the load boot and suction shroud. The load boot and suction shroud will be sheltered within an intact three-sided curtain that will extend below the truck’s rear loading hopper.

Once the truck is in position, rock and sand is transferred from the stockpiles to the batch plant’s aggregate loading hopper by a front-end loader. From the loading hopper, the coarse aggregate is gravity fed onto a radial stacker conveyor where it is transferred to elevated material bins. The material is then gravity fed into an aggregate weigh batcher where the material is weighted then transferred to the truck’s loading hopper via conveyor.

After the coarse aggregate materials have been added, cement and/or flyash from the silo(s) is fed via enclosed screw augers into the cement weigh batcher where it is weighed to the proper amount. The cement/flyash is then gravity fed into the truck’s loading hopper. The dust emissions at the loading point will be collected and vented to a central bag house/filter system with a minimum of 5,000 acfm.

Once the truck is loaded, water is added and the load is mixed as it is transported to various jobsites throughout the Austin area.
Process Flow Diagram

1. Washed Sand and Gravel Stockpiles
2. Aggregate Loading Hopper
3. Elevated Material Bins
4. Aggregate Weigh Batcher
5. Cement Silo
6. Auxiliary Cement/Flyash Silo
7. Cement/Flyash Silo Fill Pipes
8. Auxiliary Silo Cement/Flyash Screw Auger
9. Cement Silo
10. Screw Auger
11. Mixer Load Point w/boot and Suction Shroud
12. Central Bag House
13. Silo Top Dust Collector(s)
14. Cement Scale Vent
15. Central Bag House Suction Line
16. Mixer Truck
17. Central Dust Collector Return Pipe
18. Cement Weigh Batcher

Redi-Mix Terry O Lane
4433 Terry O Lane
Austin, TX 78745
Texas Commission on Environmental Quality  
Air Quality Standard Permits  
General Requirements Checklist  
Title 30 Texas Administrative Code §§116.610-116.615

Check the most appropriate answer and include any additional information in the spaces provided. If additional space is needed, please include an extra page and reference the rule number. The SP forms, tables, checklists, and guidance documents are available from the TCEQ, Air Permits Division web site at: www.tceq.texas.gov/permitting/air/nav/standard.html.

Most Standard Permits require registration with the commission's Office of Permitting, Remediation, and Registration in Austin. The facilities and/or changes to facilities can be registered by completing a Form PI-1S, "Registration for Air Standard Permit." This checklist should accompany the registration form to expedite any registration review.

<table>
<thead>
<tr>
<th>Rule</th>
<th>Questions/Description</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>116.610(a)(1)</td>
<td>Are there net emissions increases associated with this registration?</td>
<td>YES NO</td>
</tr>
<tr>
<td></td>
<td>If &quot;YES,&quot; will net emission increases of air contaminants from the project, other than those for which a National Ambient Air Quality Standard (NAAQS) has been established, meet the emission limits of § 106.261 or § 106.262?</td>
<td>YES NO</td>
</tr>
<tr>
<td></td>
<td>If &quot;NO,&quot; does the specific standard permit exempt emissions from this limit?</td>
<td>YES NO</td>
</tr>
</tbody>
</table>

Attach emissions summary and calculations:

<table>
<thead>
<tr>
<th>Rule</th>
<th>Questions/Description</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>116.610(a)(3)</td>
<td>Do any of the Title 40 Code of Federal Regulations Part (CFR) 60, New Source Performance Standards apply to this registration?</td>
<td>YES NO</td>
</tr>
<tr>
<td></td>
<td>If &quot;YES,&quot; list subparts:</td>
<td></td>
</tr>
<tr>
<td>116.610(a)(4)</td>
<td>Do any Hazardous Air Pollutant requirements apply to this registration?</td>
<td>YES NO</td>
</tr>
<tr>
<td></td>
<td>If &quot;YES,&quot; list subparts:</td>
<td></td>
</tr>
<tr>
<td>116.610(a)(5)</td>
<td>Do any maximum achievable control technology (MACT) standards as listed under 40 CFR Part 63 or Chapter 113, Subchapter C (National Emissions Standard for Hazardous Air for Source Categories) apply to this registration?</td>
<td>YES NO</td>
</tr>
<tr>
<td></td>
<td>If &quot;YES,&quot; list subparts:</td>
<td></td>
</tr>
<tr>
<td>116.610(a)(6)</td>
<td>Will additional emission allowances under Chapter 101, Subchapter H, Division 3, Emissions Banking and Trading, need to be obtained following this registration?</td>
<td>YES NO</td>
</tr>
<tr>
<td>116.611(a)(1-6)</td>
<td>Is the following documentation included with this registration:</td>
<td>YES NO</td>
</tr>
<tr>
<td></td>
<td>Emissions calculations including the basis of the calculations?</td>
<td>YES NO</td>
</tr>
<tr>
<td></td>
<td>Quantification of all emission increases and/or decreases associated with this project?</td>
<td>YES NO</td>
</tr>
<tr>
<td></td>
<td>Sufficient information demonstrating that this project does not trigger PSD or NNSR review?</td>
<td>YES NO</td>
</tr>
<tr>
<td></td>
<td>Description of efforts to minimize collateral emissions increases associated with this project?</td>
<td>YES NO</td>
</tr>
<tr>
<td></td>
<td>Process descriptions including related processes?</td>
<td>YES NO</td>
</tr>
<tr>
<td></td>
<td>Description of any equipment being installed?</td>
<td>YES NO</td>
</tr>
<tr>
<td>Rule</td>
<td>Question/Description</td>
<td>Response</td>
</tr>
<tr>
<td>--------------</td>
<td>--------------------------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>116.614</td>
<td>Are the required fee and a copy of the check or money order provided with the application?</td>
<td>Yes</td>
</tr>
<tr>
<td>116.615(1)</td>
<td>Will emissions from the facility comply with all applicable rules and regulations of the commission adopted under Texas Health and Safety Code, Chapter 382, and with the intent of the Texas Clean Air Act?</td>
<td>Yes</td>
</tr>
<tr>
<td>116.615(2)</td>
<td>Do you understand that all representations with regard to construction plans, operating procedures, and maximum emission rates in this registration become conditions upon which the facility will be constructed and operated?</td>
<td>Yes</td>
</tr>
<tr>
<td>116.615(3)</td>
<td>Do you understand that all changes authorized by this registration need to be incorporated into the facility’s permit if the facility is currently permitted under §116.110 (relating to Applicability)?</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td><strong>List all related permit numbers:</strong></td>
<td></td>
</tr>
<tr>
<td>116.615(9)617(e)(1)</td>
<td>Will all air pollution emission capture and abatement equipment be maintained in good working order?</td>
<td>Yes</td>
</tr>
<tr>
<td>116.615(10)</td>
<td>Will the facility comply with all applicable rules and regulations of the TCEQ, the Texas Health and Safety Code, Chapter 382, and the Texas Clean Air Act?</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Please enter your data in the shaded cells. Emission and control factors are listed at the end of the spreadsheet. More information on entries to the tables can be found in the Technical Guidance Package - Concrete Batch Plants.

Table 1: Plant Capacity

<table>
<thead>
<tr>
<th>Maximum Hourly Production, HP (yd^3/hr)</th>
<th>200</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Annual Production, AP (yd^3/yr)</td>
<td>936,000</td>
</tr>
</tbody>
</table>

Operating Schedule: 15 hr/day 6 day/week 52 week/year 4,680 hr/yr

*Note: Normal plant schedule is a 5 to 6 day work week with an occasional 7 day work week. A typical work day is 8 - 10 hours, but longer days may be required for very large jobs. The plant will not operate 15 hours/day for 365 days per year, but rather may operate for 15 hours on any given day during the year if necessary. In any case, the plant is not projected to operate any more than 4680 total hours per year.

Table 2: Vent Style Baghouse Emissions from Silos and Weigh Hopper (outlet grain loading method)

<table>
<thead>
<tr>
<th>Silo #1</th>
<th>Silo #2</th>
<th>Silo #3</th>
<th>Silo #4</th>
</tr>
</thead>
</table>
| ACFM of 90% is used to represent the efficiency of the shroud device.

**Notes:**

- Using acfm is a conservative estimate. See Appendix for tool to convert from acfm to scf.
- Maximum expected actual airflow for all silos is 850 cfm. Thus the ACFM used for calculations is a conservative method.

Operating hours = 200,000 cy/yr * 4000 lb concrete/cy * 1 ton/2000lb * 0.125 ton cement/ton concrete * 1 truck/25 tons * 45 min/truck / 60 min/hr

*Note: This operating hours calculation provides the hours of operation for all silos combined. In other words, for a 150,000 cy production year, the cumulative operating time for all silos combined would be about 1125 hours. Since it is assumed for calculations that each silo operates for 1125 hours/year individually, then this is a very conservative approach. Therefore, it is not necessary to figure in the small deviations due to the occasional substitution of flyash, or for occasional higher cement ratio mix designs.

Table 3: Vent Style Baghouse Emissions from Silos and Weigh Hopper (control device efficiency method)

<table>
<thead>
<tr>
<th>Silos*</th>
<th>Weigh hopper*</th>
</tr>
</thead>
<tbody>
<tr>
<td>HP (yd^3/hr)</td>
<td>200</td>
</tr>
<tr>
<td>AP (yd^3/yr)</td>
<td>936000</td>
</tr>
<tr>
<td>Manufacturer's Efficiency (%)**</td>
<td>99.5</td>
</tr>
<tr>
<td>Emission Factor, EF (lb/yd^3)</td>
<td>0.07</td>
</tr>
<tr>
<td>E3 (lb PM10/hr)</td>
<td>0.16</td>
</tr>
<tr>
<td>E4 (ton PM10/yr)</td>
<td>0.09</td>
</tr>
</tbody>
</table>

*Calculations are based on production of typical concrete recipes, regardless of the number of silos/hoppers.

**For this spreadsheet, enter any percentages as regular numbers, i.e. 99.9% would be 99.9

Table 4: Truck Loading Emissions

| HP (yd^3/hr) | 200 |
| AP (yd^3/yr) | 936000 |
| Control Factor, CF (see Table A) | 90 |
| Emission Factor, EF (lb/yd^3) | 0.04 |
| E5 (lb PM10/hr) | 0.80 |
| E6 (ton PM10/yr) | 1.87 |

*Note: The truck drop point is shrouded and vented to the central baghouse. Thus a control factor of 90% is used to represent the efficiency of the shroud device.
**Note:** This calculation does not convert to dry scf. Using acfm is a conservative estimate. See Appendix for tool to convert from acfm to descfm.

**Operating hours for baghouse were calculated on a materials throughput basis, as it is normally operated only when loading trucks.**

Operating hours = 200,000 clyr * 1 truck / 8 cly concrete * 10 minutes/truck * 1 hr / 60 minutes.

Operating hours = \[4680\] hrs

**Note: A more typical loading time for trucks is about 5 minutes, and a typical load is 10 yard/truck.**

These numbers would give total operating time as only 1250 hours. Thus, the operating hours shown above are a conservative estimate.

### TABLE 6: BATCH & CONTINUOUS DROP POINTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Type of Material*</th>
<th>Control Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drop No. 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sand, aggregate to hopper</td>
<td>S/A</td>
<td>washed</td>
</tr>
<tr>
<td>Aggregate to overhead bins</td>
<td>S/A</td>
<td>wet material</td>
</tr>
<tr>
<td>Overhead bins to weigh batcher</td>
<td>S/A</td>
<td>wet material</td>
</tr>
<tr>
<td>Weigh batcher to conveyor</td>
<td>S/A</td>
<td>xx</td>
</tr>
<tr>
<td>xx</td>
<td>S/A</td>
<td>xx</td>
</tr>
<tr>
<td>xx</td>
<td>S/A</td>
<td>xx</td>
</tr>
<tr>
<td>xxx</td>
<td>S/A</td>
<td>xx</td>
</tr>
<tr>
<td>10</td>
<td>S/A</td>
<td>xx</td>
</tr>
<tr>
<td>11</td>
<td>S/A</td>
<td>xx</td>
</tr>
<tr>
<td>12</td>
<td>S/A</td>
<td>xx</td>
</tr>
</tbody>
</table>

*Note: Sand, Washed Sand (WS), Aggregate, S/A, Sand/Aggregate, Washed Aggregate (WA)

### TABLE 7: DROP POINT EMISSIONS

Rule of thumb: Aggregate throughput equals 0.475 times yardage (sheet will calculate) 0.475

Rule of thumb: Sand throughput equals 0.31 times yardage (sheet will calculate) 0.31

Total 0.785

Rule of thumb: Cement throughput equals 0.125 times yardage.

Use the following to determine emission factors or see Table B

Emission factor based on drop point equation:

- Wind speed (Table D) 12
- % of moisture content 4
- PM EF(lb/ton) 0.00294
- PM10 EF(lb/ton) 0.0014

*Note: Typical wind speed for the Austin area is 9.2 mph (See Table D). Assuming 12 mph allows for a more conservative estimate of emissions due to wind agitation of material at drop points.

<table>
<thead>
<tr>
<th>Drop #1</th>
<th>Drop #2</th>
<th>Drop #3</th>
<th>Drop #4</th>
<th>Drop #5</th>
<th>Drop #6</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hourly throughput, AH (ton/hr)</td>
<td>314</td>
<td>314</td>
<td>314</td>
<td>314</td>
<td>314</td>
</tr>
<tr>
<td>Annual throughput, AY (ton/yr)</td>
<td>1469520</td>
<td>1469520</td>
<td>1469520</td>
<td>1469520</td>
<td>1469520</td>
</tr>
<tr>
<td>EF(PM) (lb/ton)</td>
<td>0.00294</td>
<td>0.00294</td>
<td>0.00294</td>
<td>0.00294</td>
<td>0.00294</td>
</tr>
<tr>
<td>EF(PM10) (lb/ton)</td>
<td>0.0014</td>
<td>0.0014</td>
<td>0.0014</td>
<td>0.0014</td>
<td>0.0014</td>
</tr>
<tr>
<td>CF (%)</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>100</td>
</tr>
<tr>
<td>E9 (lb/hr)</td>
<td>0.46</td>
<td>0.46</td>
<td>0.46</td>
<td>0.46</td>
<td>0.00</td>
</tr>
<tr>
<td>E10 (ton/yr)</td>
<td>1.08</td>
<td>1.08</td>
<td>1.08</td>
<td>1.08</td>
<td>0.00</td>
</tr>
<tr>
<td>E11 (lb/hr)</td>
<td>0.22</td>
<td>0.22</td>
<td>0.22</td>
<td>0.22</td>
<td>0.00</td>
</tr>
<tr>
<td>E12 (ton/yr)</td>
<td>0.51</td>
<td>0.51</td>
<td>0.51</td>
<td>0.51</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Subtotal 1.85

<table>
<thead>
<tr>
<th>Drop #7</th>
<th>Drop #8</th>
<th>Drop #9</th>
<th>Drop #10</th>
<th>Drop #11</th>
<th>Drop #12</th>
</tr>
</thead>
<tbody>
<tr>
<td>AH (ton/hr)</td>
<td>314</td>
<td>314</td>
<td>314</td>
<td>314</td>
<td>314</td>
</tr>
<tr>
<td>AY (ton/yr)</td>
<td>1469520</td>
<td>1469520</td>
<td>1469520</td>
<td>1469520</td>
<td>1469520</td>
</tr>
<tr>
<td>EF1 (lb/ton)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EF2 (lb/ton)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>CF5 (%)</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>E9 (lb/hr)</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>E10 (ton/yr)</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>E11 (lb/hr)</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>E12 (ton/yr)</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Total 4.32

*Note: Total is the sum of all drop point emissions.
TABLE 8: RAW MATERIAL STOCKES (Using stockpile equation)

<table>
<thead>
<tr>
<th>Source</th>
<th>Pollutant</th>
<th>lb/hr</th>
<th>ton/yr</th>
</tr>
</thead>
<tbody>
<tr>
<td>stack Silo #1</td>
<td>PM10</td>
<td>0.05</td>
<td>0.11</td>
</tr>
<tr>
<td>stack Silo #2</td>
<td>PM10</td>
<td>0.05</td>
<td>0.11</td>
</tr>
<tr>
<td>stack Silo #3</td>
<td>PM10</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>stack Silo #4</td>
<td>PM10</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>OR stack Silos</td>
<td>PM10</td>
<td>0.07</td>
<td>0.16</td>
</tr>
<tr>
<td>stack Weigh Hoppers</td>
<td>PM10</td>
<td>0.04</td>
<td>0.09</td>
</tr>
<tr>
<td>stack Truck Loading</td>
<td>PM10</td>
<td>0.80</td>
<td>1.87</td>
</tr>
<tr>
<td>stack Central Baghouse</td>
<td>PM10</td>
<td>0.46</td>
<td>1.08</td>
</tr>
<tr>
<td>Drop points PM10</td>
<td></td>
<td>1.85</td>
<td>4.32</td>
</tr>
<tr>
<td>PM10</td>
<td></td>
<td>0.88</td>
<td>2.06</td>
</tr>
<tr>
<td>Stockpiles</td>
<td>PM</td>
<td>0.38</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PM10</td>
<td>0.19</td>
<td></td>
</tr>
</tbody>
</table>

Total emissions = 7.87 tons/yr PM10 5.42 tons/yr PM10

TABLE A: CONTROL FACTORS FOR CONTINUOUS & BATCH DROP POINTS

<table>
<thead>
<tr>
<th>Control Method</th>
<th>Control Efficiency (%)</th>
<th>Control Factor (1 - ctrl eff)</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Wet material</td>
<td>50</td>
<td>0.5</td>
</tr>
<tr>
<td>Water</td>
<td>70</td>
<td>0.3</td>
</tr>
<tr>
<td>Chemicals/foam</td>
<td>80</td>
<td>0.2</td>
</tr>
<tr>
<td>Partial Enclosure (skirt)</td>
<td>85</td>
<td>0.15</td>
</tr>
<tr>
<td>Full enclosure (boot)</td>
<td>90</td>
<td>0.1</td>
</tr>
<tr>
<td>Enclosed by building</td>
<td>90</td>
<td>0.1</td>
</tr>
<tr>
<td>Washed Sand/gravel</td>
<td>98.5</td>
<td>0.015</td>
</tr>
<tr>
<td>Mfg. guarantee</td>
<td>—</td>
<td>—</td>
</tr>
</tbody>
</table>

TABLE B: EMISSION FACTORS

<table>
<thead>
<tr>
<th>Description</th>
<th>EF1 (lb PM/ton)</th>
<th>EF2 (lb PM10/ton)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front end loader into hopper</td>
<td>0.035</td>
<td>0.001</td>
</tr>
<tr>
<td>Any continuous or batch drop point</td>
<td>drop pt equation</td>
<td>drop pt equation</td>
</tr>
<tr>
<td>Any conveyor drop pt.</td>
<td>0.0001*</td>
<td>4.8E-05*</td>
</tr>
<tr>
<td>(wet suppression)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any conveyor drop pt.</td>
<td>0.00294*</td>
<td>0.0014*</td>
</tr>
<tr>
<td>(uncontrolled)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*These emission factors are extracted from AP-42, Chapter 11, Pam. 11.19.2m Table 11.19.2-2
<table>
<thead>
<tr>
<th>Control Method</th>
<th>Control Efficiency (%)</th>
<th>Control Factor (1 - Ctrl Eff)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Watering</td>
<td>70</td>
<td>0.3</td>
</tr>
<tr>
<td>Oiling</td>
<td>80</td>
<td>0.2</td>
</tr>
<tr>
<td>Chemical foam</td>
<td>85</td>
<td>0.15</td>
</tr>
<tr>
<td>Paved only-no maintenance</td>
<td>60</td>
<td>0.4</td>
</tr>
<tr>
<td>Paved and swept</td>
<td>90</td>
<td>0.1</td>
</tr>
<tr>
<td>Paved and watered</td>
<td>95</td>
<td>0.05</td>
</tr>
<tr>
<td>Paved and wet swept</td>
<td>98</td>
<td>0.02</td>
</tr>
<tr>
<td>Paved and foamed</td>
<td>99</td>
<td>0.01</td>
</tr>
<tr>
<td>Paved and vacuumed</td>
<td>99</td>
<td>0.01</td>
</tr>
</tbody>
</table>

Table D: Average Wind Speeds (Choose closest city to plant location)

<table>
<thead>
<tr>
<th>City</th>
<th>Speed (mph)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abilene</td>
<td>12.1</td>
</tr>
<tr>
<td>Amarillo</td>
<td>13.6</td>
</tr>
<tr>
<td>Austin</td>
<td>9.2</td>
</tr>
<tr>
<td>Brownsville</td>
<td>11.5</td>
</tr>
<tr>
<td>Corpus Christ</td>
<td>12.0</td>
</tr>
<tr>
<td>Dallas-Fort Worth</td>
<td>10.8</td>
</tr>
<tr>
<td>Del Rio</td>
<td>9.9</td>
</tr>
<tr>
<td>El Paso</td>
<td>9.0</td>
</tr>
<tr>
<td>Galveston</td>
<td>11.0</td>
</tr>
<tr>
<td>Houston</td>
<td>7.8</td>
</tr>
<tr>
<td>Lubbock</td>
<td>12.4</td>
</tr>
<tr>
<td>Midland</td>
<td>11.0</td>
</tr>
<tr>
<td>Port Arthur</td>
<td>9.8</td>
</tr>
<tr>
<td>San Angelo</td>
<td>10.4</td>
</tr>
<tr>
<td>San Antonio</td>
<td>9.4</td>
</tr>
<tr>
<td>Victoria</td>
<td>10.0</td>
</tr>
<tr>
<td>Waco</td>
<td>11.3</td>
</tr>
<tr>
<td>Wichita Falls</td>
<td>11.7</td>
</tr>
</tbody>
</table>

References
1. AP-42 Table 11.12-2

To convert ACFM to DSCFM:

<table>
<thead>
<tr>
<th>ACFM</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temp. of Exhaust (F)</td>
<td>0</td>
</tr>
<tr>
<td>C (percent)</td>
<td>20</td>
</tr>
<tr>
<td>Flow corrected (acfm dry)</td>
<td>0</td>
</tr>
<tr>
<td>Flow corrected (dscfm)</td>
<td>0</td>
</tr>
</tbody>
</table>

* Use 20 if not known.
**Texas Commission on Environmental Quality**

**Table 11**

**Fabric Filters**

Tables, checklists, and guidance documents pertaining to air quality permits are available from the Texas Commission on Environmental Quality (TCEQ) Air Permits Division (APD) Web site at www.tnrcc.state.tx.us/permitting/airperm.

1. Emission Point Number and name (from Process Flow Diagram): 14

2. Manufacturer and model number (if available): CON-E-CO / MODEL PJC-80

3. Name of source(s) or equipment being controlled: CEMENT WEIGH BATCHER VENT

4. Type of particulate controlled: CEMENT, FLY ASH PARTICULATE MATTER DUST

5. **GAS STREAM CHARACTERISTICS**

<table>
<thead>
<tr>
<th>Design Maximum Flow Rate (acfm)</th>
<th>Average Expected Flow Rate (acfm)</th>
<th>Gas Stream Temperature (°F)</th>
<th>Particulate Grain Loading (grain/scf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>173</td>
<td>VARIABLE</td>
<td>AMBIENT</td>
<td>Inlet:</td>
</tr>
<tr>
<td>Pressure Drop (inches of H₂O)</td>
<td>Water Vapor Content of Effluent Stream (lb water/lb dry air)</td>
<td>Fan Requirements</td>
<td>Outlet: &lt;0.01</td>
</tr>
<tr>
<td>ATMOSPHERIC</td>
<td>hp: NO FAN</td>
<td>ft³/min: N/A</td>
<td></td>
</tr>
</tbody>
</table>

6. **PARTICULATE DISTRIBUTION (By Weight)**

<table>
<thead>
<tr>
<th>Micron Range</th>
<th>Inlet (Percentage)</th>
<th>Outlet (Percentage)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0-0.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.5-1.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.0-5.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5-10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10-20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>over 20</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7. **FILTER CHARACTERISTICS**

<table>
<thead>
<tr>
<th>Filtering Velocity (acfm/ft² of Cloth)</th>
<th>Bag Diameter (inches)</th>
<th>Bag Length (feet)</th>
<th>Total Number of Bags</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.08</td>
<td>12.0 CARTRIDGE</td>
<td>1.33</td>
<td>2</td>
</tr>
</tbody>
</table>

8. Bag rows will be: □ Staggered    □ Straight

9. Will walkways be provided between banks of bags?: □ YES □ NO

10. Filtering material: ULTRA-WEB SYNTHETIC FIBER

11. Describe bag cleaning method and cycle.: HIGH PRESSURE AIR - PULSE JET ONE (1) CYCLE PER BATCH

12. Capital installed cost $ ____________  Annual operating cost $ ____________

Note: Attach the details regarding the principle of operation and an assembly drawing (front and top view) of the abatement device drawn to scale clearly showing the design, size and shape.

*If the device has bypasses, safety valves, etc., include in the drawing and specify when such bypasses are to be used and under what conditions.*

TCQE - 10179 [Revised 07-01-03]

Table 11 - This form for use by facilities subject to air quality permit requirements and may be revised periodically. (NSRG:7510 v3)
Texas Commission on Environmental Quality
Table 11
Fabric Filters

Tables, checklists, and guidance documents pertaining to air quality permits are available from the Texas Commission on Environmental Quality (TCEQ) Air Permits Division (APD) Web site at www.tnrcc.state.tx.us/permitting/airperm.

1. Emission Point Number and name (from Process Flow Diagram): 13

2. Manufacturer and model number (if available): CON-E-CO / MODEL PJC-300S

3. Name of source(s) or equipment being controlled: SILO TOP DUST COLLECTORS

4. Type of particulate controlled: CEMENT, FLY ASH PARTICULATE MATTER DUST

5. GAS STREAM CHARACTERISTICS

<table>
<thead>
<tr>
<th>Design Maximum Flow Rate (acfm)</th>
<th>Average Expected Flow Rate (acfm)</th>
<th>Gas Stream Temperature (°F)</th>
<th>Particulate Grain Loading (grain/scf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1520</td>
<td>550</td>
<td>AMBIENT</td>
<td>Inlet:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Outlet: &lt;0.01</td>
</tr>
<tr>
<td>Pressure Drop (inches of H₂O)</td>
<td>Water Vapor Content of Effluent Stream (lb water/lb dry air)</td>
<td>Fan Requirements</td>
<td></td>
</tr>
<tr>
<td>8 ATOMIC</td>
<td></td>
<td></td>
<td>hp: NO FAN</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>ft³/min: N/A</td>
</tr>
</tbody>
</table>

6. PARTICULATE DISTRIBUTION (By Weight)

<table>
<thead>
<tr>
<th>Micron Range</th>
<th>Inlet (Percentage)</th>
<th>Outlet (Percentage)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0-0.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.5-1.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.0-5.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5-10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10-20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>over 20</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7. FILTER CHARACTERISTICS

<table>
<thead>
<tr>
<th>Filtering Velocity (acfm/ft² of Cloth)</th>
<th>Bag Diameter (inches)</th>
<th>Bag Length (feet)</th>
<th>Total Number of Bags</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.625</td>
<td>8.0 CARTRIDGE</td>
<td>3.33</td>
<td>8</td>
</tr>
</tbody>
</table>

8. Bag rows will be: [ ] Staggered [x] Straight

9. Will walkways be provided between banks of bags?: [ ] YES [x] NO

10. Filtering material: ULTRA-WEB SYNTHETIC FIBER

11. Describe bag cleaning method and cycle: HIGH PRESSURE AIR - PULSE JET EVERY 60 SECONDS

12. Capital installed cost $ [ ] Annual operating cost $ [ ]

Note: Attach the details regarding the principle of operation and an assembly drawing (front and top view) of the abatement device drawn to scale clearly showing the design, size and shape.

If the device has bypasses, safety valves, etc., include in the drawing and specify when such bypasses are to be used and under what conditions.

TCEQ - 10179 [Revised 07-01-03]
Table 11 - This form for use by facilities subject to air quality permit requirements and may be revised periodically. (NSRG:7510 v3)
Texas Commission on Environmental Quality  
Table 11  
Fabric Filters

Tables, checklists, and guidance documents pertaining to air quality permits are available from the Texas Commission on Environmental Quality (TCEQ) Air Permits Division (APD) Web site at www.tnrcc.state.tx.us/permitting/airperm.

1. Emission Point Number and name (from Process Flow Diagram): 12

2. Manufacturer and model number (if available): CON-E-CO / MODEL PJC-900D

3. Name of source(s) or equipment being controlled: CENTRAL MIXER

4. Type of particulate controlled: CEMENT, FLY ASH AND AGGREGATE PARTICULATE DUST

5. **GAS STREAM CHARACTERISTICS**

<table>
<thead>
<tr>
<th>Design Maximum Flow Rate (acfm)</th>
<th>Average Expected Flow Rate (acfm)</th>
<th>Gas Stream Temperature (°F)</th>
<th>Particulate Grain Loading (grain/scf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5400</td>
<td>5400</td>
<td>AMBIENT</td>
<td>Inlet:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Outlet: &lt;0.01</td>
</tr>
<tr>
<td>Pressure Drop (inches of H₂O)</td>
<td>Water Vapor Content of Effluent Stream (lb water/lb dry air)</td>
<td>Fan Requirements</td>
<td></td>
</tr>
<tr>
<td>6 ATMspheric</td>
<td>hp: 10</td>
<td>ft³/min: 5400</td>
<td></td>
</tr>
</tbody>
</table>

6. **PARTICULATE DISTRIBUTION (By Weight)**

<table>
<thead>
<tr>
<th>Micron Range</th>
<th>Inlet (Percentage)</th>
<th>Outlet (Percentage)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0-0.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.5-1.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.0-5.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5-10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10-20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>over 20</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7. **FILTER CHARACTERISTICS**

<table>
<thead>
<tr>
<th>Filtering Velocity (acfm/ft² of Cloth)</th>
<th>Bag Diameter (inches)</th>
<th>Bag Length (feet)</th>
<th>Total Number of Bags</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.49</td>
<td>8.0 CARTRIDGE</td>
<td>6.5</td>
<td>12</td>
</tr>
</tbody>
</table>

8. Bag rows will be: [ ] Staggered  [X] Straight

9. Will walkways be provided between banks of bags?: [ ] YES  [X] NO

10. Filtering material: ULTRA-WEB SYNTHETIC FIBER

11. Describe bag cleaning method and cycle.: HIGH PRESSURE AIR - PULSE JET EVERY 120 SECONDS

12. Capital installed cost $ ____________________________  Annual operating cost $ ____________________________

Note: Attach the details regarding the principle of operation and an assembly drawing (front and top view) of the abatement device drawn to scale clearly showing the design, size and shape.

If the device has bypasses, safety valves, etc., include in the drawing and specify when such bypasses are to be used and under what conditions.

TCEQ - 10179 [Revised 07-01-03]
Table 11 - This form for use by facilities subject to air quality permit requirements and may be revised periodically. (NSRG:7510 v3)
The following table is designed to help you confirm that you meet the requirements of Title 30 Texas Administrative Code Chapter 116. Tables, checklists, and guidance documents pertaining to air quality permits are available from the Texas Commission on Environmental Quality Air Permits Division website at http://www.tceq.texas.gov/permitting/air/air_permits.html.

<table>
<thead>
<tr>
<th>Please Complete the Following</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Company Name:</strong> Redi-Mix, LLC</td>
</tr>
<tr>
<td><strong>Plant identification or name:</strong> Redi-Mix Terry-O Lane CBP</td>
</tr>
<tr>
<td><strong>Type of plant:</strong> ☑ Permanent  ☐ Temporary  ☐ Specialty Mix</td>
</tr>
<tr>
<td><strong>Type of batching that will be accomplished:</strong> ☑ Dry  ☐ Wet (Rotary Mix Truck)  ☐ Central Mix</td>
</tr>
<tr>
<td><strong>Maximum production rates:</strong> 200 cubic yards/hour  936,000 cubic yards/year</td>
</tr>
<tr>
<td><strong>Maximum operations:</strong> 15 hours/day  6 days/week  52 weeks/year  4,680 hour/year</td>
</tr>
<tr>
<td><strong>Does the facility operate at night?</strong> ☑ YES  ☐ NO</td>
</tr>
<tr>
<td><strong>Is a completed Table 11 “Fabric Filters,” submitted with this application for each fabric filter?</strong> ☑ YES  ☐ NO</td>
</tr>
</tbody>
</table>

**Silo Information:**

- **How many silos will this plant have?** Two (2)
- **What is the volume of each silo (cubic feet)?** #1 = 1,308 cubic feet; #2 = 2,260 cubic feet

**Explain the method of loading silo(s):**

- Silos are loaded by pneumatic tanker truck that use external PTOs to blow cement through a fill pipe into the top of each silo.

**Is each silo equipped with overload warning device?** ☑ YES  ☐ NO

**What type of abatement device will be used on silo vent(s)? Dust collectors with particulate filters.**

**How will the batch drop to truck or central mixer be controlled to prevent dust emissions?**

- ☑ Suction shroud with exhaust air to central fabric filter (If checked, attach a completed Table 11, “Fabric Filters.”)
- ☐ Flexible discharge spouts with water fog ring (If checked, attach design drawing.)
- ☐ Other type of abatement device (If checked, explain in detail and attach design-drawing.)

**What is the distance from the water fog ring or central bag house stack to the nearest property line (ft.):** 185

**How will the cement weigh hopper be vented?**

- ☐ Cement Fly Ash Silo Fabric Filter (If checked, attach a completed Table 11, “Fabric Filters.”)
- ☐ Central Fabric Filter (If checked, attach a completed Table 11, “Fabric Filters.”)
- ☑ Other (Please indicate) Cement Weigh Batcher Fabric Filter(s)
The following table is designed to help you confirm that you meet the requirements of Title 30 Texas Administrative Code Chapter 116. Tables, checklists, and guidance documents pertaining to air quality permits are available from the Texas Commission on Environmental Quality Air Permits Division website at http://www.tceq.texas.gov/permitting/air/air_permits.html.

Please Complete the Following (continued)

Will the sand and aggregate be washed prior to delivery at your facility?  ☒ YES  ☐ NO

What is the number of acres or square feet which will be covered by aggregate stockpiles?

| 0.35 acres | 15,246 square feet |

Water sprays will be used at the following locations:

- ☒ Stockpiles
- ☐ Aggregate Bin Outlets
- ☐ Convey or Transfer Points
- ☐ Screens

How will plant roads be treated to prevent dust emissions?

- ☐ Paved and Cleaned (asphalt or concrete)
- ☐ Chemical Sprayed
- ☐ Water Sprinkled
- ☐ Gravel

- ☒ Paved and Vacuumed

Is there a generator or engine on site?  ☐ YES  ☒ NO

[Note: If "YES," complete generator information below and submit a completed Table 29 entitled, "Reciprocating Engines."]

Generator Information

Make and model:

- Maximum rated horsepower:

Fuel type:

- Percentage of sulfur content:

Annual hours of operation:

Distance to nearest property line (feet):

NOx rating (specify in units):

Fabric Filter

Fabric filter name or EPN: DFO ULTRA-WEB SYNTHETIC FIBER

Manufacturer's represented efficiency (%): 99.9%

Micron level(s) evaluated:
Air Quality Standard Permit for Concrete Batch Plants with Enhanced Controls  
Effective Date August 16, 2004

This air quality standard permit authorizes concrete batch plant facilities which meet all of the conditions listed in sections (1) through (3).

(1) Administrative Requirements

(A) Any concrete batch plant authorized under this standard permit must be registered in accordance with 30 TAC § 116.611, Registration to Use a Standard Permit. Owners or operators must submit a completed current PI-1S-CBP, Table 20 and a Concrete Batch Plant with Enhanced Controls Standard Permit checklist and a scaled plot plan of the plant site. Facilities which meet the conditions of this standard permit do not have to meet the emissions and distance limitations listed in 30 TAC § 116.610(a)(1), Applicability.

(B) Registration applications must comply with 30 TAC § 116.614 “Standard Permit Fees.”

(C) No owner or operator of a concrete batch plant is permitted to begin construction and/or operation without obtaining written approval from the executive director. The time period in 30 TAC § 116.611(b) (45 days) does not apply to facilities registering under this permit. Start of construction of any facility registered under this standard permit must comply with 30 TAC § 116.120 and commence construction within 18 months of written approval from the TCEQ.

(D) Applicants are not required to submit air dispersion modeling as a part of any concrete batch plant standard permit application.

(E) The following production records must be maintained on site for a rolling 24-month period while the plant is in operation:

(i) production rates for each hour of operation demonstrating compliance with (3)(H); and

(ii) other records as required by 30 TAC 101.201 and § 101.211.

(F) For the purposes of this standard permit, a “site” is defined as one or more contiguous or adjacent properties which are under common control of the same person (or persons under common control).

(2) Public Notice

(A) An application for authorization to construct and operate a concrete batch plant under this standard permit is not subject to the public notice requirements in 30 TAC Chapter 39 Subchapters H & K.

(B) For authorization to use this standard permit, an applicant must publish notice under this section not later than the earlier of:

(i) the 30th day after the date the applicant receives written notice from the executive director that the application is technically complete; or

(ii) the 75th day after the date the executive director receives the application.

(C) The applicant must publish notice at least once in a newspaper of general circulation in the municipality in which the plant is proposed to be located or in the municipality nearest to the proposed location of the plant. If the elementary or middle school nearest to the proposed plant provides a bilingual education program as required by Subchapter B, Chapter 29, Education Code, the applicant must also publish the notice at least once in an additional publication of general circulation in the municipality or county in which the plant is proposed to be located that is published in the language taught in the bilingual education program. This requirement is waived if such a publication does not exist or if the publisher refuses to publish the notice.
(D) The notice must include:
   (i) a brief description of the proposed location and nature of the proposed plant;
   (ii) a description, including a telephone number, of the manner in which the executive
director may be contacted for further information;
   (iii) a description, including a telephone number, of the manner in which the applicant may
be contacted for further information;
   (iv) the location and hours of operation of the commission's regional office at which a
copy of the application is available for review and copying; and
   (v) a brief description of the public comment process, including the time and location of
the public hearing, and the mailing address and deadline for filing written comments.

(E) The public comment period begins on the first date notice is published under Subsection
(2)(B) and extends to the close of the public hearing.

(F) A public hearing must be held not less than 30 days and not more than 45 days after the
first date notice is published under Subsection (2)(B). The public hearing must be held in the
county in which the plant is proposed to be located.

(G) A public hearing held under this standard permit is not an evidentiary proceeding. Any
person may submit an oral or written statement concerning the application at the public
hearing.

(H) Not later than the 35th day after the date the public hearing is held, the executive director
will approve or deny the application for authorization to use the standard permit. The
executive director must base the decision on whether the application meets the
requirements of this standard permit. The executive director must consider all comments
received during the public comment period and at the public hearing in determining whether
to approve the application. If the executive director denies the application, the executive
director must state the reasons for the denial and any modifications to the application
necessary for the proposed plant to qualify for the authorization.

(I) The executive director will issue a written response to any public comments received
related to the issuance of an authorization to use the standard permit at the same time as or
as soon as practicable after the executive director grants or denies the application. Issuance
of the response after the granting or denial of the application does not affect the validity of
the executive director's decision to grant or deny the application. The executive director
will:
   (i) mail the response to each person who filed a comment; and
   (ii) make the response available to the public.

(3) Design and Operating Requirements

(A) Each cement/fly ash storage silo and weigh hopper must be equipped with a fabric or
cartridge filter or vented to a fabric or cartridge filter system.

(B) Fabric or cartridge filters and collection systems must meet all of the following:
   (i) each fabric filter or cartridge filter, and its associated collection system, and any
suction shroud must be maintained and operated properly with no tears or leaks;
   (ii) excluding the suction shroud filter system, each filter system must be designed to
meet an outlet grain-loading standard of at least 0.01 grains/dry standard cubic foot;
   (iii) each filter system and each mixer-loading and batch truck-loading emissions control
device must meet a performance standard of no visible emissions exceeding 30
seconds in a five-minute period as determined using United States Environmental
Protection Agency Test Method 22 as that method existed on September 1, 2003;
   (iv) if a cement or fly ash silo is filled during non-daylight hours, the silo filter system
exhaust must be sufficiently illuminated to enable a determination of compliance with
the performance standard described by (3)(B)(iii) of this permit;

(C) Conveying systems for the transfer of cement or fly ash must meet all of the following:
(i) the conveying system for the transfer of cement or fly ash to and from each storage silo must be totally enclosed, operated properly, and maintained without any tears or leaks; and

(ii) except during cement or fly ash tanker connection or disconnection, each conveying system for the transfer of cement or fly ash must meet the performance standard described in paragraph (3)(B)(ii) of this permit.

(D) A warning device must be installed on each bulk storage silo.

(i) The warning device must be designed to alert the operator in sufficient time for the operator to stop loading operations before the silo is filled to a level that may adversely affect the pollution abatement equipment; and

(ii) if filling a silo results in failure of the pollution abatement system or failure to meet the performance standard described by paragraph (3)(B)(iii) of this standard permit, the failure must be documented and reported to the commission following the requirements of 30 TAC § 101.201 or § 101.211, as appropriate.

(E) Each road, parking lot, or other area at the plant site that is used by vehicles must be paved with a cohesive hard surface that is properly maintained, cleaned, and watered so as to minimize dust emissions.

(F) Each stockpile must be sprinkled with water or dust-suppressant chemicals or covered so as to minimize dust emissions.

(G) Material used in the batch that is spilled must be immediately cleaned up and contained or dampened so as to minimize dust emissions.

(H) The production of concrete at the site must not exceed 300 cubic yards per hour.

(I) A suction shroud or other pickup device must be installed at the batch drop point or, in the case of a central mix plant, at the drum feed, and vented to a fabric or cartridge filter system with a minimum capacity of 5,000 cubic feet per minute of air.

(J) The bag filter and capture system must be properly designed to accommodate the increased flow from the suction shroud and achieve a control efficiency of at least 99.5 percent.

(K) The following distance limitations must be met:

(i) the suction shroud baghouse exhaust must be more than 100 feet from any property line;

(ii) stationary equipment, stockpiles, and vehicles used at the plant, except for incidental traffic and vehicles as they enter and exit the site, must be located or operated more than 100 feet from any property line; and

(iii) if the plant is located in an area that is not subject to municipal zoning regulation, the central baghouse must be located at least 440 yards from any building used as a single or multifamily residence, school, or place of worship at the time the standard permit registration is filed with the commission.

(L) In lieu of meeting the distance requirements for roads and stockpiles of (3)(K)(ii), the following must be followed:

(i) each road, parking lot, and other traffic area is bordered by dust-suppressing fencing or another barrier at least 12 feet high; and

(ii) each stockpile located within the applicable distance of a property line is contained within a three-walled bunker that extends at least two feet above the top of the stockpile.
February 22, 2013

Dear Mr. McCowen:

This letter is in response to your letter dated 2/12/13 concerning the operation of the above-referenced facility.

The submitted letter confirms that the planned start-up and shutdown activities and associated emissions have been registered and are included in the emissions authorization. The facility continues to be in compliance with all the requirements of Standard Exemption 71. Any maintenance activities not associated with the underlying PBR authorization can be claimed under 30 TAC §116.119 or §106.263 which do not need to be registered.

Meeting and complying with these requirements enables the facility to be registered or claimed under a permit by rule. Facility owners or operators must retain records containing sufficient information to demonstrate compliance as required in 30 TAC 106.8. Specifically 30 TAC § 106.263 requires documentation must be separate and distinct from records maintained for any other air authorization. Records must identify all maintenance, start-up, or shutdown activities and temporary maintenance facilities. All emissions covered by 30 TAC § 106.263 are limited to, collectively and cumulatively, less than any applicable emission limit under 30 TAC § 106.4(a)(1) - (3) in any rolling 12-month period. As a reminder, it is the responsibility of the owner/operator of these facilities to demonstrate compliance with all rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and the U.S. Environmental Protection Agency.
If you need further information or have questions, please contact Ms. Amanda Berry at (512) 239-5708 or write to the Texas Commission on Environmental Quality, Office of Air, Air Permits Division, MC-163, P.O. Box 13087, Austin, Texas 78711-3087. This action is taken under authority delegated by the Executive Director of the TCEQ.

Sincerely,

Anne M. Inman, P.E., Manager
Rule Registrations Section
Air Permits Division

cc: Sustainability Officer, Office of Sustainability, City of Austin, Austin
    Toxicologist - Office of Director, Public Health Response Epidemiology and Surveillance, Austin-Travis County Health and Human Services Department, Austin
    Air Section Manager, Region 11 - Austin

Project Number: 189244
02/22/2013 ——— NSR IMS - PROJECT RECORD

PROJECT#: 189244  PERMIT#: 13122  STATUS: PENDING  DISP CODE: C
RECEIVED: 02/13/2013  PROJTYPE: REVISION  A UTHYPE: PBR
RENEWAL:
PROJECT ADMIN NAME: MSS ACTIVITIES
PROJECT TECH NAME: CENTEX MATERIALS SOUTH PLANT

Assigned Team: RULE REG SECTION

STAFF ASSIGNED TO PROJECT:
GLASPIE-FELIX, SHELIA - REVIEWR1_2 - AP INITIAL REVIEW
BERRY, AMANDA - REVIEW ENG - RR TEAM

CUSTOMER INFORMATION (OWNER/OPERATOR DATA)
ISSUED TO: CENTEX MATERIALS LLC
COMPANY NAME: Centex Materials LLC
CUSTOMER REFERENCE NUMBER: CN600337434

REGULATED ENTITY/SITE INFORMATION
REGULATED ENTITY NUMBER: RN100250273  ACCOUNT: TH0021D
PERMIT NAME: CENTEX MATERIALS SOUTH PLANT

REGULATED ENTITY LOCATION: 817 E SAINT ELMO RD
REGION 11 - AUSTIN  NEAR CITY: AUSTIN  COUNTY: TRAVIS

CONTACT DATA

CONTACT NAME: MR RODNEY MCCOWEN  CONTACT ROLE: RESPONSIBLE OFFICIAL
JOB TITLE: ENVIRONMENTAL MANAGER  ORGANIZATION: CENTEX MATERIALS LLC
MAILING ADDRESS: 3019 ALVIN DEVANE BLVD , BLDG 1 STE 100, AUSTIN, TX, 78741-7422
PHONE: (512) 460-3003 Ext: 241
FAX: (512) 444-9808 Ext: 0

PROJECT NOTES:
02/20/2013  NO SR REQUIRED - CR/SOS/DFC DONE 2/14/13 - NOT ON APWL - DOCUMENT POSTMARKED 2/12/13

PERMIT NOTES:

TRACKING ELEMENTS:

<table>
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<tr>
<th>TE Name</th>
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<th>Complete Date</th>
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UNIT TYPES:

Project Unit Type:

Permit Unit Type:

PROJECT RULES:

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<tr>
<th>Unit Desc</th>
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<th>Request Type</th>
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<tr>
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<td>71 -</td>
<td>ADD</td>
<td>Y</td>
<td>APPROVE</td>
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PROJECT ATTRIBUTES:

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02/20/2013  NSR IMS - PROJECT RECORD

PROJECT#: 189244  PERMIT#: 13122  STATUS: PENDING  DISP CODE: 
RECEIVED: 02/13/2013  PROJ/TYPE: REVISION  AUTHTYPE: EXEMPT  ISSUED DT: 
RENEWAL: 
PROJECT ADMIN NAME: MSS ACTIVITIES  
PROJECT TECH NAME: CENTEX MATERIALS SOUTH PLANT

Assigned Team: RULE REG SECTION

STAFF ASSIGNED TO PROJECT:
GLASIE-FELIX , SHEILA - REVIEW 1_2 - AP INITIAL REVIEW
TEAM LEADER , RR - REVIEW ENG - RULE REG SECTION

CUSTOMER INFORMATION (OWNER/OPERATOR DATA)
ISSUED TO: CENTEX MATERIALS LLC
COMPANY NAME: Centex Materials LLC
CUSTOMER REFERENCE NUMBER: CN800397434

REGULATED ENTITY/SITE INFORMATION
REGULATED ENTITY NUMBER: RN103260273  ACCOUNT: TH0021D
PERMIT NAME: CENTEX MATERIALS SOUTH PLANT
REGULATED ENTITY LOCATION: 817 E SAINT ELMO RD
REGION 11 - AUSTIN  NEAR CITY: AUSTIN  COUNTY: TRAVIS

CONTACT DATA
CONTACT NAME: MR RODNEY MCCOWEN  CONTACT ROLE: RESPONSIBLE OFFICIAL
JOB TITLE: ENVIRONMENTAL MANAGER  ORGANIZATION: CENTEX MATERIALS LLC
MAILING ADDRESS: 3019 ALVIN DEVANE BLVD , BLDG 1 STE 100, AUSTIN, TX, 78741-7422
PHONE: (512) 460-3003 Ext: 241
FAX: (512) 444-9809 Ext: 0

PROJECT NOTES:
02/20/2013  NO SR REQUIRED - CRS/SOS/DFC DONE 2/14/13 - NOT ON APWA - DOCUMENT POSTMARKED 2/12/13

PERMIT NOTES:

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Permit Unit Type:

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</thead>
<tbody>
<tr>
<td>MSS- 101.222(H)(1)</td>
<td>F</td>
</tr>
</tbody>
</table>
Call to: Rodney McCourten 2/14/13
Date of call: 2/14/13
Phone no.: (512) 460-3003 x 241

Call from: 
File no.: 
Subject: 

Information for file:
LeRoi listed but no permit numbers provided per applicant - the following permits are for MSS

1. Buda Plant - 17108, 3720, 30836
2. South Plant - 14416, 18997, 13122
3. Round Rock Plant - 18996
4. Manor Plant - 74150
5. Oak Hill Plant - X15792
6. Volente Plant - X4729

Signed

TCEQ-0225 (Rev. 06-30-03)
February 12, 2013

Mr. Mike Wilson, P.E.
Division Director, TCEQ Air Permits Division, MC-163
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

Re: MSS Emissions Update and Notification
Centex Materials, LLC
Customer Reference Number: CN600134738

Dear Mr. Wilson:

In accordance with the TCEQ policy to incorporate Maintenance, Startup and Shutdown Emissions (MSS emissions) into minor new source review air quality permits, we submit this letter on behalf of Centex Materials, LLC, (Centex) regulated facilities in Hays, Travis, and Williamson Counties. The emissions from Centex’s operations are no greater during startup and shutdown than emissions during normal operations. For this reason, any permits or permits-by-rule (PBRs) can be altered to add the standard startup and shutdown language for this type of operation. Any emissions generated from planned maintenance activities will be de minimis or could be authorized by an existing PBR. Specifically, it is anticipated that these emissions will be authorized under 30 Texas Administrative Code (TAC) § 116.119 or § 106.263. The MSS emissions for startup and shutdown are for the following facilities:

1. Buda Plant Quarry – CN600397434; RN102190592. This is a limestone crushing and processing facility and a ready-mix concrete plant. It is currently under self-audit according to HB571 and 30 TAC Chapter 342. The read-mix concrete plant is authorized by historical Standard Exemption 71 (Registration No. 30836).

2. Centex Materials South Plant – CN600397434; RN100250273. This is a ready-mix concrete batch plant.

3. Centex Materials Round Rock – CN600397434; RN102198017. This is a ready-mix concrete batch plant.

4. Centex Materials Manor – CN600397434; RN104442702. This is a ready-mix concrete batch plant.
5. Centex Materials Oak Hill – CN600397434; RN102208782. This is a ready-mix concrete batch plant.

6. Centex Materials Volente – CN600397434; RN102771490. This is a ready-mix concrete batch plant.

Centex will meet and comply with the necessary requirements of the applicable PBRs to demonstrate compliance with meeting the MSS emissions provisions of the TCEQ’s rules. Maintenance activities may include general maintenance, such as painting and abrasive blasting (30 TAC § 106.263), and other specific activities that will be authorized under a facility-specific PBR (e.g., 30 TAC § 106.227 – Soldering, Brazing, and Welding; § 106.265 - Hand-Held and Manually Operated Machines; and § 106.412 – Fuel Dispensing). Each regulated facility will continue to maintain records containing sufficient information to demonstrate compliance as required by 30 TAC § 106.8. These records will include such records to identify all maintenance, startup, or shutdown activities, including any temporary maintenance. Should you or any person in the Mechanical/Ag Team have any questions, please do not hesitate to contact me directly at (512) 460-3003, extension 241.

Sincerely,

Rodney McCowen, Environmental Manager
Centex Materials, LLC

CC: Mr. Mike Gould, TCEQ Air Permits Division, MC-163
    Mr. Chris Pepper, Winstead PC, Austin, TX
Mr. Mike Wilson, P.E.
PO Box 13087
Austin, TX 78711-3087
AIR PERMIT AND/OR EXEMPTION: n.m.

AIR ACCOUNT #: TH0021D

AIR PERMIT OR EXEMPTION #: 18997

FILE TYPE: E

VOL#: 1

INCLUSIVE DATES: 1973-1995

Media Code/Format: M

☐ Microfiche
☐ Roll Microfilm
TEXAS AIR CONTROL BOARD

GENERAL PERMIT INFORMATION
PERMIT: 1997 ENGR: REGION 03
ISSUED TO: CONNX MATERIALS INC.
UNIT NAME: CONCRETE BATCH PLANT
OPERATING SCHEDULE: 12.0 HRS/DAY 5 DAYS/WK 52 WKS/yr
LAT: 30-12-52 LON: 97-45-27 REGION: 3 COUNTY: TRAVIS
NEAR CITY: AUSTIN LOC: #17 E. ST. ELMO

PERSON: LEWIS KUTSCHKE ADDRESS: P.O. BOX 2252
TITLE: VP/OPER ADDRESS 2:
CITY: AUSTIN STATE: TX ZIP: 78757 PHONE: (512) 327-3852

APPLICATION
APPLICATION RECD: 06-10-83 SUPP INFO RECD: CONSTRUCTION PERMIT:
TYPE (C, S, X): C (X) OPERATING PERMIT:
C=PERMIT S=SPECIAL X=EXEMPT
SUPP INFO RECD: APPLICATION RECD:
REGION COMM REQ: PERMITS COMM REQ:
REGION COMM RECD: PERMITS COMM RECD:
DISP (I, O, S, X): (X) AUTH: AP-22-83 DENIED:
CONSI START:

PERMIT AMENDED:

REMARKS:

OTHER PERMIT DATES:
APL/PERMIT VOID/DL:
APP ON HOLD UNTIL:
CONSI STOPPED UNTIL:
VOID/HOLD CODES:
REASON:
CR-COMPANY REQUEST
PD-DATA DELAY
TI-TIME EXPIRED
RE-REISSUED
NR-NO RESPONSE

PERMIT TYPES/STANDARDS:
C=MAJOR SOURCE/100 I/F:
TOTAL TO:
MAJOR MODIFICATION:
NON-ATTAIN REVIEW:
INSIGNIFICANT EMISSION:
FUEL CONVERSION:

AIR CONTAMINANT INFORMATION:
NAME CODE MAX ALLOWABLE RATE ACTUAL INCREMENT
LBS/HR IONS/YR IONS/YR IONS/YR
August 22, 1988

COMPLIANCE DIVISION

Mr. Lewis R. Kutscher
Vice President, Operations
CENTERTEX MATERIALS, INCORPORATED
Post Office Box 224
Austin, Texas 78768

Re: Permit Exemption R-18997
Concrete Batch Plant
Round Rock, Travis County
Account No. Ty-0021-0

Dear Mr. Kutscher:

This is in reference to your request to continue operating your concrete batch plant under Standard Exception No. 71 at your existing site at 917 East St. Fing Street in Austin, Travis County. The information submitted in support of your request has been evaluated and it has been determined that your facility appears to meet the qualifications of Standard Exception No. 71 (100% Compliance). Based upon the evidence presented and information gathered in this office, the Executive Director has determined that authorization can be granted to continue operating this facility under this standard exemption.

This authorization is contingent upon continued compliance with the requirements of this exemption. You are reminded that regardless of whether a construction permit is required, this facility must be in compliance with all rules and regulations of the Texas Air Control Board at all times.
We wish to advise you that we are voiding existing permit R-550. If you have further questions concerning this exemption, please contact Mr. Steve Belyea or Mr. Ralph Bowler of my staff.

Sincerely,

ORIGINAL SIGNED BY

EUGENE FULTON

Eugene Fulton
Regional Director, Region III
Texas Air Control Board
900 West State Highway 6
Haco, Texas 76712-3775
Telephone: 817/772-4240

Enclosure

cc: Mr. Steve Belyea, Region 9, Austin Base
   Mr. Sabino Gomez, N.P.M., Director, Compliance Division, Austin
   Mr. Fred Rodgers, P.H.E., Executive Officer, Environmental Health
   Services Division, Austin-Travis County Health Department
   Mr. Austan Librach, Director of Environmental Protection,
   City of Austin

EF/RS:kg
August 22, 1988

Mr. Lewis H. Kutsche
Vice President, Operations
CENTEX MATERIALS, INCORPORATED
Post Office Box 2252
Austin, Texas 78763

To: Permit Exemption X-18907
Concrete Batch Plant
Round Rock, Travis County
Account No. TX-0021-0

Dear Mr. Kutsche:

This is in reference to your request to continue operating your concrete batch plant under standard exemption No. 71 at your existing site at 217 East St. Paul Street in Austin, Travis County. The information submitted in support of your request has been evaluated and it has been determined that your facility appears to meet the qualifications of a standard exemption (No. 71 from the list). Based upon the evidence presented and information furnished by this office, the Executive Director has determined that authorization can be granted to continue operating this facility under this standard exemption.

This authorization is contingent upon continued compliance with the requirements of this exemption. You are advised that regardless of whether a construction permit is required, this facility must be in compliance with all rules and regulations of the Texas Air Control Board at all times.
Mr. Lewis H. Kutscher

August 22, 1998

We wish to advise you that we are voiding existing permit R-560. If you have further questions concerning this exception, please contact Mr. Steve Belyea or Mr. Ralph Fowler of my staff.

Sincerely,

[Signature]

Eugene Fulton
Regional Director, Region III
Texas Air Control Board
800 West State Highway 6
Waco, Texas 76712-3775
Telephone: 817/772-9240

Enclosure

cc: Mr. Steve Belyea, Region 3, Austin Base
    Mr. Sabino Gomez, M.P.H., Director, Compliance Division, Austin
    Mr. Fred Rodgers, R.L., Executive Officer, Environmental Health
    Services Division, Austin-Travis County Health Department
    Mr. Austan Librach, Director of Environmental Protection,
    City of Austin

EF/RB:kg
I. Company Name: CENTER MATERIALS, INC.
   (Corporation, Company, Government Agency, Firm, etc.)
   Mailing Address: P.O. BOX 2252, AUSTIN, TEXAS 78768
   Individual Authorized to Act for Applicant: Name: LOUIS KUTSCHE Title: VP - OPERATIONS
   Address: P.O. BOX 2252, AUSTIN, TEXAS 78768
   Telephone: (512) 327-3652

II. LOCATION OF EXEMPT FACILITY
   (Latitude and Longitude must be to the nearest second):
   Name of Plant or Site: SOUTH
   Nearest City: AUSTIN
   County: DAVID
   Street Address (If Available): 817 E. ST. ELMO
   Latitude: 30° 12' 52" Longitude: 97° 45' 27"
   SITE REQUIREMENTS:
   A. Submit a plot plan to scale of the property showing the location of plant boundaries, plant equipment, and surrounding area.
   B. Furnish an area map showing the facility location relative to highways and towns.

III. TYPE OF FACILITY:
   A. Applicable Standard Exemption Number from TACB List
   B. Name of Facility and Company's Facility Number: CENTER MATERIALS, INC. South Plant #9
   C. TACB Account Identification Number
   D. Previous Exemption or Permit Number
   E. Operating Schedule: Hours/day: 24 Days/week: 5 Weeks/year: 52
   F. Proposed Start of Construction: Date: (Date) Operation: bnali
   G. Permanent ☐ Portable ☑

IV. PROCESS INFORMATION
   Description of Process: Prepare and attach a written description of the exempt process. The description must be in sufficient detail to indicate that the facility will conform to the specified exemption.

V. EMISSIONS DATA
   Furnish a description of the basis for emission rates including fugitives.
   (Calculations, emission factors, measurement, NSPS, etc.)

<table>
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<tr>
<th>Emission Point Number</th>
<th>Name of Source</th>
<th>Name of Air Contaminant</th>
<th>Emission Rate of Each Air Contaminant</th>
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<td>CEMENT</td>
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<tr>
<td>WEIGH HOPPER</td>
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<td>CEMENT</td>
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<tr>
<td>BATCH DROP</td>
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<td>CEMENT</td>
<td>2.06</td>
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<tr>
<td>ROADS</td>
<td></td>
<td>CEMENT</td>
<td>.63</td>
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</tbody>
</table>

VI. A copy of the application is being sent to the Regional Office of the Texas Air Control Board: ☐ Yes ☐ No

VII. I, LOUIS K. KUTSCHE, VICE PRESIDENT
    (Name) (Title)
    state that I have knowledge of the facts herein set forth and that the same are true and correct to the best of my knowledge and belief. I further state that to the best of my knowledge and belief, the project will satisfy the conditions and limitations of the indicated exemption. The facility will operate in compliance with all Regulations of the Texas Air Control Board and with Federal Environmental Protection Agency Regulations governing air pollution.
    DATE 0-6-88
    SIGNATURE
## TABLE 20
### CONCRETE BATCHING PLANTS

1. What type of batching will be accomplished?  (Check one)  
   - □ Wet (Rotary mixing trucks)  
   - □ Dry (Flat bed trucks with segregated material compartments)  
   - □ Central mix (Batching at plant site)  

2. Plant production rate:  \( 80 \text{ yd}^3/\text{hr.} \)

3. Will the sand and aggregate be washed before delivery to your facility?  
   - Yes □  
   - No □

4. Explain the method of moving aggregate from storage piles to storage bins located above aggregate weigh hopper:  
   - Material will be dumped into hopper and conveyed to bulk storage bins.  
   - Material will then be conveyed to bins above weigh hopper.

5. Will water sprays be used at the following locations:  
   - a) Stockpiles: Yes □  No □  
   - b) Aggregate bins: Yes □  No □  
   - c) Conveyor transfer points: Yes □  No □

6. Cement silo information:  
   - a) How many cement silos will this plant use?  
   - b) What is the volume of each silo?  \( 1920/1920/2098 \text{ ft}^3 \)
   - c) Explain method of loading cement silo: pneumatic fill & pipe
   - d) Is silo equipped with overload warning device?  
   - e) What type of abatement device will be used on the silo vent:  
   - SiO \#3 to top D.C.  
   - 1 & 2 vented to central D.C.

f) If a baghouse is used on the cement silo vent, submit the following data:  
   - (1) Manufacturer & Model No.  
   - C & M Mfg.  
   - HFS-16
   - (2) Flow rate: \( 800 \text{ cfm} \)
   - (3) Number of bags: 14
   - (4) Bag Diameter: \( 8'' \) in.
   - (5) Bag length: \( 6' \) ft.
   - (6) Bag material: dacron
   - (7) Total filtering area: \( 160 \text{ ft}^2 \)
   - (8) Air to cloth ratio: \( 5:1 \)
   - (9) Method of cleaning bags: Air vibrator

7. The cement weigh hopper will be vented to the:  
   - a) Cement silo □  c) Discharge spout □
   - b) Baghouse □  d) Other □

8. In-plant roads will be:  Paved □  Oil coated □  Water sprinkled □

9. How will the batch drop point to the truck or central mixer be controlled to prevent dust emissions?
   - □ Shroud with Exhaust Air Suction to Baghouse
   - b) Shroud area: \( 12 \text{ ft}^2 \)
   - c) Flow Rate: \( 7000 \text{ cfm} \)
   - d) Number of bags: 72
   - e) Bag diameter: \( 8'' \) in.
   - f) Bag length: \( 6' \) ft.
   - g) Bag material: dacron
   - h) Total filtering area: \( 1500 \text{ ft}^2 \)
   - i) Air to cloth ratio: \( 4:1 \)
   - j) Method of cleaning bags: Air vibrator

   □ Flexible Discharge Spout
   □ Other type of abatement device (explain in detail):

   In plant roads swept daily

   RECEIVED

   JUN 10 1983

   Region 3  Texas Air Control Board
TENSA AIR CONTROL BOARD
PERMIT APPLICATION SUMMARY

***GENERAL PERMIT INFORMATION***
PERMIT: 550-ENG4 WARNER, JOHN W. / GROUP: PAGH 1057-1109
ISSUER: GENLX MATERIALS, INC.
UNIT NAME: READY MIX CONCRETE PLANT
OPERATING SCHEDULE: 12-0 HRS/DAY 5 DAYS/WK 52 WKS/YR
LAT: 30-12-55 LONG: 097-45-24 REGION: 3 COUNTY: TRAVIS
NEAR CITY: AUSTIN
LEV: 817 F. ST. SYLCO

***PERMIT/SITE CONTACT INFORMATION***
PERSON: LEWIS Kutscher
TITLE: VP/OPE
CITY: AUSTIN
STATE: TX
ZIP: 78757 PHONE: (512)337-3652

***APPLICATION***
APPL REC#: 01-02-73 SUPP INFO REC#: 01-02-73 CONSTRUCTION PERMIT:
SUPP INFO REC#: 01-02-73 APPLICATION REC#: 04-19-73 OPERATING PERMIT:
REGION COMM REC#: 01-02-73 PERMITS COMM REC#: PERMITS COMM REC#: 01-27-73 PERMITS COMM REC#: (1)
DISP (1-007): (1)
AUTHORIZED DATE: 07-20-73 DENIED DATE:
CONST START: 02-14-73 DENIED DATE:

***PERMIT AMENDED***

***REMARKS: VOID PER COMPANY REQUEST TO OPERATE UNDER STO, EX. 71, SEE X-18997***

***OTHER PERMIT DATES:***
APP/PERMIT VOIDED: 06-22-73 REASON: OR CR-COMPANY REQUEST NO TIME EXPIRED
APP ON HOLD UNTIL: 11-11-73 REASON: DATA DELAY 10-TCH DIFFICULTY
CONST STOPPED UNTIL: 02-14-73 RE-REISSUED

***PERMIT TYPES/STANDARDS:***
NEW MAJ SOURCE: 100 TPD MIG: 5073
MAJOR MODIFICATION:
NON-ATTAIN REVIEW:
INSIGNIFICANT EMISSIONS:
FUEL CONVERSION:
TOXIC MATERIALS:

***AIR CONTAMINANT INFORMATION:***
NAME CODE MAX ALLOWABLE RATE ACTUAL INCREMENT
FAR-MINERAL-0 ****4714A ****4714A 9.39 14.70 14.70 14.70

***EQUIPMENT EQUIPMENTS:***
QUAN: 1 CODE: 301 DESCRIPTION: FILTERS-FABRIC (BAKHOUSE), MECHANICAL SHAKI
EMISSION POINT SUMMARY

DATE: 03-25-88

ACCOUN: H00012
ISSUED TO: CENTEX MATERIALS, INC.
UNIT NAME: READY MIX CONCRETE PLANT
CITY: AUSTIN
REGION: 03 PERMIT: 250

*** EMISSION POINT INFORMATION: 01

UNIT ZONE: 14
NAME: CONCRETE BATCH PLANT
EASTING: 619954
NORTHING: 3348050
HEIGHT: 35
TEMP:

*** FACILITY INFORMATION

FACILITY SCCR NO O WY NSPS NESHAP COAST OPER
Q1005 30591101 12.0 5 52 NO NO 2-13-73 3-15-73

*** ABATEMENT EQUIPMENT INFORMATION

CIN UNITS CODE DESCRIPTION
301003 1 501 FILTERS (TANK/ BAGHOUSE) MECHANICAL SHAKING

*** CONTAMINANT INFORMATION

FACILITY: Q1005 CONTAMINANT NAME: Particulate Code: 14000
CHANGE DATE: 02-13-73 REASON FOR CHANGE: N
ALLOW: 9.3977 L/H CHG INC: 9.3977 L/H
**PERMIT:** 550  **ENV:K26 P:J.K**  **GROUP:MECH ID:TH-00P1-U**

**ISSUED TO:** CENTEX MATERIALS, INC.

**PERSON:** JOE HINOJOSA  **TITLE:** PLANT MANAGER

**ADDR 1:** P.O. BOX 2252  **ADDR 2:**

**STATE:** TX  **MAIL ZIP:** 78767  **TELEPHONE:** (512) 444-9591

**COMPANY BUSINESS:** CONCRETE PRODUCTS  **NEAREST CITY:** AUSTIN

**LOCATION:** 317 E. ST. ELMO  **REGION:** 03  **LAT:** 30-12-55  **LONG:** 097-45-20  **SITE ZIP:**

**PERMIT UNIT NAME:** READY MIX CONCRETE PLANT

**UNIT ID NUMBER:** PERMANENT  **PORTABLE:**

**GENERAL OPERATING SCHEDULE:**  **DAY/ fraternity:**

**CLASSIFICATION:** NEW FACILITY  **NEW PERMIT:** MODIFIED  **CHG LSC:** CHG OWN:

**CONUS PERMIT:** PI-1  **RECD:** 01-02-73  **SUPP INFO**: REQ: 01-02-73  **RECQ:** 01-02-73

**REGION SENT:** 01-02-73  **RECQ:** 01-02-73  **NSPS:** MESHAPS:

**DISPOSITION OF PERMIT:** (1.0) (1) 02-13-73  **CONST START DATE:** (E,A) (A)

**PRO TYPE:**

**PRO SIZE:**

**SCC:** 30-50-11-01  **AUG 88**

**OPER PERMIT:** PI-3  **RECD:** 04-19-73  **REGION SENT:**

**DISPOSITION OF PERMIT:** (1.0) (1) 09-20-73  **OPER START DATE:** (E,A) (A) 03-15-73

**VOID PERMIT RECORD:** 8-22-81 (C)

**HOLD PERMIT PENDING UNTIL:**

**VOID/HOLD CODES:** CR-COMPANY REQUEST  TI-TIME EXPIRED  DO-DATA DELAY

**MARKS:** Void per company request to operate under Std. En. 71

**SPECIAL DATE:**

**MESSAGE:**

**AIR CONTAMINANT DATA:**

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<td>T/Y</td>
<td>T/Y</td>
</tr>
</tbody>
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**ABATEMENT EQUIPMENT:**

**QUAN: 01**  **CODE:** 301  **ABATEMENT DESCRIPTION:** FABRIC (BAGHOUSE), MECHANICAL SHAKING

**RECEIVED**

**SEP 9 1982**

**AIR POLLUTION CONTROL**

**Ralph + Richard**

8/22/89
 Account Number: TH0021D | Account Name: Centex Materials, Inc.
Date of Investigation (as MM/DD/YY): 08/22/88 | Off Hours (Y or N): X
Investigator Staffcode: R881 | Comment: Satisfies standard exemption 7L
Primary Investigator Jurisocode: 030 | Other Jurisocode 1: | Other Jurisocode 2: 
Site Name/Location: South Plant, St. Elmo Street, Austin
Person Contacted/Phone: Lewis Kutschke, V.P., 512/327-3652

Investigation Number: 099176A | Related Previous Investigation Number: 
Federal Program (Y or N): NSPS | NSHAP | Situation Number: (COMPLIANCE DIV. ONLY)
Investigation Type: PMAP | In-House Investigation (Y or N): Y
Comment: 

Investigation Number: 099176B | Related Previous Investigation Number: 
Federal Program (Y or N): NSPS | NSHAP | Situation Number: (COMPLIANCE DIV. ONLY)
Investigation Type: FILE | EPN | Y
Comment: Void permit R-550, continue operating under X-18997

Investigation Number: 
Violation Number: Local Ordinance (Y or N): 
Cause/Description: (COMPLIANCE DIV. ONLY)
Rule Violated: Contamcode: 
Fill in the Following Applicable Items:
Permit Number: Permit Provision:
Board Order Number: Court Order Number: CFR Part:

Violation Type: (C-Clerical, N-Non-Clerical, I=Imminent Danger)
Date NOV Sent: (as MM/DD/YY): (DEFAULTS TO 5 DAYS AFTER DATE NOV SENT)
Date NOV Received: (as MM/DD/YY): 

Investigation Number: 
Violation Number: Local Ordinance (Y or N): 
Cause/Description: (COMPLIANCE DIV. ONLY)
Rule Violated: Contamcode: 
Fill in the Following Applicable Items:
Permit Number: Permit Provision:
Board Order Number: Court Order Number: CFR Part:

Violation Type: (C-Clerical, N-Non-Clerical, I=Imminent Danger)
Date NOV Sent: (as MM/DD/YY): (DEFAULTS TO 5 DAYS AFTER DATE NOV SENT)
Date NOV Received: (as MM/DD/YY): 

*SEE BACK FOR VALID CODES AND INVESTIGATION TYPE CODES MATRIX
*EPN REQUIRED FOR INVESTIGATION TYPES INDICATED ON BACK WITH AN *
*FIN REQUIRED FOR VOC VIOLATIONS AS INDICATED WITH A + IN THE USER'S MANUAL RULE TABLE

Investigator Signature: Ralph H. Bauk Date: 8/22/88
Approved By: Eugene Jack Date: 8/23/88
Screen ID: IVI, IVII, VII Page 2 of 2 Pages ACB 93A (12/1/87)
August 22, 1988

Mr. Lewis M. Futscher
Vice President, Operations
CRETEX MATERIALS, INC.
Post Office Box 7562
Austin, Texas 78765

cc: Permit Exemption X-18997
Concrete Batch Plant
Round Rock, Travis County
Account No. 30-0621-0

Dear Mr. Futscher:

This is in response to your request to continue operating your concrete batch plant under Standard Exemption No. 71 at your existing site at 817 East M. Fine Street in Austin, Travis County. The information submitted in support of your request has been evaluated, and it has been determined that your facility appears to meet the qualifications of Standard Exemption No. 71 (copy enclosed). Based upon the evidence presented and information available to this office, the Executive Director has determined that authorization can be granted to continue operating this facility under this standard exemption.

This authorization is contingent upon continued compliance with the requirements of this exemption. You are reminded that regardless of whether a construction permit is required, this facility must be in compliance with all rules and regulations of the Texas Air Control Board at all times.
We wish to advise you that we are voiding existing permit R-558. If you have further questions concerning this exemption, please contact Mr. Steve Belyea or Mr. Ralph Fowler of my staff.

Sincerely,

EUGENE FULTON
Regional Director, Region III
Texas Air Control Board
900 West State Highway 6
Waco, Texas 76712-3775
Telephone: 817/772-4200

Enclosure

cc: Mr. Steve Belyea, Region 2, Austin Base
Mr. Sabino Gomez, R.P.H., Director, Compliance Division, Austin
Mr. Fred Rogers, P.E., Executive Officer, Environmental Health
Services Division, Austin-Travis County Health Department
Mr. Austan Liurach, Director of Environmental Protection,
City of Austin

EF/RB:kg
March 10, 1988

Mr. Lewis Kutsche
Vice-President, Operations
CENTEX MATERIALS, INCORPORATED
Post Office Box 2252
Austin, Texas  78767

Re: Permit No. R-550
Concrete Batch Plant
Austin, Travis County
Account ID #TH-0021-0

Dear Mr. Kutsche:

Section 3.28(g) of the Texas Clean Air Act and Texas Air Control Board (TACB) Regulation VI, Rule 116.12 (copy enclosed) require that all operating permits issued by the TACB be reviewed every 15 years. This letter is to notify you that the referenced operating permit is scheduled for review. Please apply for review of your permit within 90 days after receipt of this notice using the enclosed application form. Failure to apply within 90 days will result in expiration of this permit 15 years following the date it was issued unless the application period is extended by the Executive Director for good cause.

Please furnish all information requested on the enclosed form. The present fee is $300 for each application; however, this fee is currently under review and your fee will be based on the schedule in effect at the time the application is filed. We expect the new schedule to become effective in April, 1988. Please contact us prior to filing your application to obtain the final fee. Upon receipt of your application, a determination will be made, based on the quantity and character of emissions and the location of the facility, as to the need for you to furnish atmospheric dispersion modeling to determine the impact of emissions on the surrounding area. After we receive your completed application, we will notify you of the requirements and procedures for public notification.

If we may be of assistance to you in this matter, please contact the Permits Division.

Sincerely,

Allen Eli Bell
Executive Director

Enclosures

cc: Mr. Eugene Fulton, Regional Director, Warn
Mr. Fred Rodgers, P.E.
Admin. Engineer
Environmental Health Services
Austin-Travis County Health Dept.
1313 Sabine Street
Austin, Texas 78701

Re: Permit No. R-550
Centex Materials, Inc.
Austin, Travis County

Dear Mr. Rodgers,

This is to notify you that the above referenced company has submitted an application for a permit to operate a facility in accordance with Regulations of the Texas Air Control Board. The address of the company is listed above along with the name of the person to contact regarding further information.

Your comments concerning this application should be submitted to this office within ten (10) days from the date of this letter so that they can be evaluated before any decision is made. We appreciate your time and effort, and if further information is needed, please let us know.

Yours very truly,

[Signature]

Charles R. Barden, P.E.
Executive Secretary
Texas Air Control Board

cc: Board File
    Blackburn/st
    J.WARNER
June 7, 1973

Mr. Tom R. Crossett
Vice President
CENTEX MATERIALS, INC.
P. O. Box 2252
Austin, Texas  78701

Re: Operating Permit Application
No. R-550
Concrete Batch Plant
Austin, Travis County, Texas

Dear Mr. Crossett:

On May 3, 1973, a letter was sent to you requesting design information and installation schedule dates for additional abatement equipment to be installed on your plant in south Austin. This letter requested that the information be submitted to this agency within ten (10) days. As of this date, we have not received any of the requested data. If the aforementioned data is not received in this office within five (5) days of the date of this letter, I shall recommend that your permit to operate be denied.

Yours very truly,

John W. Warner
Permits Program
Texas Air Pollution Control Services

cc: Mr. Eugene Fulton, Regional Supervisor, Waco
    Mr. Fred Rodgers, P.E., Admin. Engineer, Environmental Health Services, Austin-Travis County Health Dept., Austin

bcc: Board (File) ok
     JWW/pjr
May 17, 1973

Mr. Tom R. Crossett  
Vice President  
CENTURY MATERIALS, INC.  
Travis Division  
P. O. Box 3202  
Austin, Texas 78701

Re: Application to Operate No. 8-550  
Concrete Batch Plant  
Austin, Travis County, Texas

Dear Mr. Crossett:

I would like to take this opportunity to answer some of the questions in your letter of May 7, 1973.

1. We do not have a list of approved manufacturer's of suction exhaust systems. Below is shown a list of people we know that manufacture such a product:

a. Dusty Dustless Inc.  
One Ecology Park  
P. O. Box 86  
Baldwinsville, New York 13017

b. Ross Company  
P. O. Box 70  
Brownwood, Texas

c. Stanley Equipment Sales Co.  
P. O. Box 8903  
2012 East Randolph Mill Road, Suite 209  
Arlington, Texas 76011
2. Below is shown a list of a few plants we know that have installed or are installing shrouds with exhaust systems:

   a. El Paso Sand Products
   b. Houston Shell and Concrete
   c. Lone Star Industries
   d. Texas Materials
   e. Texas Oiticica
   f. Dahlstrom Corporation
   g. Uvalde Construction Co.
   h. Austin Paving Co.

3. To the best of my knowledge I do not have a drawing indicating how any concrete batch plant plans to vent their cement weigh hopper to a bagfilter. I am sure any of the above listed equipment manufacturers can satisfactorily describe a method of venting your cement weigh hopper to a bagfilter or back to the cement silo.

If I may be of assistance to you, please do not hesitate to contact me.

Yours very truly,

John N. Warner  
Permits Program  
Texas Air Pollution Control Services  

cc: Mr. Eugene Fulton, Regional Supervisor, Waco  
Dec.: JNK/AN, bore, JF/OE  
   Joe Pennington, Compliance
Mr. John W. Warner, P. E.
Permits Program
Texas Air Pollution Control Services
Texas Air Control Board
820 East 53rd Street
Austin, Texas 78751

Dear Mr. Warner:

In response to your letter of May 3, 1973, there are a couple of places which we feel like you could help us.

1. Referring to your Item #1, we would like a list of the approved manufacturer's of a suction exhaust system.

2. We would like a list of plants which have approved dust suction exhaust systems installed and operating.

3. Referring to your Item #2, we would like a drawing showing how other producers have satisfactorily vented their cement weigh hopper to the bag filter.

4. Referring to your Item #3, we have contacted the City of Austin and Mr. Hoker in the Engineering Department has not received the necessary information from the Building Inspection Department in order to finalize his design on the approach. He has assured me that he will get started on it as soon as possible. However, we can not do anything further to the road until we have the approach design.

We intend to cooperate in every way possible with your department and are looking forward to satisfying all of your requirements.

Sincerely,

Tom R. Cressett
Vice-President

J. Darryl Fuquay
of CENTEX MATERIALS, INC.
Jack L. McDonald
May 3, 1973

Mr. Tom R. Crossett, Vice President
Centex Materials, Inc.
Travis Materials Division
P. O. Box 2252
Austin, Texas 78701

Re: Application to Operate R-550
Concrete Batch Plant
Austin, Travis County, Texas

Dear Mr. Crossett:

Your sampling report and application for a permit to operate has
been received by this agency. After reviewing your sampling re-
port, it has been determined that there are several problem areas
concerning your plant located in South Austin. Although sampling
results indicate that your plant is in compliance, it is noted
that during all sampling tests, your roads were in a wetted con-
dition. Therefore, the results of your sampling show the amount
of pollution from your batch drop point and your cement weigh
hopper only. One test indicated that 72% of the allowable was
obtained. It is felt that if fugitive emissions from your roads
were ever added to the dust from your batch drop point and your
cement weigh hopper, you might exceed the allowable downwind
concentration. Further, during sampling you ran a maximum of
34 cubic yards per hour. Your application states that the plant
capacity is 60 cubic yards per hour. Again, it is felt that if
you ever obtained plant capacity, a possible violation may be
reached on downwind ground level concentration.
Mr. Tom R. Crossett, Vice President
Cemex Materials, Inc.
May 3, 1973
Page 2

Before I can recommend your application to operate for approval, I feel that the following items should be corrected:

1. A shroud should be installed having ample suction exhaust to deliver the collected dust from the batch drop point to a bagfilter.

2. The cement weigh hopper should be vented to a bagfilter or back to the cement silo.

3. All paving on your entry road shall be completed.

Within ten (10) days of the date of this letter I would like to hear from you concerning scheduling and design information for the above three items.

If you have any questions in regard to this matter, please do not hesitate to contact us.

Yours very truly,

John W. Warner, P. E.
Permits Program
Texas Air Pollution Control Services

cc: Mr. Joe Pennington, Regional Development Program
Mr. Fred Rodgers, W. E. Admin. Engineer, Environmental Health Services, Austin-Travis County Health Department

JW/gj
UPWIND-DOWNWIND AMBIENT PARTICULATE EMISSION SAMPLING

Travis Materials Company
Austin, Texas

April 9-10, 1973

This study was conducted by the personnel of the Air Testing Branch of the Environmental Control Services Division of Southwestern Laboratories

8500 Shoal Creek Boulevard
Austin, Texas 78758
512/451-3017
April 12, 1973

Travis Materials Company
55 North Interregional
Austin, Texas 78702

Attention: Mr. Lewis Kutschke

Gentlemen:

This report is submitted in response to your request for upwind-downwind ambient particulate sampling at your ready-mix plant located at 817 East St. Elmo Road in Austin, Texas. Sampling was conducted on April 9 and 10, 1973 at the ready-mix plant with the Texas Air Control Program represented by Mr. John Warner and Mr. John Anderson.

Purpose: This test was conducted in order to obtain data for a permit from the Texas Air Control Board and specifically for Special Provisions C-550.

Test Methods: Particulate sampling was in accordance with procedures specified in the Compliance Sampling Manual (January, 1972) of the Texas Air Control Program, entitled "Total Suspended Particulates Sampling Hi-Vol Method." All sampling units were calibrated for true air flow using a calibration orifice previously checked by the Texas Air Control Program. All glass fiber filters were equilibrated in the Austin laboratory of Southwestern Laboratories and pre-weighted on an analytical balance. Upon completion of sampling, all filters were re-equilibrated under identical laboratory conditions and net particulate weight determined. Wind direction and velocity were measured during each of the sampling periods.

Results: Summary of sampling data, including total and net particulate concentrations in micrograms per cubic meter are presented in Figure #1. Plant operating status is shown in Figure #2. Figure #3 shows the plot plan of the ready-mix plant with sampler sites indicated.
Discussion: During the two day sampling period, the weather was fair and cool. One upwind and two downwind samples were taken during each of three one-hour runs. All samplers were positioned at the property line. The two downwind samplers were positioned directly downwind from the source on the property line approximately fifty to seventy-five feet apart. Before and during each of the sampling runs, the surrounding area was watered down in order to reduce fugitive emissions from vehicular traffic to and from the load area.

Run #1 was conducted from 1130-1230 on April 9th, with wind from the northwest varying to north-northwest at six miles per hour and gusting to twelve miles per hour. Five trucks were loaded with thirty-four cubic yards of concrete. The upwind sampler was positioned at Site A and downwind samplers #1 and #2 at Sites B and C, respectively. (See Figure #3).

Run #2 was conducted from 1305-1405 on April 9th, with wind from the north to north-northwest and variable at three to six miles per hour. Six trucks were partially loaded with a total of 21.25 cubic yards of concrete. The upwind sampler remained at Site A and downwind sampler #2 remained at Site C. Due to the slight wind shift, downwind sampler #1 was moved to Site D.

Run #3 was conducted on April 10th from 0950-1050 with wind from the east at three to five miles per hour. Seven trucks were partially loaded with 23.25 cubic yards of concrete. During this run the upwind sampler was positioned in the northeast corner of the property (Site E) approximately sixty feet from the entrance road to the plant which was not watered down. Even though not directly downwind from this road, this sampler collected some of this dust. The two downwind samplers were located about two hundred feet downwind of the source, at Sites F and G, and they collected less than the upwind sampler, so that net particulate concentration was not applicable for this run.

Conclusions: During the sampling period, the ready-mix plant was operated at a representative normal capacity. The plant appeared to be in compliance with Texas Air Control Program regulations. The average net particulate concentration at the property line was measured to be 225 μg/m³ at a distance of 110-150 feet from the source. Watering down the surrounding area significantly reduced the fugitive emissions from vehicular traffic, which appeared to be a major source of suspended particulates at this plant.
It has been a pleasure working with you. If there are any questions concerning this report, please call on us.

Sincerely,

James Weinheimer
Project Engineer
Environmental Control Services

JW/1c
Figure #1

SUMMARY OF SAMPLING DATA

Travis Materials Co.
Austin, Texas

<table>
<thead>
<tr>
<th>Run</th>
<th>Date</th>
<th>Time</th>
<th>Duration (Min.)</th>
<th>Average Wind Direction</th>
<th>Wind Velocity (MPH)</th>
<th>Sampler</th>
<th>Site</th>
<th>Distance From Source (Feet)</th>
<th>Total Particulate Concentration (µg/n³)</th>
<th>Net Particulate Concentration (µg/n³)</th>
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<tr>
<td>1</td>
<td>4-9</td>
<td>1130-1230</td>
<td>60</td>
<td>320°</td>
<td>6-12</td>
<td>Upwind</td>
<td>A</td>
<td>225</td>
<td>70</td>
<td>-</td>
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<td>B</td>
<td>110</td>
<td>290</td>
<td>220</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Downwind #2</td>
<td>C</td>
<td>140</td>
<td>360</td>
<td>290</td>
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<tr>
<td>2</td>
<td>4-9</td>
<td>1305-1405</td>
<td>60</td>
<td>335°</td>
<td>3-6</td>
<td>Upwind</td>
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<td>225</td>
<td>75</td>
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<td>Downwind #1</td>
<td>D</td>
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<td>125</td>
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<td></td>
<td></td>
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<td>Downwind #2</td>
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<td>4-10</td>
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<td>60</td>
<td>090°</td>
<td>3-5</td>
<td>Upwind</td>
<td>E</td>
<td>150</td>
<td>180</td>
<td>-</td>
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<tr>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Downwind #1</td>
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<td>210</td>
<td>110</td>
<td>*</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Downwind #2</td>
<td>G</td>
<td>190</td>
<td>135</td>
<td>*</td>
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* Net particulate concentration not applicable.
Figure 2

PLANT OPERATING STATUS

Travis Materials Co.
Austin, Texas

<table>
<thead>
<tr>
<th>Run</th>
<th>Date</th>
<th>Time</th>
<th>Amount Loaded (Cubic Yards)</th>
<th>Cement (Sacks/Cubic Yard)</th>
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<tr>
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<td>4-9-73</td>
<td>1130-1230</td>
<td>34.00</td>
<td>4.59</td>
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<tr>
<td>2</td>
<td>4-9-73</td>
<td>1305-1405</td>
<td>21.25</td>
<td>4.64</td>
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<tr>
<td>3</td>
<td>4-10-73</td>
<td>0950-1050</td>
<td>23.25</td>
<td>4.95</td>
</tr>
</tbody>
</table>

NOTE: Each cubic yard of concrete consists of:

- 1.0 ton of gravel
- 0.7 ton of sand
- 430-465 pounds of cement
Figure #3
PLOT PLAN
Travis Materials Company
Austin, Texas

Scale: 1" = 50'
LABORATORY DATA SHEET
HI-VOL SAMPLING

Company Travis Materials Company
Austin, Texas

Date Sampling Performed April 9 - 10, 1973
Date Analytical Work Performed April 12, 1973
By Jay Weinheimer

<table>
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<th>Run No.</th>
<th>Location</th>
<th>Sample Time</th>
<th>Duration Minutes</th>
<th>Flow Cubic Meters</th>
<th>Particulate Weight Grams</th>
<th>Particulate Concentration µg/m³</th>
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</thead>
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<td>1U</td>
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<td>1130-1230</td>
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<td>0.0060</td>
<td>70</td>
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<td>1D</td>
<td>B</td>
<td>1130-1230</td>
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<td>290</td>
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<td>55</td>
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<td>0950-1050</td>
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<td>51</td>
<td>0.0117</td>
<td>133</td>
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Attachment D
Noise Study
From: Chad Himmel
To: John Guttman
Cc: Jim Markel; Melanie Greenwood; Jill Lafferty
Subject: RE: 4510 Terry-O Lane - Noise Study
Date: Friday, February 15, 2019 3:31:03 PM

John,

We are not likely to have any noise mitigation requirements for the project. The concrete plant does not generate significant noise exposure to indicate noise mitigation would be necessary, and the local roads generate noise that is categorized as “Acceptable” noise exposure (= 65 DNL).

Concrete plant operations generate moderate noise on the southwest part of the plant, as the louder parts of the operation such as batchers hopper and mixers are more like 600-700 feet northeast of your site, and the main truck entrance is 500 feet north. Nearest parts of the plant are being used for storage and parking. Most common noises I could hear were compressed air puffs and truck traffic, which was not any greater for our site noise exposure than Terry-O Lane traffic.

Currently our measurements and noise model are indicating the plant generates noise exposure less than 60 dBA (DNL) and poses no direct impact on the project. Indirectly, there may be some plant contribution to the truck traffic on Terry-O Lane, but I observed most plant trucks heading north or west, not passing by our site. Traffic noise models including future 2029 traffic volume for cars, medium trucks and heavy trucks indicate DNL 65, which is just within the “acceptable” category.

In any case, there is noise from accelerating vehicles coming around the bends and intersections. We will have some suggestions for your consideration on specifying doors and windows and other guidelines to optimize indoor sound quality for those transient vehicle events, but those would not be required mitigation measures.

Thanks,

Chad Himmel, PE
JEAcoustics
Texas Registered Engineering Firm F-6534
o 512 371 0800 x115  |  c 512 461 7858
himmel@jeacoustics.com

From: Chad Himmel [mailto:himmel@jeacoustics.com]
Sent: Saturday, February 09, 2019 12:59 PM
To: Jill Lafferty
Cc: John Guttman; Jim Markel; Melanie Greenwood
Subject: Re: 4510 Terry-O Lane - Noise Study

Thanks, Jill.

Chad Himmel
JEAcoustics

On Sat, Feb 9, 2019, 12:48 PM Jill Lafferty <jlafferty@jesholdings.com> wrote:

Chad - if you did not receive an answer on this, the property is called “St. Elmo Commons”.

From: Chad Himmel [mailto:himmel@jeacoustics.com]
St. Elmo Commons Multi-Family
4510 Terry-O Lane
Austin, Texas

Noise Assessment and Mitigation Report

Report No. 19008-01
February 21, 2019
St. Elmo Commons Multi-Family
Austin, Texas

Noise Assessment and Mitigation Report

Report No. 19008-01
February 21, 2019

Prepared for:
JES Holdings LLC

Submitted by:

Chad Himmel, PE
Associate, JEAcoustics

Texas Registered Engineering Firm F-6534
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<td>4</td>
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## Attachments

**Measurement Instrumentation and Procedures**

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**Weather Conditions**

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- Disclaimer – Vibration, Low Frequency and Transient Noise Concerns
- Noise Model Data

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**Noise Assessment Worksheets**
1. Introduction

JEAcoustics (JEA) was retained to conduct an environmental noise assessment for industrial facility noise, and car and truck traffic noise on behalf of JES Holdings, LLC, for the St. Elmo Commons multi-family residential project located at 4510 Terry-O Lane in Austin, Texas. The project development plan consists of four buildings connected with breezeways, with approximately 100 rental units and common/lease office space on the ground floor.

Figure 1 – Project Site and Aerial View of Vicinity

The site is within 500 feet of two ready mixed concrete facilities located to the northeast across Terry-O Lane: Custom-Crete located at 4433 Terry-O Lane, and Centex Materials, LLC, South Plant, located at 817 E. St. Elmo Road. The site not within 1000 feet of any 4-lane major roads or roads that have annual average daily traffic volume (AADT) greater than 10,000 vehicles. (Within 1000 feet, St. Elmo Road, Shelby Lane, and Terry-O Lane are all 2-lane roads projected to have AADT less than 10,000 in year 2029.) Because of the site’s proximity to industrial noise sources, JEA was asked to perform a noise study according to the HUD guidelines to determine the suitability of the location for residential development and noise mitigation to achieve minimum goals for noise levels received in outdoor recreational areas and interior living spaces.

JEA visited the project site on February 5-6, 2019, to conduct noise measurements and observations of noise, industrial noise sources, vehicle traffic, fleet mix, topography, and shielding structure for noise model analyses and
validation. Data gathered is presented in this report.

To supplement our analysis of the impacts of industrial noises, JEA also conducted an analysis of roadway noise impacts on the project site, with noise assessment according to the Department of Housing and Urban Development's Noise Assessment Guidelines (HUD Noise Model).

Results are presented below. Worksheets and supporting data are attached.

2. Results: Measured Noise Level DNL (dBA)

JEA conducted 24-hour noise measurements on-site at Noise Assessment Location NAL-1 indicated in Figure 1, above. Results are shown in Figure 2 below. Statistical Ln percentiles, L01, L10, L50 and L90, are representative of conditions occurring 1%, 10%, 50% and 90% of the time, respectively, and can be useful to characterize the relative maximum (L01), transitory (L10), ambient (L50) and minimum (L90) noise levels received on site.

Notable noise events are annotated (e.g., “Loud car,” “Heavy truck”), describing louder vehicles that passed by the site on Terry-O Lane or landscaping mowers. Industrial uses including concrete plants rarely produced significant noise.

Figure 2 - On-Site Noise Measurement Results at NAL-1, Analyzer Nr.1
Figure 3 - On-Site Noise Measurement Results at NAL-1, Analyzer Nr.1

Figure 4 - Adjusted Noise Measurements and DNL Results, NAL-1
The DNL (day-night-level) descriptor describes a receiver’s cumulative noise exposure from all events over a full 24 hours, with a 10-dB penalty applied to nighttime hours (between 10 PM and 7 AM). Using the measured sound levels (LAeq), along with nighttime penalty adjustments illustrated in Figure 4, above, we calculated the Day-Night-Level (DNL) to be 61 dBA.

3. Results: Roadway Noise Level DNL (dBA)

Measurements and observations indicate noise exposure on the site is dominated by vehicle traffic on Terry-O Lane, including noise from vehicle acceleration at turns and stop-sign intersections near the site. Results of future DNL estimates using HUD Noise Assessment worksheets (see attached) indicate all areas of the site will have noise exposure less than or equal to 65 DNL, and are therefore just within the Acceptable category.

4. Results: Industrial Noise Level DNL (dBA)

Industrial noise sources include concrete batching plant equipment and operations at the Custom-Crete and Centex Materials facilities, plus heavy truck traffic and horns on facility driveways, and impact sounds observed at the neighboring Texas Gas facility and auto repair shop located on Terry-O Lane. Measured and estimated noise levels for recurring activity or events are listed in Table 1 below.

Table 1 – Observed and Estimated Industrial Noises

<table>
<thead>
<tr>
<th>Source or Activity</th>
<th>Sound Power Level, dBA</th>
<th>Sound Pressure Level at 50 feet, dBA</th>
<th>Sound Pressure Level Received at St. Elmo Commons, dBA</th>
<th>Observed or Estimated Occurrence</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Custom-Crete</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vibrating Hopper</td>
<td>110</td>
<td>80</td>
<td>&lt; 60</td>
<td>Common</td>
</tr>
<tr>
<td>Concrete mixer</td>
<td>110</td>
<td>80</td>
<td>&lt; 60</td>
<td>Common</td>
</tr>
<tr>
<td>Truck Horn</td>
<td>110</td>
<td>80</td>
<td>&lt; 70</td>
<td>Rare</td>
</tr>
<tr>
<td>Compressor</td>
<td>100</td>
<td>70</td>
<td>&lt; 55</td>
<td>Common</td>
</tr>
<tr>
<td>Truck Accelerating</td>
<td>105</td>
<td>75</td>
<td>&lt; 55</td>
<td>Common</td>
</tr>
<tr>
<td>Other: conveyor, impacts</td>
<td>&lt; 50</td>
<td></td>
<td></td>
<td>Common</td>
</tr>
<tr>
<td><strong>Centex Materials</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vibrating Hopper</td>
<td>110</td>
<td>80</td>
<td>&lt; 55</td>
<td>Common</td>
</tr>
<tr>
<td>Concrete mixer</td>
<td>110</td>
<td>80</td>
<td>&lt; 55</td>
<td>Common</td>
</tr>
<tr>
<td>Truck Horn</td>
<td>110</td>
<td>80</td>
<td>&lt; 50</td>
<td>Rare</td>
</tr>
<tr>
<td>Compressor</td>
<td>100</td>
<td>70</td>
<td>&lt; 45</td>
<td>Common</td>
</tr>
<tr>
<td>Truck Accelerating</td>
<td>105</td>
<td>75</td>
<td>&lt; 45</td>
<td>Common</td>
</tr>
<tr>
<td>Other: conveyor, impacts</td>
<td>&lt; 40</td>
<td></td>
<td></td>
<td>Common</td>
</tr>
<tr>
<td><strong>Texas Gas or Auto Shop</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heavy Truck</td>
<td>105</td>
<td>75</td>
<td>&lt; 70</td>
<td>Rare</td>
</tr>
<tr>
<td>Impacts</td>
<td>105</td>
<td>75</td>
<td>&lt; 72</td>
<td>Rare</td>
</tr>
</tbody>
</table>
Industrial noises received on the St. Elmo Commons site are estimated to be less than 60 dBA most of the time, with occasional horn and impacts sounds up to 70 dBA for very short durations some of the time, mostly during daytime hours. Based on our measurements, average industrial noises can be expected to be less than 60 DNL. Noise exposure on the site would be dominated by vehicle traffic on Terry-O Lane, with the total noise exposure less than or equal to 65 DNL, and are therefore just within the Acceptable category.

5. Conclusions

When measured and analyzed according to HUD noise guidelines, the environmental noise exposure in the residential and recreational areas of the site due to industrial uses and aircraft, railroad and traffic noise sources was found to be within the 65 dBA guideline, and thus achieves Acceptable categorization. No special mitigation for environmental noise is necessary.
Attachments
Measurement Instrumentation and Procedures

- Analyzer 1: Brüel & Kjær Model 2250, Sound Level Meter, Real-Time Computing Analyzer, S/N 2600459
  - Outdoor Microphone & Preamp: Brüel & Kjær Model 4952, 1/2" free field, 31.6 mV/Pa, S/N 2667913, with integrated enclosure, windscreen, and bird spike.

- Analyzer 2: Larson Davis Model 824 Sound Level Meter, Real-Time Computing Spectrum Analyzer, with Logging, S/N 1773
  - Microphone: Larson Davis Model 2560, 1/2" random incidence, 46 mV/Pa, ANSI Type I precision microphone (≤ 1 dB), S/N 3261
  - Preamp: Larson Davis Model PRM902, S/N 2288

- Sound Calibrator: Larson Davis Model CAL200, 94 dB @ 1kHz, under current certification traceable to the National Institute of Standards and Technology (NIST), S/N 3352

Instruments were calibrated before and after measurements. Microphones included windscreens, and were tripod-mounted at least 3 feet above grade and 5 feet from large reflective surfaces. All results were acquired with instruments set to “slow” averaging.

Attended measurements were conducted from 12:40 p.m. to 1:40 p.m. on February 5, 2019, and from 11:20 a.m. to 12:40 p.m. on February 6, 2019.

Unattended, overnight, battery-powered measurements were conducted from 12:40 p.m. February 5 to 12:40 p.m. February 6. Audio sounds of louder events (>65 dBA) were automatically recorded during the unattended measurements for purposes of listening at a later time to determine the probably noise source.
Figure 6 - On-Site Noise Measurement Results at Analyzer Nr.2
Weather Conditions

Weather was cloudy, 67° to 77°F, 65%-91% humidity, with south winds 5-10 mph.

Austin, TX, Weather Information 5-6-Feb-2019, Source: Weather Underground
Noise Terms, Definitions and HUD Noise Model

dBA  
dBA indicates A-weighted sound pressure levels measured in logarithmic decibels (re 20 µPa). Generally, the sensitivity of human hearing is restricted to the frequency range of 20 Hz to 20,000 Hz, with greatest sensitivity centered in the 500 to 8,000 Hz frequency range. Above and below this range, the ear becomes progressively less sensitive. To account for this feature of human hearing, sound level meters apply filtering of acoustic signals according to frequency. This filtering is called A-weighting. Sound pressure level values obtained using this weighting are referred to as A-weighted sound pressure levels and are signified by the identifier dBA.

Leq  
Equivalent average noise levels are measured as Leq, or equivalent continuous sound levels. The Leq is the single level that has the same continuous energy level as a varying sound level over a given period of time. Leq is an average sound level over a period of time, rather than a peak or minimum, including contributions from transitory noises. LAeq is A-weighted; LCeq is C-weighted.

L01  
L1 is the 1st statistical percentile of the sound pressure level, or the sound level that was present 1% of the time. L01 characterizes the “near maximum” or rarely occurring “peak” noise conditions including loudest vehicles.

L10  
L10 is the 10th statistical percentile of the sound pressure level, or the sound level that was present 10% of the time. L10 characterizes the “transitory” or recurring “loud” conditions including louder vehicles and acceleration noise.

L50  
L50 is the 50th statistical percentile of the sound pressure level, or the sound level that was present 50% of the time. L50 characterizes the “mean” or “average” conditions including distant traffic, light winds sweeping through foliage, and distant or quiet critters.

L90  
L90 is the 90th statistical percentile of the sound pressure level, or the sound level that was present 90% of the time. L90 characterizes the continuous “ambient” without traffic or “near minimum” level.

To assess the possible impacts of roadway and aircraft noise on the project site, JEA conducted a noise assessment according to the Department of Housing and Urban Development’s Noise Assessment Guidelines (HUD Noise Model).

The HUD Noise Model predicts the total contribution from the following noise sources: Major roadways within 1000 feet; railways within 3000 feet; civil airports within 5 miles and military airports within 15 miles. (See form HUD-4128 and CF 1 of Handbook 1390.2.)

The HUD Noise Model was developed to assess the exposure of a housing site to future noise conditions. It provides a method to predict the outdoor day-night average sound level (DNL) and categorize the degree of acceptability of the DNL as “Acceptable,” “Normally Unacceptable,” or “Unacceptable.” DNL are presented as A-weighted
decibels (dBA), indicating sound pressure levels measured in decibels (re 20 μPa), with A-weighting applied to adjust the sound spectrum to correspond with the way the human ear hears sound at various frequencies.

**HUD Noise Model Categories**

The HUD Noise Model categorizes a DNL above 75 as **Unacceptable**. To describe the effect of such a noise environment on a housing site, HUD guidelines state, “noise exposure at this site is so severe that the construction cost to make the indoor noise environment acceptable may be prohibitive and the outdoor environment would still be unacceptable.” Noise Assessment Locations, qualifying as Unacceptable would require that noise attenuation measures be approved by a HUD agent.

The HUD Noise Model categorizes a DNL above 65 but not exceeding 75 as **Normally Unacceptable**. To describe the effect of such a noise environment on a housing site, HUD guidelines state, “barriers may be necessary between the site and prominent noise sources to make the outdoor environment acceptable, [and] special building constructions may be necessary to ensure that people indoors are sufficiently protected from outdoor noise.”

The HUD Noise Model categorizes a DNL not exceeding 65 decibels as **Acceptable**. To describe the effect of such a noise environment on a housing site, HUD guidelines state, “the noise exposure may be of some concern but common building constructions will make the indoor environment acceptable and the outdoor environment will be reasonably pleasant for recreation and play.”

HUD guidelines establish a goal DNL of 65 dBA or less for sensitive outdoor areas. Guidelines suggest a goal DNL of 45 dBA for indoor spaces, based on the assumption that standard construction provides 20 dBA of noise reduction from outside to inside. The HUD guidelines state, “If at any point during the assessment the site’s exposure to noise is found to be Unacceptable or Normally Unacceptable, every effort should be made to improve the conditions, e.g., the location of the proposed dwellings can be changed or some shielding can be provided to block the noise from that source.”

**Disclaimer – Vibration, Low Frequency and Transient Noise Concerns**

The HUD noise policy is a guideline used to determine if an area is suitable for residential use based on roadway, railway and aircraft noise. While the noise model does determine if an area is acceptable according to HUD, disturbances from individual transient noise and vibration events are not examined in detail.

Interior noise levels meeting the HUD guidelines do not guarantee non-audible nor non-disturbing noise. Additional spectral noise studies and closer examination of windows and other details would be needed to estimate the intrusive noise expected at this site for individual, transient truck and motorcycle events on nearby streets and/or aircraft flyover events. Truck and aircraft noise includes low frequency energy that can affect noise disturbance for residential land uses. The guidelines used in this report allow for appropriate levels with respect to HUD guidelines based on annualized averages, but do not necessarily eliminate transient noise disturbance or ensure compliance with non-disturbance criteria and low frequency noise impacts.
Noise Model Data
The following sources were used in worksheets to calculate total DNL and noise source power levels of the various HUD noise sources.

Texas: AADT counts and future truck mix data for St. Elmo Road and Terry-O Lane were taken from the 2015 TxDOT base sheets, 2037 traffic volume and truck mix projections, and Statewide Planning Map available at txdot.gov, shown in Figure x. Year 2029 traffic volumes were predicted by assuming constant annual increase between 2015 and 2037 according to TxDOT model (3.2% annual increase).

Traffic fleet mix was estimated based on roadway types, on-site traffic count data, and traffic mix data from the above resources.

Table 2 – Traffic Data for Worksheets and Noise Model

<table>
<thead>
<tr>
<th>Vehicle Type</th>
<th>St. Elmo Road</th>
<th>Terry-O Lane</th>
<th>Shelby Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Speed (mph)</td>
<td>Night %</td>
<td>Speed (mph)</td>
</tr>
<tr>
<td>Autos</td>
<td>30</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>Med. Trucks</td>
<td>30</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>Heavy Trucks</td>
<td>30</td>
<td>15%</td>
<td>15%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vehicle Type</th>
<th>Mix</th>
<th>AADT</th>
<th>Mix</th>
<th>AADT</th>
<th>Mix</th>
<th>AADT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Autos</td>
<td>92.1%</td>
<td>4,756</td>
<td>94.6%</td>
<td>5,548</td>
<td>94.6%</td>
<td>3,269</td>
</tr>
<tr>
<td>Med. Trucks</td>
<td>4.7%</td>
<td>243</td>
<td>3.6%</td>
<td>211</td>
<td>3.6%</td>
<td>124</td>
</tr>
<tr>
<td>Heavy Trucks</td>
<td>3.2%</td>
<td>165</td>
<td>1.8%</td>
<td>106</td>
<td>1.8%</td>
<td>62</td>
</tr>
</tbody>
</table>

Total AADT predicted for 2029 7,980 5,864 3,455
Average Annual Growth Rate 3.2% 3.2% 3.2%
### Table 3 – Terry-O Lane On-Site Traffic Counts and Mix Estimate, February 5-6, 2019

<table>
<thead>
<tr>
<th>Duration</th>
<th>Direction</th>
<th>Autos</th>
<th>Medium Trucks</th>
<th>Heavy Trucks</th>
</tr>
</thead>
<tbody>
<tr>
<td>00:05:00</td>
<td>both</td>
<td>29</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>00:05:00</td>
<td>both</td>
<td>31</td>
<td>1</td>
<td>1</td>
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<td>31</td>
<td>1</td>
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<td>00:05:00</td>
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<td>35</td>
<td>2</td>
<td>1</td>
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<td>00:05:00</td>
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<td>both</td>
<td>30</td>
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<td>0</td>
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<td>38</td>
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<td>22</td>
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<td>01:45:00</td>
<td>both</td>
<td>584</td>
<td>22</td>
<td>11</td>
</tr>
<tr>
<td>01:45:00</td>
<td>both</td>
<td>94.6%</td>
<td>3.6%</td>
<td>1.8%</td>
</tr>
</tbody>
</table>
### Site Evaluation

#### Site Location

Noise Assessment Location NAL-1

#### Program

Project Name

St. Elmo Commons

Locality

4510 Terry-O Lane, Austin, Texas

#### Final Site Evaluation (circle one)

- [ ] Acceptable
- [ ] Normally Unacceptable
- [ ] Unacceptable

---

<table>
<thead>
<tr>
<th>Acceptability Category</th>
<th>DNL</th>
<th>Predicted for Operations in Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Roadway Noise</td>
<td>Acceptable</td>
<td>65</td>
</tr>
<tr>
<td>2. Aircraft Noise</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>3. Railway Noise</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

Value of DNL for all noise sources: **65**

---

Signature: [Signature]

Date: **21-Feb-2019**
List all major roads within 1000 feet of the site:

1. St. Elmo Road
2. Terry-O Lane
3. Shelby Lane
4. 

**Necessary Information**

<table>
<thead>
<tr>
<th>Road 1</th>
<th>Road 2</th>
<th>Road 3</th>
<th>Road 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance in feet from the NAL to the edge of the road</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. nearest lane</td>
<td>370</td>
<td>65</td>
<td>340</td>
</tr>
<tr>
<td>b. farthest lane</td>
<td>390</td>
<td>85</td>
<td>360</td>
</tr>
<tr>
<td>c. average (effective distance)</td>
<td>380</td>
<td>75</td>
<td>350</td>
</tr>
<tr>
<td>Distance to stop sign (not traffic signal)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>430</td>
<td>430</td>
<td>330</td>
<td></td>
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<td>Road gradient in percent</td>
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<tr>
<td>Average speed in mph</td>
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</tr>
<tr>
<td>a. automobiles</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>b. heavy trucks - uphill</td>
<td>30</td>
<td>30</td>
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<tr>
<td>c. heavy trucks - downhill</td>
<td>30</td>
<td>30</td>
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<tr>
<td>24 hour average number of automobiles and medium trucks in both directions (ADT)</td>
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<td></td>
<td></td>
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<tr>
<td>a. automobiles</td>
<td>7394</td>
<td>5548</td>
<td>3269</td>
</tr>
<tr>
<td>b. medium trucks</td>
<td>377</td>
<td>211</td>
<td>124</td>
</tr>
<tr>
<td>c. effective ADT (a + (10b))</td>
<td>11167</td>
<td>7659</td>
<td>4513</td>
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<tr>
<td>24 hour average number of heavy trucks</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>a. uphill</td>
<td>128</td>
<td>53</td>
<td>31</td>
</tr>
<tr>
<td>b. downhill</td>
<td>128</td>
<td>53</td>
<td>31</td>
</tr>
<tr>
<td>c. total</td>
<td>257</td>
<td>106</td>
<td>62</td>
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<tr>
<td>Fraction of nighttime traffic (10 p.m. to 7 a.m.)</td>
<td></td>
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<td>0.15</td>
<td>0.15</td>
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<td>Traffic projected for what year?</td>
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Signature__________________________________________

HUD_NAL_1.xlsx, page 2 of 3
### Adjustments for Automobile Traffic

<table>
<thead>
<tr>
<th></th>
<th>Stop-and-go (Table 3)</th>
<th>Average Speed (Table 4)</th>
<th>Night-Time (Table 5)</th>
<th>Auto ADT (Line 5c)</th>
<th>Adjusted Auto ADT</th>
<th>DNL (Work-chart 1)</th>
<th>Barrier Attenuation</th>
<th>Partial DNL</th>
</tr>
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<tbody>
<tr>
<td>Road 1</td>
<td>0.75 x 0.29 x 1.00 x 11166.9 = 2445</td>
<td>49 - = 49</td>
<td>380'</td>
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<tr>
<td>Road 2</td>
<td>0.75 x 0.29 x 1.00 x 7658.77 = 1677</td>
<td>58 - = 58</td>
<td>75'</td>
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<tr>
<td>Road 3</td>
<td>0.60 x 0.29 x 1.00 x 4512.52 = 789</td>
<td>44 - = 44</td>
<td>350'</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Road 4</td>
<td>1.00 x x x 0.43 x</td>
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### Adjustments for Heavy Truck Traffic

<table>
<thead>
<tr>
<th></th>
<th>Gradient (Table 6)</th>
<th>Average Speed (Table 7)</th>
<th>Truck ADT/2</th>
<th>Stop-and-go (Table 8)</th>
<th>Night-Time (Table 5)</th>
<th>Adjusted Truck ADT</th>
<th>DNL (Work-chart 2)</th>
<th>Barrier Attenuation</th>
<th>Partial DNL</th>
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<tr>
<td>Road 1</td>
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<td>add 208 x 1.8 x 1.00 = 374</td>
<td>57 - = 57</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
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<td></td>
<td></td>
<td></td>
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<tr>
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<td>add 86 x 1.8 x 1.00 = 154</td>
<td>63 - = 63</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>downhill 0.81 x 53 = 43</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Road 3</td>
<td>uphill 1.0 x 0.81 x 31 = 25</td>
<td>add 50 x 1.8 x 1.00 = 91</td>
<td>51 - = 51</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>downhill 0.81 x 31 = 25</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Road 4</td>
<td>downhill 0.81 x 1.0 x 0.43 =</td>
<td></td>
<td></td>
<td></td>
<td></td>
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### Combined Automobile & Heavy Truck DNL

<table>
<thead>
<tr>
<th></th>
<th>Road 1</th>
<th>Road 2</th>
<th>Road 3</th>
<th>Road 4</th>
<th>Total DNL for All Roads</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road 1</td>
<td>57</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Road 2</td>
<td>64</td>
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<td>Road 3</td>
<td>52</td>
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</tr>
<tr>
<td>Road 4</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Total DNL for All Roads</td>
<td>65</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Worksheet A
Site Evaluation

Site Location
Noise Assessment Location NAL-2

Program

Project Name
St. Elmo Commons

Locality
4510 Terry-O Lane, Austin, Texas

File Number

Sponsor's Name

Phone

Street Address

City, State

Acceptability Category

DNL
Predicted for Operations in Year

1. Roadway Noise
Acceptable
65
2029

2. Aircraft Noise
N/A

3. Railway Noise
N/A

Value of DNL for all noise sources:
65

Final Site Evaluation (circle one)
Acceptable

Normally Unacceptable

Unacceptable

Signature

Date 21-Feb-2019
List all major roads within 1000 feet of the site:

1. St. Elmo Road
2. Terry-O Lane
3. Shelby Lane
4. 

<table>
<thead>
<tr>
<th>Necessary Information</th>
<th>Road 1</th>
<th>Road 2</th>
<th>Road 3</th>
<th>Road 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Distance in feet from the NAL to the edge of the road</td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>a. nearest lane</td>
<td>570</td>
<td>55</td>
<td>130</td>
<td></td>
</tr>
<tr>
<td>b. farthest lane</td>
<td>590</td>
<td>75</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>c. average (effective distance)</td>
<td>580</td>
<td>65</td>
<td>140</td>
<td></td>
</tr>
<tr>
<td>2. Distance to stop sign (not traffic signal)</td>
<td>630</td>
<td>630</td>
<td>130</td>
<td></td>
</tr>
<tr>
<td>3. Road gradient in percent</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Average speed in mph</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. automobiles</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>b. heavy trucks - uphill</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>c. heavy trucks - downhill</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>5. 24 hour average number of automobiles and medium trucks in both directions (ADT)</td>
<td>7771</td>
<td>5759</td>
<td>3393</td>
<td></td>
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<tr>
<td>a. automobiles</td>
<td>7394</td>
<td>5548</td>
<td>3269</td>
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</tr>
<tr>
<td>b. medium trucks</td>
<td>377</td>
<td>211</td>
<td>124</td>
<td></td>
</tr>
<tr>
<td>c. effective ADT (a + (10b))</td>
<td>11167</td>
<td>7659</td>
<td>4513</td>
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<tr>
<td>6. 24 hour average number of heavy trucks</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>a. uphill</td>
<td>128</td>
<td>53</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>b. downhill</td>
<td>128</td>
<td>53</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>c. total</td>
<td>257</td>
<td>106</td>
<td>62</td>
<td></td>
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<tr>
<td>7. Fraction of nighttime traffic (10 p.m. to 7 a.m.)</td>
<td>0.15</td>
<td>0.15</td>
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<tr>
<td>8. Traffic projected for what year?</td>
<td>2029</td>
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<td>2029</td>
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</table>
### Adjustments for Automobile Traffic

<table>
<thead>
<tr>
<th>Road</th>
<th>Stop-and-go (Table 3)</th>
<th>Average Speed (Table 4)</th>
<th>Night-Time (Table 5)</th>
<th>Auto ADT</th>
<th>Adjusted Auto ADT</th>
<th>DNL (Work-chart 1)</th>
<th>Barrier Attenuation</th>
<th>Partial DNL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road 1</td>
<td>1.00</td>
<td>0.29</td>
<td>1.00</td>
<td>11166.9</td>
<td>3281</td>
<td>47</td>
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<td>47</td>
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<tr>
<td>Road 2</td>
<td>1.00</td>
<td>0.29</td>
<td>1.00</td>
<td>7658.77</td>
<td>2251</td>
<td>60</td>
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<td>0.30</td>
<td>0.29</td>
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<td>4512.52</td>
<td>391</td>
<td>47</td>
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<tr>
<td>Road 4</td>
<td>1.00</td>
<td></td>
<td>0.43</td>
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### Adjustments for Heavy Truck Traffic

<table>
<thead>
<tr>
<th>Road 1</th>
<th>Gradient (Table 6)</th>
<th>Average Speed (Table 7)</th>
<th>Truck ADT</th>
<th>Stop-and-go (Table 8)</th>
<th>Night-Time (Table 5)</th>
<th>Adjusted Truck ADT</th>
<th>DNL (Work-chart 2)</th>
<th>Barrier Attenuation</th>
<th>Partial DNL</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>uphill</td>
<td>1.0 x 0.81 x 128 = 104</td>
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<tr>
<td></td>
<td>downhill</td>
<td>0.81 x 128 = 104</td>
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<tr>
<td>Road 2</td>
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<tr>
<td></td>
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<td>1.0 x 0.81 x 53 = 43</td>
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<tr>
<td></td>
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<td>0.81 x 53 = 43</td>
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<tr>
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<td>1.0 x 0.81 x 31 = 25</td>
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<tr>
<td></td>
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<td>0.81 x 31 = 25</td>
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<td>Road 4</td>
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</tr>
</tbody>
</table>

### Combined Automobile & Heavy Truck DNL

- Road 1 DNL: 53
- Road 2 DNL: 64
- Road 3 DNL: 57
- Road 4 DNL: 65
- Total DNL for All Roads: 65
MEMORANDUM

TO: John Guttman, JES
FROM: Chad Himmel
DATE: February 22, 2019
RE: St. Elmo Commons – Suggested Noise Mitigation Concepts
JEA #: 19008

Although our noise assessment indicates no mitigation required with respect to HUD goals, we offer the following concepts for consideration to assist with indoor quality.

**Suggested Concepts for Building Shell Construction**

The overall acoustical performance of an exterior building shell is a composite of the performance of individual building shell elements, adjusted for the proportionate area that each element occupies as part of the whole shell.

Based on composite building shell area analyses using typical representative surface areas for walls, doors, and windows, JEA estimated minimum suggested performance criteria for separate building shell elements. Recommendations for door and glazing performance are based on exterior building shell assemblies with performance that may be similar to the following prescriptive or performance descriptions. Different assemblies with equal performance are acceptable.

The proportion of window area to exterior wall area was assumed for typical smaller and larger window configurations that may be used throughout the project. Other proportions may be evaluated. Outdoor noise spectra from the measurement results were used for the analysis. For indoor quality, consider applying the recommendations in this section to all exterior shells at units that will view vehicle traffic on Terry-O Lane.

1. The outer face of each wall should be free of cracks and spaces.

2. All penetrations through exterior sheathing, such as plumbing (hose bibbs), electrical (conduit), ductwork (HVAC or laundry), window flanges, etc. should be caulked and sealed. JEA suggests using Acoustical Sealant, a permanently resilient caulk, or permanently resilient gasket material, such as Armaflex. See the attached *Acoustical Seal* details (*Acoustical Seal at Duct Pipe or Conduit Penetration through Acoustical Wall*).

3. Window performance specifications should require submittals based on laboratory tests of actual window fixture (glazing-and-frame assembly) per ASTM Standard E 90.

4. JEA recommends using exterior door weatherstripping that is rated or indicated for acoustic performance and/or very low air infiltration. See attached list of acoustic door seal vendors.
5. Use the following building elements, equivalent, or better, for shell assemblies directly exposed to traffic along Terry-O Lane:

<table>
<thead>
<tr>
<th>Table 1 – +5 dB Building Elements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Element</strong></td>
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<tr>
<td>Exterior Bearing Wall</td>
</tr>
<tr>
<td>Exterior Glazing for rooms with ≤ 30% of exterior glass area</td>
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<tr>
<td></td>
</tr>
<tr>
<td>Exterior Glazing for rooms with &gt;30; ≤ 50% exterior glass area</td>
</tr>
<tr>
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</tr>
<tr>
<td>Exterior Doors (if applicable)</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

6. Roof/Ceiling Assembly

1. Interior gypsum wallboard should be taped and floated or caulked to seal joints and perimeters.

2. Total area of roof vents and soffit vents should not greatly exceed (e.g., not >150%) the minimum recommended by code and should be no more than 1 square foot of vent area per 100 square feet of air-conditioned living area.

3. Apply backdraft dampers to fan powered kitchen and bath exhaust vents (not dryer vents).
Acoustical Seal at Duct Pipe or Conduit Penetration through Acoustical Partition

1. PIPE, DUCT, CONDUIT OR OTHER PENETRATION
2. INSULATED CAVITY. PACK MINERAL WOOL OR FIBERGLASS INSULATION OR COMPRESSED CLOSED CELL FOAM SLEEVE INTO NON-INSULATED CAVITIES
3. 3/16" to 3/8" GAP. SEAL AIRTIGHT AT BOTH SIDES WITH ACOUSTICAL SEALANT OR COMPRESSED CLOSED CELL FOAM SLEEVE, EQUAL TO ARMACHELL/ARMAFLEX
4. APPLY BACKER ROD OR EXPANDING SPRAY FOAM BACKING AS NEEDED TO ACHIEVE AIRTIGHT SEAL
5. APPLY FULL PERIMETER GYPSUM BD OR PLYWOOD SCABS TO REDUCE GAPS TO 3/8" (1/2" MAX)
6. FRAMED OPENING OR SHEETMETAL SLEEVE WITH INSULATION (SEE ②)

Similar to UL System No. C-AJ-3154
Annular joint width around sleeve: ≤ 1/2" (13 mm)
Mineral fiber or glass fiber density: 2.5 to 4.0 pcf (0.040 to 0.064 g/cc)
Sealant depth: ≥ 5/8" (16 mm) (each side of partition)
Bottom-Sweep Acoustical Door Seal Assembly

Silicone Multi-Fin Jamb and Header Seals
- Zero model 80425
- Pemko model 5773
- OR
- Neoprene Bulb
- Zero model 188
- Pemko model 588
- OR
- Adjustable Neoprene Seals
- Zero model 170
- Pemko model 350

Neoprene Bottom Seal
- Zero model 253
- Pemko model 234

Threshold
- Zero model 544
- Pemko model 270

Double Row of Fabric-over-Foam RF/EMI Gaskets:
- Laird, PDC, Soft-Shield

Smooth Threshold

Bronze Cushion/Spring
Preferred Acoustical Door Seal Assembly

- Bronze Cushion/Spring
  - Zero model 119WB
  - Pemko model B71, B75

- Silicone Multi-Fin
  - Jamb and Header Seals
  - Zero model 8042S
  - Pemko model S773
  or Neoprene Bulb
  - Zero model 188
  - Pemko model S88

- Solid Core Wood
  or Insulated Metal Door
  - 5 lbs / ft² min.

- Threshold with Neoprene Gasket
  - Zero model 564 (65A for ADA-compliance)
  - Pemko model 2005

-青铜缓冲/弹簧
- 底部密封
- Zero model 119WB
- Pemko model B71, B75

- 硅胶多鳍
- 框架和横梁密封
- Zero model 8042S
- Pemko model S773
  或氯丁橡胶泡
- Zero model 188
- Pemko model S88

- 木芯或隔热金属门
- 5 lb/ft²

- 门缝橡胶
- Zero model 564 (65A for ADA compliance)
- Pemko model 2005

- 安装硅胶鳍
- Zero model 8042S
- Pemko model S773

- 底部清扫
- Zero model 253
- Pemko model 234

- 考虑使用
- 卡门铰链
- Zero model 950
The above suggested shell design recommendations are not required to achieve HUD/TDHCA noise goals and requirements, but may be considered to achieve minimum suggested goals appropriate for market rate rental living units in Austin. Where the project budget may allow for it, indoor acoustic quality improvements would be possible with building shell improvements described above to further reduce road noise intrusions into living spaces on the east portion of the project.

Recommended sound performance values above are intended as minimum values. For optimum indoor noise results, consider using or favoring heavier building shell materials (solid core doors 4-5 psf, stucco or masonry veneer), deeper studs (2x6) with full-cavity insulation fill (R-19), “preferred” door seals with a double row of seals at jambs and thresholds, and/or windows and glazing with higher STC ratings (see “preferred” STC values in Table 1).

Please contact me directly with any questions.

Submitted by,

Chad Himmel, PE
Associate, JEACOUSTICS
Texas Registered Engineering Firm F-6534
### Acoustical Door Seals

<table>
<thead>
<tr>
<th>Supplier Contact Info.</th>
<th>Local Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hager Companies</strong></td>
<td><strong>David Baer Sales</strong></td>
</tr>
<tr>
<td>139 Victor Street</td>
<td>3824 Santiago Drive</td>
</tr>
<tr>
<td>St. Louis, MO 63104</td>
<td>Plano, TX 75023</td>
</tr>
<tr>
<td>800.325.9995 or 314.772.4400</td>
<td>972.596.7759</td>
</tr>
<tr>
<td>hagerco.com</td>
<td>Contact: David Baer</td>
</tr>
<tr>
<td><strong>Kilian Hardware Co.</strong></td>
<td></td>
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<tr>
<td>8450 Germantown Ave.</td>
<td></td>
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<tr>
<td>Philadelphia, PA 19118</td>
<td></td>
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<tr>
<td>215.247.0945</td>
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<tr>
<td>springbronz.com</td>
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<tr>
<td><strong>Laird Technologies</strong></td>
<td><strong>Mouser Electronics</strong></td>
</tr>
<tr>
<td>3481 Rider Trail South</td>
<td>1000 North Main Street</td>
</tr>
<tr>
<td>Earth City, MO 63045</td>
<td>Mansfield, TX 76063</td>
</tr>
<tr>
<td>636.898.6000 or 636.898.6000</td>
<td>800.346.6873</td>
</tr>
<tr>
<td>lairdtech.com</td>
<td>Contact: <a href="mailto:sales@mouser.com">sales@mouser.com</a></td>
</tr>
<tr>
<td><strong>National Guard Products, Inc.</strong></td>
<td></td>
</tr>
<tr>
<td>4985 East Raines Road</td>
<td><strong>D.L. Collins Associates</strong></td>
</tr>
<tr>
<td>Memphis, TN 38118</td>
<td>7035 West Tidwell, Suite #100B</td>
</tr>
<tr>
<td>800.647.7874</td>
<td>Houston, TX 77092</td>
</tr>
<tr>
<td>ngpinc.com</td>
<td>713.690.4393</td>
</tr>
<tr>
<td><strong>PDC Facilities, Inc.</strong></td>
<td></td>
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<tr>
<td>700 Walnut Ridge Dr.</td>
<td></td>
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<tr>
<td>Hartland, WI 53029</td>
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<tr>
<td>262.367.7700 or 800.545.5998</td>
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<tr>
<td>pdcbiz.com</td>
<td></td>
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<tr>
<td><strong>Pemko Manufacturing</strong></td>
<td><strong>Bob Thomas &amp; Associates</strong></td>
</tr>
<tr>
<td>4226 Transport Street</td>
<td>1509 Sussex Drive</td>
</tr>
<tr>
<td>Ventura, CA 93003</td>
<td>Plano, TX 75075</td>
</tr>
<tr>
<td>800.283.9988 or 800.824.3018</td>
<td>972.422.0078</td>
</tr>
<tr>
<td>pemko.com</td>
<td>Contact: Bob Thomas</td>
</tr>
<tr>
<td><strong>Reese Enterprises, Inc.</strong></td>
<td></td>
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<tr>
<td>16350 Asher Ave.</td>
<td></td>
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<tr>
<td>Rosemount, MN 55068</td>
<td></td>
</tr>
<tr>
<td>800.328.0953 or 651.423.1126</td>
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<tr>
<td>reeseusa.com</td>
<td></td>
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<tr>
<td><strong>Zero International, Inc.</strong></td>
<td><strong>Capital Hardware Associates, Inc.</strong></td>
</tr>
<tr>
<td>415 Concord Avenue</td>
<td>2120 Denton Drive, #103</td>
</tr>
<tr>
<td>Bronx, NY 10455</td>
<td>Austin, TX 78758</td>
</tr>
<tr>
<td>800.635.5335 or 718.585.3230</td>
<td>512.419.1200</td>
</tr>
<tr>
<td>zerointernational.com</td>
<td>Contact: Don W. Fowler</td>
</tr>
</tbody>
</table>
The Applicant Eligibility Certification(s) is included behind this tab.

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

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 TAC §11.1(d)(30) of the Qualified Allocation Plan, the definition of Control.

**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 with original signatures 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 § 11.1(d) of the Qualified Allocation Plan.

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

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

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

All representations, undertakings and commitments made by Applicant in the Application process for a Development, whether with respect to Threshold Criteria, selection criteria or otherwise, expressly constitute conditions to any Commitment, Determination Notice, Carryover Allocation, or Direct Loan 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 timeframe 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 11.

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 §11.202(2)(A) of the Qualified Allocation Plan.

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

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

All the instances in which any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction, that
has terminated voluntarily or involuntarily within the past ten years or is negotiating to terminate their relationship with any other affordable housing development have been fully disclosed pursuant to §11.202(1)(M) of the 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; therefore, Applicant assumes the risk of all damages, losses, costs, and expenses related thereto and agrees to indemnify and hold harmless the Department and any of its officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the Department may hereinafter suffer, incur, or pay arising out of its decisions and actions concerning this Application or the use of information therein.

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

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

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

Signature of Authorized Representative

William A. Markel

Printed Name

Manager, JES Partnerships-St. Elmo, L.L.C.

Title

2/25/19

Date

THE STATE OF Missouri

COUNTY OF Boone

Before me, a notary public, on this day personally appeared William A. Markel, 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 25 day of February, 2019

(Seal)

JILL M. LAFFERTY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires: March 15, 2020
Commission # 12474021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: __________________________
    Signature of Authorized Representative

William A. Markel

Printed Name

Vice President, JES Dev Co, Inc.

Title

2/25/19

Date

THE STATE OF Missouri

COUNTY OF Boone

Before me, a notary public, on this day personally appeared
William A. Markel, 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 25 day of February 2019

(Seal)

JILL M. LAFFERTY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires: March 15, 2020
Commission # 12474021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: _____________________________

Signature of Authorized Representative

Jeffrey Walker Smith

Printed Name

Director & President, JES Dev Co, Inc.

Title

2/28/19

Date

THE STATE OF Missouri

COUNTY OF Boone

Before me, a notary public, on this day personally appeared Jeffrey Walker Smith, 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 28 day of February, 2019

(Seal)

JILL M. LAFFERTY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires: March 15, 2020
Commission # 12474021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: [Signature]
Signature of Authorized Representative

Jeffrey Walker Smith
Printed Name

Beneficiary
Title

Date
2/28/19

THE STATE OF Missouri

COUNTY OF Boone

Before me, a notary public, on this day personally appeared Jeffrey Walker Smith, 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 28th day of February, 2019

(Seal)

JILL M. LAFFERTY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires: March 15, 2020
Commission # 12474021

Notary Public Signature
By: Kay C. Wesson

Signature of Authorized Representative

Kay Wesson

Printed Name

Owner/Sole Proprietor, Re/Max Bastrop Area

Title

2/25/19

Date

THE STATE OF Texas

COUNTY OF Bastrop

Before me, a notary public, on this day personally appeared Kay C. Wesson, 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 28th day of February 2019

(Seal)

CHRISTY GATTIS
Notary Public, State of Texas
Notary ID# 12986970-9
My Commission Expires
JULY 24, 2022

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: ____________________________

Signature of Authorized Representative

Richard Otto Maly

Printed Name

Trustee

Title

2/28/19

Date

THE STATE OF ____________________ §

§

COUNTY OF ____________________ §

Before me, a notary public, on this day personally appeared __________________________, 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 _____ day of ________________, ______

(Seal)

________________________

Notary Public Signature
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

On FEBRUARY 28, 2019 before me, CHARLENE MARSHALL
(insert name and title of the officer)

personally appeared RICHARD OTTO MALLY
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ___________________________ (Seal)
Multifamily Direct Loan Certification (10 TAC Chapter 13)

X Multifamily Direct Loan Certification is included behind this tab.

Multifamily Direct Loan Certification is not applicable to this Application.

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

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

http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm
Multifamily Direct Loan Certification

I (We) hereby make application to the Texas Department of Housing and Community Affairs (the "Department") for an award of Multifamily Direct Loan funds, which may be composed of HOME Investment Partnerships Program ("HOME"), Tax Credit Assistance Program Repayment Funds "TCAP RF," Neighborhood Stabilization Program Round 1 Program Income ("NSP1 PI"), and/or National Housing Trust Fund ("NHTF"). The undersigned hereby acknowledges that an award by the Department does not warrant that the Development is deemed qualified to receive such award. I (We) agree 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 Multifamily Direct Loan; therefore, I (We) assume the risk of all damages, losses, costs, and expenses related thereto and agree to indemnify and save 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 decision concerning this application for Multifamily Direct Loan funds or the use of information concerning the Multifamily Direct Loan.

On behalf of the Applicant and all affiliates of the Applicant (hereinafter "Applicant"), I (We) hereby certify that the Applicant is familiar with the state Rules, as published in 10 TAC Chapters 1, 2, 11, and 13, as well as Chapter 12 as applicable. 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) hereby assert that the information contained in this Application as required or deemed necessary by the materials governing the Multifamily Direct Loan are true and correct and that I (We) have undergone sufficient investigation to affirm the validity of the statements made and the Department may rely on any such statements.

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 Department will disqualify the Applicant and may hold the Applicant ineligible to apply for Multifamily Direct Loan funds or until any issue of restitution is resolved. If false information is discovered after the award of
Multifamily Direct Loan funds, the Department may terminate the Applicant’s written agreement and recapture all Multifamily Direct Loan funds expended.

I (We) shall not, in the provision of services, or in any other manner discriminate against any person on the basis of age, race, color, religion, sex, national origin, familial status, or disability. Verification of any of the information contained in this application may be obtained from any source named herein.

I (We) have written below the name of the individual authorized to execute the Multifamily Direct Loan agreement and any and all future Multifamily Direct Loan commitments and contracts related to this application. If this individual is replaced by the organization, I (We) must inform the Department within 30 days of the person authorized to execute agreements, commitment and/or contracts on behalf of the Applicant.

I (We) certify that no person or entity that would benefit from the award of Multifamily Direct Loan funds has committed to providing a source of match.

I (We) certify that I (We) will meet, Texas Minimum Construction Standards, 2010 ADA Standards for Accessible Design, as well as the Fair Housing Accessibility Standards and Section 504 of the Rehabilitation Act of 1973 as further detailed in 10 TAC Chapter 1, Subchapter B. I (We) certify that the Development will meet all local building codes or standards that may apply as well as the Uniform Physical Conditions Standards in 24 CFR §5.705.

I (We) certify that if Department funds have a first lien position in the project for which assistance is being requested, assurance of completion of the development will be provided in the form of payment and performance bonds in the full amount of the construction contract, running to the Department as obligee, or equivalent guarantee in the sole determination of the Department.

I (We) certify that if refinancing is a component of the proposed development the Applicant must confirm that Multifamily Direct Loan funds will not be used to replace loans, grants or other financing by any other Federal program, or in violation of the provisions of 10 TAC §13.3(e).

I (We) certify that if other federal or governmental assistance is used in the financing of this development I (We) will notify the Texas Department of Housing and Community Affairs.

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, I (We), am 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 Texas Government Code Section 2264.053, not later than the 120th day after the date TDHCA notifies Name of Applicant of the violation.

On behalf of the Applicant, I (We) hereby certify that the Applicant is familiar with the provisions of the federal HOME Final Rule, as published in 24 CFR Part 92, and other related administrative rules and regulations and court rulings issued by the Federal government or State of Texas with respect to the HOME Investment Partnerships Program and all Developments eligible to receive HOME funds will comply with such rules during the application process and, in the event of award of HOME funds, for the duration of the proposed Development.

If applying under the Supportive Housing/Soft Repayment set-aside, on behalf of the Applicant, I (We) hereby certify that the Applicant is familiar with the provisions of the interim Housing Trust Fund rule, as published in 24 CFR Part 93, and other related administrative rules and regulations and court rulings issued by the Federal government or State of Texas with respect to the NHTF and all Developments eligible to receive NHTF funds will comply with such rules during the application process and, in the event of award of NHTF funds, for the duration of the proposed Development.

**Lead Based Paint**

I (We) certify that documentation of compliance with the Texas Environmental Lead Reduction Rules in 25 TAC Chapter 295, Subchapter I or 24 CFR Part 35 (Lead Safe Housing Rule), as applicable, will be maintained in project files. I (We) understand that for Developments subject to 24 CFR Part 25, standard forms are available in the Federal Register, as indicated by the sources noted below.

1) **Applicability** 24 CFR §35.115 – A copy of a statement indicating that the property is covered by or exempt from 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 covered by 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.

**Threshold Certification**

On behalf of the Applicant and all affiliates of the Applicant (hereinafter “Applicant”), I (We) hereby certify that the Applicant is familiar with the provisions and requirements of the Multifamily Direct Loan Notice of Funding Availability (NOFA) approved by the Department’s Governing Board on December 6, 2018, for which I (We) am applying.

I (We) understand that housing units subsidized by Multifamily Direct Loan funds must be affordable to low, very low or extremely low-income persons. I (We) understand that mixed income rental developments may only receive funds for units that meet the Multifamily Direct Loan affordability standards. I (We) understand that all Applications intended to serve persons with disabilities must adhere to the Department’s Integrated Housing Rule at 10 TAC §1.15.

I (We) understand that, pursuant to 10 TAC §13.11(p), all contractors, consulting firms, Borrowers, Development Owners and Contract Administrators must sign and submit the appropriate documentation with each draw to attest that each request for payment of Multifamily Direct Loan funds is for the actual cost of providing a service and that the service does not violate any conflict of interest provisions in 24 CFR Part 92.

I (We) certify that I (We) am eligible to apply for funds or any other assistance from the Department. 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 Department in a satisfactory format on or before the application deadline for funds or other assistance pursuant to 10 TAC §1.3(b). I (We) certify that, the Development will meet the broadband infrastructure requirements of 81 FR 92626, and that these costs are included in the Application.

**All applicants applying under the 2019-1 Multifamily Direct Loan Notice of Funding Availability (NOFA) must read and initial after each of the following sections regarding federal cross cutting requirements in the boxes below.**
HUD Section 3

I (We) hereby agree that the work to be performed in connection with any award of HOME or NHTF funds is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (“Section 3”). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing. I (We) agree to comply with HUD’s regulations in 24 CFR Part 135, which implement Section 3. For more information about HUD Section 3, please reference the TDHCA website dedicated to Section 3 at: http://www.tdhca.state.tx.us/program-services/hud-section-3/index.htm

(initial)

Environmental

I (We) understand that the environmental effects of each activity carried out with an award of HOME funds must be assessed in accordance with the provisions of National Environmental Policy Act of 1969 (NEPA) (42 U.S.C. §4321 et seq.) and the related activities listed in HUD’s implementing regulations at 24 C.F.R. parts 50, 51, 55 and 58 (NEPA regulations). Each such activity must have an environmental review completed and support documentation prepared complying with the NEPA and NEPA regulations. **No loan may close or funds be committed to an activity before the completion of the environmental review process, including the requirements of 24 CFR Part 58, and the Department has provided written clearance.**

The Department as the Responsible Entity must ensure that environmental effects of the property are assessed in accordance with the provisions of the National Environmental Policy Act of 1969 and the related authorities listed in HUD’s implementing regulations at 24 CFR Parts 50 and 58.

I (We) certify that all parties involved in any aspect of the development process began the project with no intention of using Federal assistance.

I (We) certify that as of the date of the Multifamily Direct Loan application all project work, other than as allowed in 24 CFR. Part 58, has ceased.

I (We) understand that the environmental effects of each activity carried out with an award of NHTF funds must be assessed in accordance with the provisions of CPD Notice 16-14.

I (We) certify that I (we) have read and understand the requirements in 24 CFR §58.22 or CPD Notice 16-14, and I (we) understand that acquisition of the site, even with non-HUD funds, prior to completion of the environmental review process will jeopardize any federal funding.
I (We) certify that we will not engage in any choice limiting actions until the site has achieved Environmental Clearance as required in CPD Notice 16-14 or 24 CFR. Part 58, as applicable. **Choice-limiting activities include but are not limited to these examples:**

- Acquisition of land, except through the use of an option agreement, regardless of funding source;
- Closing on loans including loans for interim financing;
- Signing a construction contract.

![Initial]

**Relocation and Anti-Displacement**

The property proposed for this Application is _____ is not _____ occupied. (check one)

If occupied, the occupant(s) are owners _____ tenants _____

**Displacement of Existing Tenants**

I (We) certify that that the work to be performed in connection with any award of federal funds is subject to Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), as amended, and implementing regulations at 49 CFR Part 24. Consistent with the goals and objectives of activities assisted under the Act and HUD Handbook 1378, if the Development is eligible for federal funds the Applicant must prepare and submit the following to TDHCA with the Multifamily Uniform Application:

1) A detailed explanation of the reasons for displacement relocation;
2) A detailed plan of the relocation, including evidence of comparable replacement housing;
3) A copy of the General Information Notice (signed by the tenant or sent Certified Mail, return recipient requested) sent to all tenants on the Rent Roll listed with the Multifamily Direct Loan Application, and
4) Estimated costs and funding sources available to complete the permanent relocation.

**Demolition and Conversion**

I (We) certify that that the work to be performed in connection with any award of federal funds is subject to 24 CFR Part 42 and Development Owner will replace all occupied and vacant occupiable low-income housing that is demolished or converted to a use other than low-income housing as a direct result of the project. All replacement housing will be provided within three (3) years after the commencement of the demolition or conversion. Before receiving a
commitment of federal funds for a project that will directly result in demolition or conversion, the project owner will make the information public in accordance with 24 CFR Part 42 and submit the information to TDHCA along with the following information in writing at application:

1) The location map, address, and number of dwelling units by bedroom size of lower income housing that will be demolished or converted to use other than as lower income housing as a direct result of the project;
2) A time schedule for the commencement and completion of the demolition and conversion;
3) To the extent known, the location, map, address, and number of dwelling units by bedroom size of the replacement housing that has been or will be provided;
4) The amount and source of funding and a time schedule for the provision of the replacement housing;
5) The basis for concluding that the replacement housing will remain lower income housing beyond the date of initial occupancy;
6) Information demonstrating that any proposed replacement of housing units with similar dwelling units (e.g. a 2-bedroom unit with two 1-bedroom units) or any proposed replacement of efficiency or SRO units with units of a different size is appropriate and consistent with the housing needs of the community; and
7) The name and title of the person or persons responsible for tracking the replacement of lower income housing and the name and title of the person responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any housing or the conversion of lower-income housing to another use.

Applications for Developments Previously Awarded Department Funds

This Application has _____ has not _____X_____ previously received Department funds. (check one)

If this Application has previously received Department funds and construction has already started or been completed, and acquisition and rehabilitation is not being proposed, a letter from the Applicant that seeks to explain why this Application should be found eligible in accordance with 10 TAC §13.5(h)(2) is provided behind this tab.
By: [Signature]

Signature of Authorized Representative

William A. Markel

Printed Name

Manager

Title

2/7/19

Date

THE STATE OF MISSOURI

COUNTY OF BOONE

Before me, a notary public, on this day personally appeared William A. Markel, 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 25th day of February, 2019

(Seal)

JILL M. LAFFERTY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires: March 15, 2020
Commission # 12474021

[Signature]
Notary Public Signature
## Applicant Information Page

Provide the contact information for the Applicant and any staff responsible for Administrative Deficiencies and/or clarifications to the Application.

### 1. Applicant Contact Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Office</th>
<th>Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brian Kimes</td>
<td>(573) 443-2021</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email: <a href="mailto:bkimes@jesholdings.com">bkimes@jesholdings.com</a></td>
<td>(573) 424-8811</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address:</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>206 Peach Way</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Columbia</td>
<td></td>
<td></td>
<td>MO</td>
<td>65203</td>
</tr>
</tbody>
</table>

### 2. Second Contact

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Office</th>
<th>Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jim Markel</td>
<td>(404) 841-2227</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email: <a href="mailto:jmarkel@jesholdings.com">jmarkel@jesholdings.com</a></td>
<td>(601) 329-3459</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 3. Consultant Contact (if applicable)

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Office</th>
<th>Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Mobile</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address:</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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>6</td>
</tr>
<tr>
<td>Unit and Development Features</td>
<td>§11.9(b)(1)(B)</td>
<td>9</td>
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<tr>
<td>Sponsor Characteristics</td>
<td>§11.9(b)(2)</td>
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**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>Resident 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>3</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>
<tr>
<td>Readiness to Proceed in Disaster Impacted Counties</td>
<td>§11.9(c)(8)</td>
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**Serve and Support Texans Most in Need Total**: 47

### 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>
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**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>
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<tbody>
<tr>
<td>Financial Feasibility</td>
<td>§11.9(e)(1)</td>
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<tr>
<td>Cost of Development per Square Foot</td>
<td>§11.9(e)(2)</td>
<td>12</td>
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<tr>
<td>Pre-application Participation</td>
<td>§11.9(e)(3)</td>
<td>6</td>
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<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>
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</tr>
<tr>
<td>Historic Preservation</td>
<td>§11.9(e)(6)</td>
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<tr>
<td>Right of First Refusal</td>
<td>§11.9(e)(7)</td>
<td>1</td>
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<tr>
<td>Funding Request Amount</td>
<td>§11.9(e)(8)</td>
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**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>
</table>

**Total Application Self Score**: 118

2/28/2019
Part 2
Development Site
### Site Information Form Part I

#### Development Address (All Programs)

<table>
<thead>
<tr>
<th>Address</th>
<th>Austin</th>
<th>ETJ?</th>
</tr>
</thead>
<tbody>
<tr>
<td>4510 &amp; 4514 Terry-O Lane</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Address</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Region</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zip</td>
<td>77847</td>
<td></td>
</tr>
<tr>
<td>County</td>
<td>Travis</td>
<td></td>
</tr>
<tr>
<td>Rural/Urban</td>
<td>Urban</td>
<td></td>
</tr>
</tbody>
</table>

#### Census Tract Information (All Programs)

<table>
<thead>
<tr>
<th>Census Tract Number (11 digits)</th>
<th>Median Household Income</th>
<th>Quartile</th>
<th>Poverty Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>48453002403</td>
<td>60223.00</td>
<td>3q</td>
<td>18.2</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

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

  19043 Burleson Apartments

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

- The site is contiguous to or within 1,000 feet of the site for the following eligible Pre-application(s) serving the same Target Population:

  N/A

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

- Development Site is appropriately zoned? **Yes**

- Zoning Designation: CS-MU-CO-NP

- Flood Zone Designation: **X**

- Entire Development Site is outside the 100 year floodplain: **Yes**

- Farmland Designation (New Construction (including adaptive re-use) seeking Section 811 and/or Direct Loan funds): **Not Prime Farmland**

#### Site & Neighborhood Standards (New Construction Direct Loan only) [10 TAC §13.11(o)(6)(B)]; [24 CFR 92.202, 93.150]

Confirm the following supporting documents are provided behind this tab.

- X 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.

- X DP-1 Profile of General Demographic Characteristics (2010) Census data for the census tract and city (and county if proposed site is located in a rural area) where the proposed site will be located. DP-1 Census data can be accessed using the Advanced Search option at www.census.gov.

Children of the proposed development will attend:

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades</th>
<th>Met Standard Rating?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X through X</td>
<td>2016</td>
</tr>
<tr>
<td>Galindo Elementary School</td>
<td>K through 5</td>
<td>Yes</td>
</tr>
<tr>
<td>Bedichek Middle School</td>
<td>6 through 8</td>
<td>Yes</td>
</tr>
<tr>
<td>Travis High School</td>
<td>9 through 12</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**n/a** School district has no attendance zones and the closest schools are listed.

**n/a** 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 2018 (or 2017 if the Hurricane Harvey Provision applies) Met Standard rating by the Texas Education Agency, and the Neighborhood Risk Factors Report ("NRFR") and required documentation has been submitted. [§11.101(a)(3)(D)(iv)]

**n/a** The Target Population is Elderly. **Applicant is required to enter school rating information above, but no disclosure is required.**

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

- Applicant requests waiver of rules.
- Documentation to support waiver was previously provided or is attached behind Tab 8 and includes:
  - Documentation establishing how the need for the waiver was both not reasonably foreseeable and was not preventable by the Applicant and (where appropriate), plans for mitigation or alternative solutions; and
  - Documentation establishing how, by granting the waiver, it better serves the policies and purposes articulated in referenced sections of Tex. Gov't Code than not granting the waiver.
Maps:
- Street Map with Site Drawn and Identified
- Census Tract Map with Development Site Identified
  https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t

Resolutions:
- Twice the State Average of Units Per Capita Resolution
  A Resolution must be attached to complete this item if Item 3 on Tab 7 is not checked.
- One Mile Three Year Resolution or evidence of other exception
- Housing Tax Credit Units per Total Household Resolution
- For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is included
- For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is not included and will be provided under separate cover no later than 14 days prior to the Board meeting selected in Tab 1b

Zoning and Floodplain
- Evidence of Zoning and/or Evidence of Re-Zoning Process
- Evidence of Flood Zone Designation
  Information is included in the ESA.
  Information is included behind this tab.

Go to https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx and
  • Go to “Quick Navigation”, select address and enter street address, city, and state. If the Development Site does not have a fixed address, enter the street, city and state.
  • Just below where it says “Area of Interest Interactive Map” and to the left of where it says “Legend” is a row of buttons. Two at the end are labeled "AOI" for area of interest. Click the rectangle or triangle button based on the relative shape of the Development Site
  • Outline the Development Site, getting as much within the rectangle or triangle as possible.
  • Select the tab for “Soil Data Explorer”, select “Land Classifications”, then select “Farmland Classification”.
  • Select “View Rating”. You may need to scroll down to see it.
  • In the upper right corner, select “Printable Version”. Name it if you wish, scale to “Fit to page”, printed sheet size “A landscape (11” x 8.5”). Make sure the box box labeled “show UTM Coordinate Ticks” is checked. Select “View”.
  • Save the file as a PDF and include it in the Application.
Site and Neighborhood Standards (New Construction Direct Loan Only)

☐ Statement regarding promoting housing choice explains HOW the Development will promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low income persons.

☐ DP-1 Profile of General Demographic Characteristics (2010) for census tract and city (and county if applicable)

Educational Quality (all Applications)

☐ School Attendance Zone Map with Development labeled;

☐ 2018 TEA accountability information for each school (or 2017 if the Hurricane Harvey Provision applies); and

☐ Neighborhood Risk Factors Report ("NRFR") if a school in the attendance zone has not achieved Met Standard for three consecutive years and has failed by at least one point in the most recent year (or 2017 if the Hurricane Harvey Provision applies).

Waiver of Rules

☐ The waiver request must establish how the need for the waiver was both not reasonably foreseeable and was not preventable by the Applicant

☐ The waiver request must establish how, by granting the waiver, it better serves the policies and purposes articulated in Tex. Gov’t Code, §§2306.001, 2306.002, 2306.359, and 2306.6701, (which are general in nature and apply to the role of the Department and its programs, including the Housing Tax Credit program) than not granting the waiver.
Supporting Documentation for the Site Information Form Part I

Maps
SUBJECT SITE
+/- 3.064 acres
St. Elmo Commons
4510 & 4514 Terry-O Lane, Austin, TX 78745
CENSUS TRACT MAP

The 2019 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2019. The 2019 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014, 2011-2015, and 2012-2016. The designation methodology is explained in the Federal Register Notice published October 22, 2018.

Development Site
Resolution
RESOLUTION NO. 20190207-008

WHEREAS, St Elmo Commons, LP ("Applicant"), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development of approximately 100 units to be located at or near 4510 Terry-O Lane ("Development") within the City of Austin; and

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

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

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

BE IT FURTHER RESOLVED:

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

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

ADOPTED: February 7, 2019

ATTEST:

Jannette S. Goodall
City Clerk
Zoning
February 13, 2019

John Guttman  
JES Dev Co.  
106 E. 6th Street, Suite 900  
Austin, TX 78701

Re: Zoning Verification for the Properties located at 4510 and 4514 Terry-O Lane, Austin, Texas more fully described as LOT 5B SOUTH AUSTIN INDUSTRIAL PARK PHS A and LOT 4 SOUTH AUSTIN INDUSTRIAL PARK.

Dear Mr. Guttman:

This letter is to confirm that the properties located at 4510 Terry-O Lane and 4514 Terry-O Lane, Austin, Texas are zoned CS-MU-CO-NP.

Under the CS-MU-CO-NP classification applicable to this property, multi-family residential development is permitted provided the applicable zoning and land development regulations (height, setback, parking, etc.) and building codes are addressed. No zoning change is necessary for development of multi-family residences on these sites, and no conditional use permit is required for development of multi-family residences on these sites or for use of these sites for multi-family residences.

If you have any questions regarding applicable regulations, feel free to contact me at (512) 974-2769.

Sincerely,

Christopher Johnson  
Development Services Division Manager
Floodplain
FEMA Flood Map

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHAs are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

**Floodway**
Floodway Areas in Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**Zone X**
Minimal Flood Hazard Areas - Areas determined to be outside the 0.2% (500-year) annual chance floodplain and protected by levee from 100-year flood.

**Zone X 500**
Area With Reduced Flood Risk Due to Levee
Moderate Flood Hazard Areas - Areas of 0.2% (500-year) annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than less than 1 square mile; and areas protected by levees from 1% annual chance flood.
Farmland Designation
Farmland Classification—Travis County, Texas
(St. Elmo Commons- approx. boundaries)

**MAP LEGEND**

- **Prime farmland if irrigated and reclaimed of excess salts and sodium**
- **Prime farmland if irrigated and drained and either protected from flooding or not frequently flooded during the growing season**
- **Prime farmland if irrigated and protected from flooding or not frequently flooded during the growing season**
- **Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60**
- **Prime farmland if subsoiled, completely removing the root inhibiting soil layer**
- **Prime farmland if irrigated and reclaimed of excess salts and sodium**
- **Farmland of statewide importance**
- **Farmland of local importance**
- **Farmland of unique importance**
- **Not rated or not available**

**Soil Rating Polygons**

- **Not prime farmland**
- **All areas are prime farmland**
- **Prime farmland if drained**
- **Prime farmland if protected from flooding or not frequently flooded during the growing season**
- **Prime farmland if irrigated and reclaimed of excess salts and sodium**
- **Farmland of statewide importance**
- **Farmland of local importance**
- **Farmland of unique importance**
- **Not rated or not available**

**Soil Rating Lines**

- **Not prime farmland**
- **All areas are prime farmland**
- **Prime farmland if drained**

**Soil Rating Points**

- **Not prime farmland**
- **All areas are prime farmland**
- **Prime farmland if drained**
- **Prime farmland if irrigated and protected from flooding or not frequently flooded during the growing season**
- **Prime farmland if irrigated and reclaimed of excess salts and sodium**
- **Farmland of statewide importance**
- **Farmland of local importance**
- **Farmland of unique importance**
- **Not rated or not available**

**Water Features**

- **Prime farmland if irrigated and reclaimed of excess salts and sodium**
- **Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season**
- **Prime farmland if irrigated and protected from flooding or not frequently flooded during the growing season**
- **Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60**
- **Prime farmland if subsoiled, completely removing the root inhibiting soil layer**
- **Prime farmland if irrigated and reclaimed of excess salts and sodium**
- **Farmland of statewide importance**
- **Farmland of local importance**
- **Farmland of unique importance**
- **Not rated or not available**
The soil surveys that comprise your AOI were mapped at 1:24,000.

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

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

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

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

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

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 20, Sep 16, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 2, 2016—Nov 30, 2017

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

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>HsD</td>
<td>Houston Black soils and Urban land, 0 to 8 percent slopes</td>
<td>Not prime farmland</td>
<td>2.5</td>
<td>74.0%</td>
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<tr>
<td>UsC</td>
<td>Austin-Urban land complex, 2 to 5 percent slopes</td>
<td>Not prime farmland</td>
<td>0.1</td>
<td>3.4%</td>
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<tr>
<td>UtD</td>
<td>Urban land, Austin, and Whitewright soils, 1 to 8 percent slopes</td>
<td>Not prime farmland</td>
<td>0.8</td>
<td>22.6%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td><strong>3.4</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Description

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

Rating Options

Aggregation Method: No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.
The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

**Tie-break Rule: Lower**

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.
Site and Neighborhood Standards
Site and Neighborhood Standards

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.

St. Elmo Commons is a proposed 100-unit, General-population community of all new construction to serve the demand for affordable housing in Austin, Travis County. The proposed location will provide low-income seniors in the City of Austin and greater Travis County area with a greater choice of housing opportunities in a location that does not have a high quantity of housing choices or low-income housing. The City of Austin currently does not have an affordable housing residential community census tract for the proposed St. Elmo Commons site location. Adding this option in a new location greatly improves the housing choices for residents of the City of Austin and surrounding areas.

Additionally, the site has convenient access to community amenities suited for the general population such as full-service grocery store, pharmacy, medical care, public library, and public parks, all within a short distance, and accessible by paved pedestrian walkways and crosswalks, and low-cost public transportation. Residents of St. Elmo Commons will be able to access the amenities in the neighborhood while paying rents that will help to alleviate the housing cost burden facing low-income families throughout the area.

Proposed St. Elmo Commons II will be located at 4510 & 4514 Terry-O Lane, Austin, is located in census tract 48453002403. This census tract has a poverty rate of 18.2% and is in the 3rd Income Quartile. As a location that does not have a high-proportion of low-income persons, there will be no undue concentrations of assisted persons, and as a census tract with a low percentage of low-income residents, this development will not be concentrating poverty in one area of town.

Were all the qualifying residents of St. Elmo Commons to come from outside of census tract 48453002403, at a minimum, an additional 100 low-income residents will move into this census tract, at the most, with two people per bedroom, an additional 326 low-income residents will move into this census tract. Those numbers are unlikely to shift the poverty rating in a significant negative direction nor create a situation of concentrating poverty.

With St. Elmo Commons in a high income area, and in close proximity to amenities, residents have the opportunity to stabilize, succeed, and improve their quality of life. These factors will provide an opportunity in the City of Austin to continue to deconcentrate poverty and increase housing choices.
### Population and Housing Characteristics: 2010

#### 2010 Census Summary File 1

**Geography:** Census Tract 24.03, Travis County, Texas

#### Subject | Number | Percent
--- | --- | ---
**Total population** | 2,616 | 100.0
Under 5 years | 164 | 6.3
5 to 9 years | 128 | 4.9
10 to 14 years | 133 | 5.1
15 to 19 years | 136 | 5.2
20 to 24 years | 206 | 7.9
25 to 29 years | 290 | 11.1
30 to 34 years | 293 | 11.2
35 to 39 years | 222 | 8.5
40 to 44 years | 167 | 6.4
45 to 49 years | 172 | 6.6
50 to 54 years | 168 | 6.4
55 to 59 years | 161 | 6.2
60 to 64 years | 136 | 5.2
65 to 69 years | 98 | 3.7
70 to 74 years | 67 | 2.6
75 to 79 years | 33 | 1.3
80 to 84 years | 18 | 0.7
85 years and over | 24 | 0.9

Median age (years) | 34.1 | (X )

16 years and over | 2,161 | 82.6
18 years and over | 2,104 | 80.4
21 years and over | 2,024 | 77.4
62 years and over | 309 | 11.8
65 years and over | 240 | 9.2

**Male population** | 1,346 | 51.5
Under 5 years | 76 | 2.9
5 to 9 years | 61 | 2.3
10 to 14 years | 73 | 2.8
15 to 19 years | 80 | 3.1
20 to 24 years | 103 | 3.9
25 to 29 years | 152 | 5.8
30 to 34 years | 172 | 6.6
35 to 39 years | 124 | 4.7
40 to 44 years | 98 | 3.7
45 to 49 years | 92 | 3.5
50 to 54 years | 80 | 3.1
55 to 59 years | 75 | 2.9
60 to 64 years | 59 | 2.3
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<tr>
<th>Subject</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>65 to 69 years</td>
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<tr>
<td>70 to 74 years</td>
<td>32</td>
<td>1.2</td>
</tr>
<tr>
<td>75 to 79 years</td>
<td>14</td>
<td>0.5</td>
</tr>
<tr>
<td>80 to 84 years</td>
<td>5</td>
<td>0.2</td>
</tr>
<tr>
<td>85 years and over</td>
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<td>0.3</td>
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<table>
<thead>
<tr>
<th>Median age (years)</th>
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<td>16 years and over</td>
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<td>18 years and over</td>
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<td>21 years and over</td>
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<td>62 years and over</td>
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<tr>
<td>65 years and over</td>
<td>101</td>
<td>3.9</td>
</tr>
</tbody>
</table>

| Female population        | 1,270  | 48.5    |
| Under 5 years            | 88     | 3.4     |
| 5 to 9 years             | 67     | 2.6     |
| 10 to 14 years           | 60     | 2.3     |
| 15 to 19 years           | 56     | 2.1     |
| 20 to 24 years           | 103    | 3.9     |
| 25 to 29 years           | 138    | 5.3     |
| 30 to 34 years           | 121    | 4.6     |
| 35 to 39 years           | 98     | 3.7     |
| 40 to 44 years           | 69     | 2.6     |
| 45 to 49 years           | 80     | 3.1     |
| 50 to 54 years           | 88     | 3.4     |
| 55 to 59 years           | 86     | 3.3     |
| 60 to 64 years           | 77     | 2.9     |
| 65 to 69 years           | 55     | 2.1     |
| 70 to 74 years           | 35     | 1.3     |
| 75 to 79 years           | 19     | 0.7     |
| 80 to 84 years           | 13     | 0.5     |
| 85 years and over        | 17     | 0.6     |

<table>
<thead>
<tr>
<th>Median age (years)</th>
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<th>(X)</th>
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<td>16 years and over</td>
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<td>18 years and over</td>
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<td>21 years and over</td>
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<td>65 years and over</td>
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<table>
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<td>American Indian and Alaska Native</td>
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<tr>
<td>Subject</td>
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<td>Asian</td>
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<td>Mexican</td>
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<td>Cuban</td>
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<td>HISPANIC OR LATINO AND RACE</td>
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<tr>
<td>Total population</td>
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<td>100.0</td>
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<td>Hispanic or Latino</td>
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<tr>
<td>White alone</td>
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<td>RELATIONSHIP</td>
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<tr>
<td>In households</td>
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<td>Child</td>
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<tr>
<td>Own child under 18 years</td>
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<td>15.5</td>
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<tr>
<td>Other relatives</td>
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<tr>
<td>Under 18 years</td>
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<tr>
<td>Nonrelatives</td>
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<td>Under 18 years</td>
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<tr>
<td>Unmarried partner</td>
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<td>In group quarters</td>
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<td>0.1</td>
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<tr>
<td>Subject</td>
<td>Number</td>
<td>Percent</td>
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<tr>
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<tr>
<td>Institutionalized population</td>
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</tr>
<tr>
<td>Male</td>
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<td>0.0</td>
</tr>
<tr>
<td>Female</td>
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<td>0.0</td>
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<tr>
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<td>0.1</td>
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<tr>
<td>Female</td>
<td>0</td>
<td>0.0</td>
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</tbody>
</table>

**HOUSEHOLDS BY TYPE**

| Total households               | 1,077  | 100.0   |
| Family households (families)   | 545    | 50.6    |
| With own children under 18 years | 223  | 20.7    |
| Husband-wife family            | 367    | 34.1    |
| With own children under 18 years | 145  | 13.5    |
| Male household, no wife present| 51     | 4.7     |
| With own children under 18 years | 20  | 1.9     |
| Female household, no husband present | 127 | 11.8    |
| With own children under 18 years | 58  | 5.4     |
| Nonfamily households           | 532    | 49.4    |
| Householder living alone       | 358    | 33.2    |
| Male                          | 174    | 16.2    |
| 65 years and over             | 15     | 1.4     |
| Female                        | 184    | 17.1    |
| 65 years and over             | 46     | 4.3     |
| Households with individuals under 18 years | 272  | 25.3    |
| Households with individuals 65 years and over | 189 | 17.5    |
| Average household size        | 2.43   | (X)     |
| Average family size           | 3.23   | (X)     |

**HOUSING OCCUPANCY**

| Total housing units            | 1,136  | 100.0   |
| Occupied housing units         | 1,077  | 94.8    |
| Vacant housing units           | 59     | 5.2     |
| For rent                       | 27     | 2.4     |
| Rented, not occupied           | 0      | 0.0     |
| For sale only                  | 5      | 0.4     |
| Sold, not occupied             | 7      | 0.6     |
| For seasonal, recreational, or occasional use | 9   | 0.8     |
| All other vacants              | 11     | 1.0     |
| Homeowner vacancy rate (percent) | 0.7 | (X)     |
| Rental vacancy rate (percent)  | 6.4    | (X)     |

**HOUSING TENURE**

| Occupied housing units         | 1,077  | 100.0   |
| Owner-occupied housing units   | 682    | 63.3    |
| Population in owner-occupied housing units | 1,650 | (X) |
| Average household size of owner-occupied units | 2.42 | (X) |
| Renter-occupied housing units  | 395    | 36.7    |
| Population in renter-occupied housing units | 964  | (X) |
| Average household size of renter-occupied units | 2.44 | (X) |

---

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.
[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.
[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.
This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

"Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

"Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, Census 2010 Summary File 1, Tables P5, P6, P8, P12, P13, P17, P19, P20, P25, P29, P31, P34, P37, P43, PCT5, PCT8, PCT11, PCT12, PCT19, PCT23, PCT24, H3, H4, H5, H11, H12, and H16.

Source: U.S. Census Bureau, 2010 Census.
### Geography: Austin city, Texas

#### SEX AND AGE

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<th>Percent</th>
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#### Male population

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<td>Percent</td>
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| Median age (years)           | 30.8   | (X)     |

| 16 years and over            | 318,580| 40.3    |
| 18 years and over            | 310,048| 39.2    |
| 21 years and over            | 288,179| 36.5    |
| 62 years and over            | 31,509 | 4.0     |
| 65 years and over            | 23,465 | 3.0     |

| Female population            | 390,652| 49.4    |
| Under 5 years                | 28,397 | 3.6     |
| 5 to 9 years                 | 24,704 | 3.1     |
| 10 to 14 years               | 20,839 | 2.6     |
| 15 to 19 years               | 25,523 | 3.2     |
| 20 to 24 years               | 43,305 | 5.5     |
| 25 to 29 years               | 42,606 | 5.4     |
| 30 to 34 years               | 35,614 | 4.5     |
| 35 to 39 years               | 29,844 | 3.8     |
| 40 to 44 years               | 25,075 | 3.2     |
| 45 to 49 years               | 24,055 | 3.0     |
| 50 to 54 years               | 23,067 | 2.9     |
| 55 to 59 years               | 20,244 | 2.6     |
| 60 to 64 years               | 15,149 | 1.9     |
| 65 to 69 years               | 9,960  | 1.3     |
| 70 to 74 years               | 6,952  | 0.9     |
| 75 to 79 years               | 5,456  | 0.7     |
| 80 to 84 years               | 4,653  | 0.6     |
| 85 years and over            | 5,209  | 0.7     |

| Median age (years)           | 31.3   | (X)     |

| 16 years and over            | 312,782| 39.6    |
| 18 years and over            | 304,877| 38.6    |
| 21 years and over            | 282,551| 35.7    |
| 62 years and over            | 40,609 | 5.1     |
| 65 years and over            | 32,230 | 4.1     |

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<td>Percent</td>
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Race alone or in combination with one or more other races: [4]

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<td>14.3</td>
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HISPANIC OR LATINO

| Total population                          | 790,390| 100.0 |
| Hispanic or Latino (of any race)          | 277,707| 35.1  |
| Mexican                                  | 229,865| 29.1  |
| Puerto Rican                            | 4,055  | 0.5   |
| Cuban                                   | 3,163  | 0.4   |
| Other Hispanic or Latino [5]             | 40,624 | 5.1   |
| Not Hispanic or Latino                  | 512,683| 64.9  |

HISPANIC OR LATINO AND RACE

| Total population                          | 790,390| 100.0 |
| Hispanic or Latino                        | 277,707| 35.1  |
| White alone                               | 154,489| 19.5  |
| Black or African American alone           | 3,646  | 0.5   |
| American Indian and Alaska Native alone   | 4,934  | 0.6   |
| Asian alone                               | 705    | 0.1   |
| Native Hawaiian and Other Pacific Islander| 128    | 0.0   |
| Some Other Race alone                     | 100,756| 12.7  |
| Two or More Races                         | 13,049 | 1.7   |
| Not Hispanic or Latino                    | 512,683| 64.9  |
| White alone                               | 385,271| 48.7  |
| Black or African American alone           | 60,760 | 7.7   |
| American Indian and Alaska Native alone   | 1,967  | 0.2   |
| Asian alone                               | 49,159 | 6.2   |
| Native Hawaiian and Other Pacific Islander| 401    | 0.1   |
| Some Other Race alone                     | 1,448  | 0.2   |
| Two or More Races                         | 13,677 | 1.7   |

RELATIONSHIP

| Total population                          | 790,390| 100.0 |
| In households                             | 770,129| 97.4  |
| Householder                               | 324,892| 41.1  |
| Child                                     | 195,592| 24.7  |
| Own child under 18 years                  | 154,890| 19.6  |
| Other relatives                           | 50,795 | 6.4   |
| Under 18 years                            | 17,320 | 2.2   |
| 65 years and over                         | 4,769  | 0.6   |
| Nonrelatives                              | 81,082 | 10.3  |
| Under 18 years                            | 2,505  | 0.3   |
| 65 years and over                         | 1,119  | 0.1   |

Unmarried partner                          | 26,513 | 3.4   |
In group quarters                          | 20,261 | 2.6   |
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<th>Percent</th>
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<td>Female</td>
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**HOUSEHOLDS BY TYPE**

| Total households                      | 324,892 | 100.0 |
| Family households (families) [7]      | 168,582 | 51.9  |
| With own children under 18 years      | 84,342  | 26.0  |
| Husband-wife family                   | 117,768 | 36.2  |
| With own children under 18 years      | 56,809  | 17.5  |
| Male household, no wife present       | 15,100  | 4.6   |
| With own children under 18 years      | 6,637   | 2.0   |
| Female household, no husband present  | 35,714  | 11.0  |
| With own children under 18 years      | 20,896  | 6.4   |
| Nonfamily households [7]              | 156,310 | 48.1  |
| Householder living alone              | 110,481 | 34.0  |
| Male                                   | 55,043  | 16.9  |
| 65 years and over                      | 4,586   | 1.4   |
| Female                                 | 55,438  | 17.1  |
| 65 years and over                      | 11,401  | 3.5   |
| Households with individuals under 18 years | 92,682 | 28.5  |
| Households with individuals 65 years and over | 41,645 | 12.8  |
| Average household size                 | 2.37    | ( X )  |
| Average family size [7]                | 3.16    | ( X )  |

**HOUSING OCCUPANCY**

| Total housing units                   | 354,241 | 100.0 |
| Occupied housing units                | 324,892 | 91.7  |
| Vacant housing units                  | 29,349  | 8.3   |
| For rent                              | 17,061  | 4.8   |
| Rented, not occupied                  | 769     | 0.2   |
| For sale only                         | 3,691   | 1.0   |
| Sold, not occupied                    | 897     | 0.3   |
| For seasonal, recreational, or occasional use | 2,391 | 0.7   |
| All other vacant                       | 4,540   | 1.3   |
| Homeowner vacancy rate (percent) [8]  | 2.4     | ( X )  |
| Rental vacancy rate (percent) [9]     | 8.7     | ( X )  |

**HOUSING TENURE**

| Occupied housing units                | 324,892 | 100.0 |
| Owner-occupied housing units          | 146,666 | 45.1  |
| Population in owner-occupied housing units | 378,640 | ( X ) |
| Average household size of owner-occupied units | 2.58 | ( X ) |
| Renter-occupied housing units         | 178,226 | 54.9  |
| Population in renter-occupied housing units | 391,489 | ( X ) |
| Average household size of renter-occupied units | 2.20 | ( X ) |

---

(r49462) This count has been revised.
Revised count: 790,491
Revision date: 05-01-2012
For more information, see 2010 Census Count Question Resolution.

(r37555) This count has been revised.
Revised count: 770,230
Revision date: 05-01-2012
Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.


[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, Census 2010 Summary File 1, Tables P5, P6, P8, P12, P13, P17, P19, P20, P25, P29, P31, P34, P37, P43, PCT5, PCT8, PCT11, PCT12, PCT19, PCT23, PCT24, H3, H4, H5, H11, H12, and H16.
### Profile of General Population and Housing Characteristics: 2010

#### 2010 Census Summary File 1

**Geography: Travis County, Texas**

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<th>Number</th>
<th>Percent</th>
</tr>
</thead>
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<td></td>
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**Male population**

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<th>Percent</th>
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**Female population**

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<td>Median age (years)</td>
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<td>( X )</td>
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**RACE**

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<td>Percent</td>
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<td>-------------------------------</td>
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<td>Institutionalized population</td>
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**HOUSEHOLDS BY TYPE**

| Total households               | 404,467  | 100.0   |
| Family households (families) [7] | 229,929  | 56.8    |
| With own children under 18 years | 116,974  | 28.9    |
| Husband-wife family            | 166,885  | 41.3    |
| With own children under 18 years | 82,031   | 20.3    |
| Male household, no wife present | 18,704    | 4.6     |
| With own children under 18 years | 8,585     | 2.1     |
| Female household, no husband present | 44,340  | 11.0    |
| With own children under 18 years | 26,358   | 6.5     |
| Nonfamily households [7]       | 174,538  | 43.2    |
| Householder living alone       | 124,562  | 30.8    |
| Male                          | 61,755   | 15.3    |
| 65 years and over              | 5,613    | 1.4     |
| Female                        | 62,807   | 15.5    |
| 65 years and over              | 13,941   | 3.4     |

| Housesholds with individuals under 18 years | 127,883 | 31.6 |
| Housesholds with individuals 65 years and over | 55,154  | 13.6 |

| Average household size         | 2.48     | (X)    |
| Average family size [7]        | 3.20     | (X)    |

**HOUSING OCCUPANCY**

| Total housing units            | 441,240  | 100.0   |
| Occupied housing units         | 404,467  | 91.7    |
| Vacant housing units           | 36,773   | 8.3     |
| For rent                       | 18,503   | 4.2     |
| Rented, not occupied           | 868      | 0.2     |
| For sale only                  | 5,320    | 1.2     |
| Sold, not occupied             | 1,172    | 0.3     |
| For seasonal, recreational, or occasional use | 5,150 | 1.2 |
| All other vacant               | 5,760    | 1.3     |
| Homeowner vacancy rate (percent) [8] | 2.5 | (X) |
| Rental vacancy rate (percent) [9] | 8.7 | (X) |

**HOUSING TENURE**

| Occupied housing units         | 404,467  | 100.0   |
| Owner-occupied housing units   | 210,015  | 51.9    |
| Population in owner-occupied housing units | 563,629 | (X) |
| Average household size of owner-occupied units | 2.68 | (X) |
| Renter-occupied housing units  | 194,452  | 48.1    |
| Population in renter-occupied housing units | 437,591 | (X) |
| Average household size of renter-occupied units | 2.25 | (X) |

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.
[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.
[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.
Section [5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

Section [6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

Section [7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

Section [8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

Section [9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, Census 2010 Summary File 1, Tables P5, P6, P8, P12, P13, P17, P19, P20, P25, P29, P31, P34, P37, P43, PCT5, PCT8, PCT11, PCT12, PCT19, PCT23, PCT24, H3, H4, H5, H11, H12, and H16.

Source: U.S. Census Bureau, 2010 Census.
Educational Quality
School Assignment by Residential Address

<table>
<thead>
<tr>
<th>Year</th>
<th>2018–2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade</td>
<td>1st Grade</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>78745</td>
</tr>
<tr>
<td>Street Name</td>
<td>Terry O Ln</td>
</tr>
<tr>
<td>Street Number</td>
<td>4200 – 4599</td>
</tr>
</tbody>
</table>

2018–2019 Assignment for

4200–4599 Terry O Ln, Austin, TX 78745

Galindo Elementary  
3800 S 2nd St  
Austin, TX 78704  
(512) 414–1756  
Pre-kindergarten – 5th grade  
Natascha Barreto-Romero, principal
Galindo Elementary School Attendance Zone Map
School Assignment by Residential Address

Year: 2019–2020
Grade: 7th Grade
ZIP Code: 78745
Street Name: Terry O Ln
Street Number: 4200 – 4599

2018–2019 Assignment for
4200–4599 Terry O Ln, Austin, TX 78745

Bedichek Middle
6800 Bill Hughes Rd
Austin, TX 78745
(512) 414–3265
6th – 8th grade
Michael Herbin, principal
2018–2019 Assignment for

4200–4599 Terry O Ln, Austin, TX 78745

**Travis High**

1211 E Oltorf St
Austin, TX 78704
(512) 414–2527
9th – 12th grade
Christina Hantgin, principal
# Texas Education Agency

## 2018 Accountability Ratings Overall Summary

**GALINDO EL (227901176) - AUSTIN ISD**

<table>
<thead>
<tr>
<th>Component Score</th>
<th>Scaled Score</th>
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<tbody>
<tr>
<td>Overall</td>
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<td>Met Standard</td>
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<tr>
<td>Student Achievement</td>
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<td>Met Standard</td>
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<tr>
<td>STAAR Performance</td>
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<td>70</td>
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<tr>
<td>College, Career and Military Readiness</td>
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<td>Graduation Rate</td>
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<td>School Progress</td>
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<td>Academic Growth</td>
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<tr>
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<td>77</td>
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<tr>
<td>Closing the Gaps</td>
<td>58</td>
<td>73</td>
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## Distinction Designations

- **ELA/Reading** Not Earned
- **Mathematics** Not Earned
- **Science** Not Earned
- **Social Studies** Not Eligible
- **Comparative Academic Growth** Not Earned
- **Postsecondary Readiness** Not Earned
- **Comparative Closing the Gaps** Not Earned
### Texas Education Agency

#### 2018 Accountability Ratings Overall Summary

**BEDICHEK MIDDLE (227901054) - AUSTIN ISD**

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<tr>
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#### Distinction Designations

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<tr>
<td>Comparative Academic Growth</td>
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## Texas Education Agency
### 2018 Accountability Ratings Overall Summary
#### TRAVIS H S (227901007) - AUSTIN ISD

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<td>Met Standard</td>
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</table>

### Distinction Designations

- ELA/Reading: Earned
- Mathematics: Not Earned
- Science: Earned
- Social Studies: Not Earned
- Comparative Academic Growth: Earned
- Postsecondary Readiness: Earned
- Comparative Closing the Gaps: Earned
Site Information Form Part II

Yes  Opportunity Index points are not requested. Part 1 entries are related to Concerted Revitalization Plan. If yes, skip down to select amenities under Urban or Rural, as applicable.

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

   - Development Site is located entirely within a census tract that has a poverty rate that is less than 20% or that is less than the median poverty rate for the region, whichever is higher.
   - The census tract has a median household income rate in the two highest quartiles within the region (2 points).
   - The census tract has a median household income in the third quartile within the region, and is contiguous to a census tract in the first or second quartile without physical barriers such as highways or rivers between, and the Development Site is no more than 2 miles from the boundary between the census tracts. A map showing the Development Site, location of the border, scale showing distance, and other applicable evidence is included (1 point).

Contiguous Census Tract #  Contiguous Tract Quartile

X  Development is Urban and Development Site is within the required radius 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.

- full service grocery store (1 point)(1 mile)
- pharmacy (1 point)(1 mile)
- health-related facility (1 point)(3 miles)
- licensed center serving children (1 point)(2 miles)
- university or community college (1 point)(5 miles)
- indoor recreation facility available to public (1 point)
- outdoor recreation facility available to public (1 point)

X  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.

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.

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

If necessary, provide a brief summary of how the Development Site is justifying the points selected:
2. **Underserved Area (Competitive HTC and Direct Loan Applications Only) [10 TAC §11.9(c)(5) and 10 TAC §13.6(3)]**

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 (2 points);
  (Note: Not eligible if application qualifies for Opportunity Index points)

- **No** Entirely within the boundaries of an Economically Distressed Area (1 point);
  (Note: Not eligible if application qualifies for Opportunity Index points)

- **Yes** Entirely within a census tract that does not have another Development that was awarded less than 30 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report (3 points);

- **No** For areas that did not score above, entirely within a census tract that does not have another Development that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report (2 points);

- **No** Entirely within a census tract whose boundaries are wholly within an incorporated area and the census tract itself and all of its contiguous census tracts do not have another Development that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report. This item will apply in Places with a population of 100,000 or more, and will not apply in the At-Risk Set-Aside (5 points);

- **Contiguous Census Tract #**

<table>
<thead>
<tr>
<th>Contiguous Census Tract #</th>
<th>Contiguous Census Tract #</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Entirely within a census tract that, according to American Community Survey 5-year Estimates, has both a poverty rate greater than 20% and a median gross rent for a two-bedroom unit greater than its county’s 2016 HUD Fair Market Rent for a two-bedroom unit. This measure is referred to as the Affordable Housing Needs Indicator in the Site Demographic Characteristics Report (2 points);

- **No** An At-risk or USDA Development placed in service 30 or more years ago, that is still occupied, and that has not yet received federal funding, or LIHTC equity, for the purposes of Rehabilitation for the Development (3 points).

<table>
<thead>
<tr>
<th>Application is seeking points for Underserved Area.</th>
<th>Total Points Claimed: 3</th>
</tr>
</thead>
</table>

3. **Proximity to the Urban Core (Competitive HTC Applications Only) [10 TAC §11.9(c)(7)]**

- **X** Development Site is located in a Place with a population over 200,000 and is not in the At-Risk Set-Aside.

- **AND** Population of Place is 200,000-749,999 and Development is located w/in 2 miles of the main municipal government administration building.

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

<table>
<thead>
<tr>
<th>Application is seeking points for Proximity to the Urban Core.</th>
<th>Total Points Claimed: 5</th>
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</thead>
</table>

4. **Concerted Revitalization Plan (Competitive HTC Applications Only) [10 TAC §11.9(d)(7)]**

- **Region:** 7 Urban

- **Yes** Application is claiming points for a Concerted Revitalization Plan ("CRP").

- **X** No points were claimed for Opportunity Index.

- **X** Applicant has selected amenities in the Opportunity Index section and included documentation in the CRP packet.

- **X** The CRP Packet has been completed and uploaded along with but separately from the Application.

<table>
<thead>
<tr>
<th>Application is seeking points for Concerted Revitalization.</th>
<th>Total Points Claimed: 7</th>
</tr>
</thead>
</table>

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

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

<table>
<thead>
<tr>
<th>Application is seeking points for Declared Disaster Area.</th>
<th>Total Points Claimed: 10</th>
</tr>
</thead>
</table>
6. **Readiness to Proceed in Disaster Impacted Counties (Competitive HTC Applications ONLY) [10 TAC §11.9(c)(8)]**

- Application meets all of the following requirements:
  - Application is for a proposed Development located in a county declared by FEMA to be eligible for individual assistance within two years preceding December 1, 2018.
  - Application includes a certification that the Applicant will close all financing on or before the last business day in November, 2019.
  - Application includes acknowledgement from all lenders and the syndicator of the required closing date.
  - Application includes a certification that the Applicant will fully execute the construction contract on or before the last business day in November, 2019.
  - Application includes evidence that appropriate zoning will be in place at award.
  - Application includes a DETAILED narrative description of each piece of evidence provided that is not specifically requested and how that evidence proves that the Applicant will have appropriate zoning at award and will close all financing and fully execute the construction contract on or before the last business day of November, 2019.
  - Applicant understands that failure to close all financing and/or fully execute the construction contract on or before the last business day in November, 2019 will result in penalty under 10 TAC §11.9(f), as determined solely by the Board.

**Application is seeking points for Readiness to Proceed.**

| Total Points Claimed: | 0 |
Supporting Documentation for the Site Information Form Part II

n/a Opportunity Index (Competitive HTC and Direct Loan Only)

x Map with Development Site boundaries indicated, relative to census tract boundaries

x Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tract with evidence of no physical barriers between the tracts

x Map(s) of Community Assets with Development, radius, and each asset labeled

x 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

x For each amenity, supporting documentation to evidence how the amenity meets each requirement of the rules.

NOTE: Per the rule, regular and recurring substantive services provided by community, civic or service organization must be beyond exclusively congregational or member-affiliated activities. For this item, you must evidence the organization's service activity in the community.

x Print-out from DFPS website confirming daycare licensed to serve relevant age groups
  (http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp)

x Crime rate information for census tract from Neighborhood Scout or local data source dated after October 1, 2018, including the computation used to determine the crime rate
  (https://www.neighborhoodscout.com)

x Print-out from THECB website confirming accreditation of university or community college
  http://www.txhighereddata.org/Interactive/Institutions.cfm

x Evidence amenity is operational or has started site work (for instance: website postings, news paper ads, etc.); evidence of costs or membership fees, age restrictions, as applicable

x Evidence of Underserved Area (Competitive HTC and Direct Loan Only)

n/a For Colonia:

x Evidence from Attorney General of Colonia boundaries; and
  https://www.texasattorneygeneral.gov/cpd/colonias

x 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

x Map showing development site boundaries, relative to Colonia boundaries, and distance from Rio Grande river border.

n/a For Economically Distressed Areas:

x A letter or correspondence from Texas Water Development Board indicating the boundaries of the EDA; and

x Map showing development site boundaries, relative to EDA boundaries.

x For other items:

Development must be awarded 2004 or earlier for 15-year threshold and 1988 or earlier for 30-year threshold, as listed in the "Board Approval" column of the Property Inventory tab of the Site Demographic Characteristics Report posted on the Department’s website at

http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm

x Map with Development Site boundaries indicated, relative to census tract boundaries

x Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable.

x Map with all contiguous census tracts, if applicable

x Proximity to Urban Core (Competitive HTC Only)

x Map with the appropriate radius, City Hall location, and evidence of meetings regularly scheduled for City Council, City Commission, or similar governing body.
Concerted Revitalization Plan (Competitive HTC Only)

CRP Packet is uploaded along with but separate from the Application.

Declared Disaster Area:

The county in which the Development Site is located is listed on the 2019 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 any time within the two-year period preceding the date of Application submission.

Readiness to Proceed

Evidence Development Site is located is in a county declared by FEMA to be a disaster area eligible for individual assistance in the last calendar year (only required if county is not included on the list and Applicant believes it should be).

Certification for closing

Acknowledgement(s) of closing date from lenders and syndicator

Certification for construction contract

Evidence that appropriate zoning will be in place at award (July 25, 2019).

Each piece of evidence provided that is not listed above must be accompanied by a detailed narrative describing how that piece of evidence will allow the Applicant to meet the requirements.
Supporting Documentation for the Site Information Form Part II

Opportunity Index
Census Tract Map
St. Elmo Commons
4510 & 4514 Terry-O Lane, Austin, TX 78745
CENSUS TRACT MAP

The 2019 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2019. The 2019 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014, 2011-2015, and 2012-2016. The designation methodology is explained in the Federal Register notice published October 22, 2018.

Map Options:
- Show Difficult Development Areas (Zoom 7+)
- Color QCT Qualified Tracts (Zoom 7+)
- Show QCT Outline (Zoom 1+)
- Show FMR Outline (Zoom 4+)
- Show LIHTC Projects (Zoom 1+)

Click here for full screen map.

Select Year:
- 2019
- 2018

Development Site
Map of Community Assets
Opportunity Index
Selected Points Categories and Evidence
for Concerted Revitalization Plan

1. Grocery
You'll LOVE these SAVINGS

Fiesta Tomatoes
$0.49/lb

Cucumber
$0.95/lb

Sweet Pineapples
$1.67/lb

Extra Large Golden Pineapples
$3.99/lb

Fresh

Beef Boneless Shoulder Roast
$2.47/lb

Park Sirloin
$8.33/lb

Whole Fresh Pre-Sliced Beef Shank
$1.69/lb

Bee's Honey Comb Tripa
$2.97/lb

Whole Chicken
$3.08/lb

Huarca Chicken
$1.47/lb

Whole Cooked Chicken
$1.47/lb

Carne de Res Lomito
$7.99/lb

Fruity Salad

Fresh

Fresh

3/11 lb

Fresh

Fresh

1 lb

Hachiya

1/2 lb

Sweet

Sweet

1/2 lb

1 lb
<table>
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</tr>
<tr>
<td>3</td>
<td>2.19</td>
</tr>
</tbody>
</table>
2. Pharmacy
The Development Site is located within 1 mile of a pharmacy.

Services at This Store

+ **Auto Care Center**
  - Open until 8 pm
  - 512-443-7877

- **Pharmacy**
  - Closed until 9 am
  - Open Monday-Friday: 9 am - 9 pm
  - Open Saturday: 9 am - 7 pm
  - Open Sunday: 10 am - 6 pm
  - Refill a prescription
  - $4 Prescriptions
  - 512-443-6588

+ **Photo Center**
  - Open until 10 pm
  - 512-447-6420

+ **Pickup**
  - Open until 8 pm
  - 512-447-7106

+ **Vision Center**
  - Closed until 9 am
  - 512-447-7106
Walmart Austin - E Ben White Blvd
@Walmart1253

Home
About
Videos
Events
Posts
Community
Info and Ads

About

FIND US

710 E Ben White Blvd
Austin, Texas

Call (512) 443-6601

HOURS

Evidence the Amenity is operational.

Open Now 12:00 AM - 12:00 AM

Popular Hours

Mon Tue Wed Thu Fri Sat Sun

6AM 9AM 12PM 3PM 6PM 9PM 12AM 3AM

BUSINESS INFO

Business Details

Price Range $

ADDITIONAL CONTACT INFO

http://www.walmart.com

Shopping & Retail
3. Health Facility
Average ER Wait Time as of 8:15am CST today

St. David's Children's Hospital
Get Directions

We're here to help

Services

Search service or treatment type

Search

View all

Breast Care

Cancer Care

Blood & Marrow Transplant
Blood Cancers
Brain and Spine Tumors

About Breast Care

About Cancer Care
4. Child Care
and DFPS license
Child Care Search Result Details

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

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<td>Program Provided:</td>
<td>Child Care Program</td>
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<td>Operation/Caregiver Name:</td>
<td>Children's Choice Learning Center</td>
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<tr>
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<tr>
<td>Phone Number:</td>
<td>737-800-4700</td>
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<td>Email Address:</td>
<td><a href="mailto:futurestars@brighthorizons.com">futurestars@brighthorizons.com</a></td>
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<td>Administrator/Director Name:</td>
<td>LaVonda Lyles</td>
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<td>Accepts Child-Care Subsidies:</td>
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<td>Hours of Operation:</td>
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</tr>
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<td>Days of Operation:</td>
<td>Monday - Friday</td>
</tr>
<tr>
<td>Total Capacity:</td>
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</table>

**Licensed to Serve Ages:**

- Infant
- Toddler
- Pre-Kindergarten
- School

**Total Capacity:**

- 134

**Number Of Admin Penalties:**

- 0

**Corrective Action:**

- No

**Adverse Action:**

- No

**Temporarily Closed:**

- No

Three Year Inspection Summary

http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilityDetails.asp?type=DC&fid=1119472
CHILDREN GROW FAST.
Bright Horizons grows with them.

At Bright Horizons®, we’re right there with your child – providing an individualized, flexible curriculum that’s designed to inspire children at every age and stage.

In our early education programs, children grow from curious toddlers into explorative preschoolers, guided by knowledgeable child development professionals who actively engage children through intentional teaching practices that guide each child’s social, physical, emotional, and cognitive development. Parents go to work knowing their children are happy, safe, and well cared for, and children move to the elementary years socially prepared, excited to learn, and well-versed in the language, math, and science skills they’ll need to succeed.

Our own The World at Their Fingertips® curriculum informs every area of the Bright Horizons experience.

**Language Works:** Integrates listening, reading, speaking, and writing

**Math Counts:** Focuses on counting, sorting, pattern recognition, and problem solving

**Science Rocks:** Encourages children to question, experiment, observe, and use the scientific method

**Caring Matters:** Focuses on children’s social-emotional development and positive guidance

**ArtSmart:** Helps children uncover their talents and express themselves through art, music, dance, and theater

**Toward a Better World:** Helps children learn respect for the world, its diverse people, and the environment

**Well Aware:** Fosters a positive attitude by helping children develop healthy habits and routines

The Development Site is within 2 miles of a center that is licensed by the Department of Family and Protective Services ("DFPS") specifically to provide a school-age program or to provide a child care program for infants, toddlers, and/or pre-kindergarten.
Our Programs

Our carefully crafted programs are age appropriate, all with the goal of encouraging curious, happy, and confident children who, above all, fully experience the joys of childhood.

The Growing World of Toddlers: Our hands-on toddler program promotes the development of age-specific skills in children ages 16 months to 3 years by:

- Offering age-appropriate learning opportunities to encourage individual skills, self-confidence, and independence
- Creating learning centers that include language and reading, math, fine motor, art, dramatic play, science and sensory exploration, and outdoor learning
- Providing activities to develop large motor skills such as climbing and throwing
- Establishing a relaxed environment to accommodate the unique disposition of the age

READY for SCHOOL: Our preschool and kindergarten prep programs for three to five-year-olds engage children intellectually, physically, emotionally, and socially, inspiring curiosity and creativity by:

- Targeting developmental and academic milestones in the areas of language and literacy, mathematical reasoning, and scientific investigation
- Introducing flexible curriculum that can engage each individual and adapt to each group
- Providing independent, teacher-directed, and small-group activities and experiences
- Creating multi-disciplinary learning centers that encourage individual skills and emerging interests in academics, creative expression, and outdoor learning

GETTING STARTED

At Bright Horizons, we understand that your child’s education is a priority and that choosing the right program is a big decision. To get started:

- Go to our website at brighthorizons.com/visit.
- Find an early education center near you and schedule a visit.
- Download a program checklist created by our own child development leaders, to help you identify the important aspects of an early education program.
- Contact us at 866-854-1958 at anytime to learn more.
Evidence the Amenity is operational

FIND US

3819 South IH 35
Austin, Texas
Call (737) 800-4700

FIND US

Get Directions

ADDITIONAL CONTACT INFO

futurestars@brighthorizons.com
http://child-care-preschool.brighthorizons.com/TX/Austin/irsaustin?
utm_source=fb-place-pages-about-us&utm_medium=website-info&utm_campaign=fb-
place-pages-about-us

MORE INFO

About
Bright Horizons / Children’s Choice at Future Stars is committed to providing the highest-quality child care and early education in the world.

Preschool · Day Care · Child Care Service
5. Indoor Recreation
Welcome to Crux Climbing Center! From experienced climbers to Austinites looking for a new workout option, Crux has something for everyone. This 22,000 square foot facility is stocked with rope climbing, bouldering, and strength training areas, a flex space for fitness and yoga classes, locker rooms, a kids' area, and a lounge space.

Founded by local Austin climbers, Matt Twyman and Kevin Goradia, Crux is designed to be much more than a gym—it's a place where you can form a community. The lounge
space gives you a great place to hang out with old friends or meet new ones after your workout. Friendly staff is always on hand to answer questions or help you out if you get stuck. Social events ranging from small, intimate community gatherings to large, blow-your-mind competitions are held at Crux all year long.

We’re excited to be a part of this South Austin neighborhood, and we hope you'll enjoy the atmosphere that we’ve built for you.

Day in the Life - Crux Climbing Center
from CruxCC

CRUX CLIMBING CENTER, 121 PICKLE RD #100, AUSTIN, TX 78704, (512) 931-3911
CALENDAR

FEATURED EVENTS

Evidence Amenity is operational.
# Calendar - Crux Climbing Center

**Date Night**
2 for $32
Feb. 14th

**TWO DAY PASSES TO CRUX**
+ **TWO DRINKS AT COSMIC**

---

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<tr>
<th>Sun</th>
<th>Mon</th>
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[https://www.cruxclimbingcenter.com/calendar/](https://www.cruxclimbingcenter.com/calendar/)
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<tr>
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<td>Dynamic Circuit w/ Madeline</td>
<td>15</td>
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<tr>
<td>6a</td>
<td>Dynamic Circuit w/ Madeline</td>
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<td>12p</td>
<td>Dynamic Circuit w/ Matt</td>
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<tr>
<td>12p</td>
<td>Yoga for Anxiety &amp; Depression w/ Liz</td>
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<tr>
<td>4:30p</td>
<td>Power Vinyasa w/ Ellis</td>
<td>19</td>
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<td>4:30p</td>
<td>Strength n’ Conditioning w/ Leilani</td>
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<tr>
<td>5:30p</td>
<td>Dynamic Circuit w/ Mallorie</td>
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<td>6p</td>
<td>Primal Fusion Yoga w/ Khalea</td>
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<td>6:30p</td>
<td>Abs and Glutes w/ Mallorie</td>
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<td>Adam M.</td>
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<tr>
<td>10a</td>
<td>Mobilize</td>
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<td>10:30a</td>
<td>Birthday Party</td>
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<td>7a</td>
<td>Dynamic Circuit w/ Madeline</td>
<td>16</td>
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<td>7a</td>
<td>Dynamic Circuit w/ Madeline</td>
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<tr>
<td>7a</td>
<td>Sunrise V2 Vinyasa w/ Haley</td>
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<tr>
<td>12p</td>
<td>Dynamic Circuit w/ Matt</td>
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<tr>
<td>12p</td>
<td>Yoga for Anxiety &amp; Depression w/ Liz</td>
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<tr>
<td>7a</td>
<td>3 Week Yoga Challenge</td>
<td>Available</td>
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<td>7:30a</td>
<td>BodySpec</td>
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<td>Adam M.</td>
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<td>10a</td>
<td>3 Week Yoga Challenge</td>
<td>Available</td>
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</tr>
<tr>
<td>10a</td>
<td>Strength n’ Conditioning w/ N</td>
<td>16</td>
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</table>

https://www.cruxclimbingcenter.com/calendar/
6. Outdoor Recreation
Development Site is within 1 mile of an outdoor, dedicated, and permanent recreation facility available to the public.

**Accessing the Park**

**ADDRESS**
121 Sheraton Ave, Austin, TX 78745  
(https://goo.gl/maps/iZojaiNR5F82)

**Quick Facts**

**WANT TO ADOPT THIS PARK?**
Check out our [Adopt-A-Park](/Adopt-A-Park) page for info.

**Popular For:**
• Basketball  
• Picnics  
• Playground

For more park information or reservations visit: Austin Parks & Recreation (http://www.austintexas.gov/department/parks-and-recreation)

Evidence Amenity is operational.

More Photos
7. University and Accreditation
### Independent Universities

**Download the Excel Version**

<table>
<thead>
<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
</tr>
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<tbody>
<tr>
<td>Abilene Christian University</td>
<td>Phil Schubert President</td>
<td>(325) 674-2412</td>
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<tr>
<td>Amberton University</td>
<td>Melinda Reagan President</td>
<td>(972) 279-6511</td>
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<tr>
<td>Austin College</td>
<td>Marjorie Hass President</td>
<td>(903) 813-3001</td>
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<tr>
<td>Baylor University</td>
<td>Judge Ken Starr Chancellor/President</td>
<td>(254) 710-3555</td>
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<tr>
<td>Concordia University Texas</td>
<td>Thomas Cedel President</td>
<td>(512) 313-3000</td>
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<tr>
<td>Dallas Baptist University</td>
<td>Adam C. Wright President</td>
<td>(214) 333-5130</td>
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<tr>
<td>East Texas Baptist University</td>
<td>Lawrence Ressler Interim President</td>
<td>(903) 923-2222</td>
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<tr>
<td>Hardin-Simmons University</td>
<td>Lanny Hall President</td>
<td>(325) 670-1226</td>
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<tr>
<td>Houston Baptist University</td>
<td>Robert Sloan, Jr. President</td>
<td>(281) 649-3450</td>
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<tr>
<td>Howard Payne University</td>
<td>William (Bill) Ellis President</td>
<td>(325) 649-8000</td>
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<tr>
<td>Huston-Tillotson University</td>
<td>Larry Earvin President</td>
<td>(512) 505-3001</td>
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<tr>
<td>Jarvis Christian College</td>
<td>Lester Newman President</td>
<td>(903) 793-3001</td>
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<tr>
<td>LeTourneau University</td>
<td>Dale Lunsford President</td>
<td>(903) 233-3100</td>
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<tr>
<td>Lubbock Christian University</td>
<td>L. Tim Perrin Chancellorin</td>
<td>(806) 720-7127</td>
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<tr>
<td>McMurry University</td>
<td>Sandra Harper President/CEO</td>
<td>(325) 793-3801</td>
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<tr>
<td>Our Lady of the Lake University of San Antonio</td>
<td>Jane Ann Slater President</td>
<td>(214) 379-5515</td>
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<tr>
<td>Paul Quinn College</td>
<td>Michael Sorrell President</td>
<td>(214) 379-5515</td>
</tr>
<tr>
<td>Rice University</td>
<td>David Leebron President</td>
<td>(214) 379-5515</td>
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<tr>
<td>Schreiner University</td>
<td>Charlie T. McCormick President</td>
<td>(830) 792-7346</td>
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<tr>
<td>South Texas College of Law Houston</td>
<td>Donald Guter President/Dean</td>
<td>(713) 659-8040</td>
</tr>
<tr>
<td>Southern Methodist University</td>
<td>Gerald Turner President</td>
<td>(214) 768-3300</td>
</tr>
<tr>
<td>Southwestern Adventist University</td>
<td>Ken Shaw President</td>
<td>(817) 202-6202</td>
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</tbody>
</table>

**Latest News**

- 02/04/2019 Dual Credit Student Outcomes Data Updated
- 01/31/2019 Data Resources for 2019 LBB Measures
- 01/25/2019 Dual Credit Enrollment Data Updated for 2018
- 01/24/2019 Enrollment Forecast 2019-2030 for Texas Institutions of Higher Education
- 12/12/2018 2016 Annual Texas Success Initiative Assessment (TSIA) Summary Score Report

**e-UPDATES**

*subscribe to updates*

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--- | ---
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--- | --- | --- | --- | --- | --- | --- | ---
**Policymakers** | Accountability, almanac, financials... | **Parents, Students & K-12 Educators** | Online Resume, H.S. to college stats... | **Media** | Overview, Almanac, Press Releases... | **Institutions and Researchers** | Reporting data, statistics... | **Career and Workforce Educators** | Perkins, WECM, Workforce Topics...
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<th>City, State Zip</th>
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<th>President Name</th>
<th>Phone Number</th>
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<td>Southwestern Assemblies of God University</td>
<td>Keene, TX 78059-0567</td>
<td>1200 Sycamore</td>
<td>Kermit S. Bridges</td>
<td>(972) 825-4652</td>
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<tr>
<td>Southwestern Christian College</td>
<td>Waxahachie, TX 75166</td>
<td>P.O. Box 10</td>
<td>Jack Evans</td>
<td>(972) 524-3341</td>
<td></td>
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<tr>
<td>Southwestern University</td>
<td>1001 East University Avenue, Georgetown, TX 78627-0770</td>
<td>George Martin</td>
<td>(512) 863-1454</td>
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<tr>
<td>St. Edward's University</td>
<td>Austin, TX 78704</td>
<td>3001 South Congress Avenue</td>
<td>George Martin</td>
<td>(512) 448-8411</td>
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<tr>
<td>St. Mary's University</td>
<td>One Camino Santa Maria, San Antonio, TX 78228</td>
<td>Tom Mengler</td>
<td>(210) 436-3722</td>
<td></td>
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<tr>
<td>Texas Christian University</td>
<td>Fort Worth, TX 76129</td>
<td>2820 South University Drive</td>
<td>Victor Boschini, Jr.</td>
<td>(817) 257-7783</td>
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<tr>
<td>Texas College</td>
<td>Tyler, TX 75702</td>
<td>2404 North Grand Avenue</td>
<td>Dwight Fennell</td>
<td>(903) 593-8311</td>
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<tr>
<td>Texas Lutheran University</td>
<td>Seguin, TX 78155</td>
<td>1000 West Court Street</td>
<td>Stuart Dorsey</td>
<td>(830) 372-8001</td>
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<tr>
<td>Texas Wesleyan University</td>
<td>Fort Worth, TX 76105-0010</td>
<td>1201 Wesleyan Street</td>
<td>Frederick Slabach</td>
<td>(817) 531-4422</td>
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<tr>
<td>Trinity University</td>
<td>One Trinity Place, San Antonio, TX 78212</td>
<td>Danny J. Anderson</td>
<td>(210) 999-8401</td>
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<tr>
<td>University of Dallas</td>
<td>Irving, TX 75062-4799</td>
<td>1845 E. Northgate Dr.</td>
<td>Thomas Keefe</td>
<td>(972) 721-5203</td>
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<tr>
<td>University of Mary Hardin-Baylor</td>
<td>Belton, TX 76513</td>
<td>900 College Street</td>
<td>Randy O' Rear</td>
<td>(254) 295-4501</td>
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<tr>
<td>University of St. Thomas</td>
<td>Houston, TX 77006</td>
<td>3820 Montrose Boulevard</td>
<td>Robert Ivany</td>
<td>(713) 525-2160</td>
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<tr>
<td>University of the Incarnate Word</td>
<td>San Antonio, TX 78209</td>
<td>4301 Broadway, CPO # 303</td>
<td>Louis Agnese, Jr.</td>
<td>(210) 829-3900</td>
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<tr>
<td>Wayland Baptist University</td>
<td>Plainview, TX 79072-6998</td>
<td>1550 W. 7th Street</td>
<td>Bobby Hall</td>
<td>(806) 291-3400</td>
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<tr>
<td>Wiley College</td>
<td>Marshall, TX 75870-5199</td>
<td>711 Wiley Avenue</td>
<td>Haywood Strickland</td>
<td>(903) 927-3200</td>
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</table>
The Development Site is located within 5 miles of an accredited university and has the authority to confer bachelor's degrees.
Biology
Business Administration
Catholic Studies
Chemistry
Communication
Computer Science
Criminal Justice
Criminology
Digital Media Management
Economics
English Literature
Entrepreneurship
Environmental Chemistry
Environmental Science and Policy
Finance
Forensic Chemistry
Forensic Science
French
Global Studies
Graphic Design
History
International Business
Kinesiology
Management
Marketing
Mathematics
Medical Laboratory Science
Philosophy
Photography and Media Arts
Political Science
Pre-Dental
Pre-Law
Pre-Medical
Pre-Physical Therapy
Pre-Veterinary
Psychology
Religious and Theological Studies
Social Work
Sociology
Spanish
Special Education
Teacher Education
Theater Arts
Video Game Development
Writing and Rhetoric

Undecided about your major? Explore! Take a look inside each school to learn about what our students and faculty in the majors are up to. Still not sure? Our Academic Counselors can help you select what's right for your interests.
Maps and Directions

Driving Directions

Open in Google Maps

From Loop 1 (Mopac)/Ben White Boulevard

From southbound Loop 1 (Mopac), exit at Loop 360. Stay on Loop 360 when it changes to Highway 71 East.

Exit at South Congress Avenue.

Turn left on South Congress Avenue.

Turn right on Woodward Street. Our campus will be just ahead on the left.

Turn left at the first campus entrance, Andre Drive.

From Interstate 35

From southbound I-35, take the Woodward Street exit (number 231).

From northbound I-35, exit at Ben White Boulevard. Remain on the access road until you reach Woodward Street.

Head west on Woodward Street. The campus is ahead on the right.

Turn right at the second campus entrance, Andre Drive.

Visitor Parking

Visitors planning a trip to campus can obtain a free guest ePermit by contacting the university department sponsoring their visit or by purchasing a visitor ePermit (Pay-to-Park) online. Individuals receiving a free guest ePermit will be directed...
Crime Data
Neighborhood Scout Report
The Development Site is located in a census tract with a property crime rate of 26 per 1,000 persons or less as defined by neighborhoodscout.com, or local law enforcement data sources.
AUSTIN, TX (WINDLEDGE DR / OLD CASTLE RD) REAL ESTATE

AVERAGE HOME VALUES

| MEDIAN HOME VALUE: | $241,492 |
| MEDIAN REAL ESTATE TAXES: | $5,210 (2.2% effective rate) |

NEIGHBORHOOD HOME PRICES

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<tr>
<td>$69,001 - $137,501</td>
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<td>$0 - $69,000</td>
<td>1.2%</td>
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YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD

9 YEARS AND 5 MONTHS

AVERAGE MARKET RENT

| AVERAGE MARKET RENT: | $1,968 / per month |
| GROSS RENTAL YIELD: | 10.58 |

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS

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<th>Rent</th>
<th>3 Beds or More</th>
<th>2 Beds or More</th>
<th>1 Bed</th>
<th>Studio</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$2,130</td>
<td>$2,130</td>
<td>$1,230</td>
<td>$1,230</td>
</tr>
<tr>
<td>$500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$1,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$1,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$2,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$2,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SETTING

- COASTAL
- LAKEFRONT
- FARMS

NEIGHBORHOOD LOOK AND FEEL

DENSLEY URBAN  URBAN  SUBURBAN  RURAL  REMOTE

NEIGHBORHOOD LOOK AND FEEL

HOUSING MARKET DETAILS

POPULATION DENSITY

DENSLEY URBAN  URBAN  SUBURBAN  RURAL  REMOTE

HOUSING MARKET DETAILS

AGE OF HOMES

2000 or Newer  1970 - 1999  1940 - 1969  1939 or Older

% OF HOMES

TYPES OF HOMES


% OF HOMES

HOME SIZE

No Bedroom  1 Bedroom  2 Bedrooms  3 Bedrooms  4 Bedrooms  5 or more bedrooms

% OF HOMES

SPECIAL PURPOSE HOUSING

Incarcerated  College Dorms  Military Housing  Public Housing

% OF HOMES
HOMEOWNERSHIP

HOMEOWNERSHIP RATE

- Owners: 61.7%
- Renters: 38.3%
- Seasonally Vacant: 0.0%
- Vacant Year-Round: 10.3%

Report date: Thursday, November 29, 2018
AUSTIN, TX (WINDLEDGE DR / OLD CASTLE RD) DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

LIFESTYLE

<table>
<thead>
<tr>
<th>Category</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Time Homebuyers</td>
<td>89.2%</td>
</tr>
<tr>
<td>Young Single Professionals</td>
<td>88.9%</td>
</tr>
<tr>
<td>Luxury Communities</td>
<td>59.2%</td>
</tr>
<tr>
<td>Retirement Dream Areas</td>
<td>36.8%</td>
</tr>
<tr>
<td>Family Friendly</td>
<td>23.8%</td>
</tr>
<tr>
<td>College Student Friendly</td>
<td>10.4%</td>
</tr>
</tbody>
</table>

SPECIAL CHARACTER

<table>
<thead>
<tr>
<th>Category</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hip Trendy</td>
<td>68.8%</td>
</tr>
<tr>
<td>Quiet</td>
<td>56.8%</td>
</tr>
<tr>
<td>Urban Sophisticates</td>
<td>50.1%</td>
</tr>
<tr>
<td>Walkable</td>
<td>30.4%</td>
</tr>
<tr>
<td>Nautical</td>
<td></td>
</tr>
</tbody>
</table>
AGE / MARITAL STATUS

AGE

- Under 5 Years: 5.9%
- 5 To 17: 11.3%
- 18 To 29: 19.4%
- 30 To 44: 26.6%
- 45 To 64: 27.3%
- 65 Years And Over: 9.6%

MARITAL STATUS

- Single: 52.1%
- Married: 34.2%
- Divorced: 10.3%
- Widowed: 2.4%

GENDER RATIO

- Male: 55.4%
- Female: 44.6%

MILITARY & COLLEGE STATUS

- Active Military: 0.0%
- Attending College: 4.7%

HOUSEHOLD TYPES

ONE PERSON HOUSEHOLDS

- This Neighborhood: 27.0%
- Nation: 27.7%

SAME SEX PARTNERS

- This Neighborhood: 2.3%
- Nation: 0.4%

MARRIED COUPLE WITH CHILD

- This Neighborhood: 14.4%
- Nation: 19.2%

SINGLE PARENT WITH CHILD

- This Neighborhood: 7.3%
- Nation: 9.3%
EMPLOYMENT INDUSTRIES

- Retail: 14.7%
- Accommodation: 14.3%
- Professional, scientific, and technical services: 11.7%
- Education: 8.6%
- Transportation: 4.7%
- Other: 6.5%
- Public Service: 6.3%
- Construction: 6.1%
- Real estate: 4.9%
- Wholesale: 4.8%
- Manufacturing: 4.4%
- Healthcare: 4.2%
- Administration: 4.1%
- Arts: 1.9%
- Information Technology: 0.6%
- Management: 0.0%
- Finance: 0.0%
- Utilities: 0.0%
- Mining: 0.0%
- Agriculture: 0.0%

COMMUTE TO WORK

AVERAGE ONE-WAY COMMUTE TIME

- Less than 15 minutes: 18.8%
- 15-30 minutes: 45.9%
- 30-45 minutes: 26.4%
- 45-60 minutes: 7.4%
- Over 60 minutes: 1.4%
**Means of Transport**

- **Drives Alone**: 83.3%
- **Carpool**: 11.3%
- **Bus**: 3.8%
- **Subway / Train**: 0.0%
- **Bike**: 1.2%
- **Walk**: 0.4%
- **Work at Home**: 4.6%

**Vehicles Per Household**

- **0 Vehicles**: 4.0%
- **1 or 2 Vehicles**: 53.9%
- **3 or More Vehicles**: 42.1%

**Migration & Mobility**

- **Moved Last Year**: 13.3%
- **Born out of State**: 37.8%
- **Foreign Born**: 14.2%

**Race & Ethnic Diversity**

- **Diversity Index**: 66
  - More diverse than 66% of U.S. neighborhoods.

**Occupations**

- **Executives, managers, & professionals**: 33.2%
- **Sales and service workers**: 41.2%
- **Office support workers**: 12.9%
- **Factory workers & laborers**: 12.7%
- **Farmers, foresters, & fishers**: 0.0%
### ANCESTRIES & LANGUAGES SPOKEN

#### ANCESTRY (TOP 20)

<table>
<thead>
<tr>
<th>Ancestry</th>
<th>% of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mexican</td>
<td>35.6%</td>
</tr>
<tr>
<td>German</td>
<td>12.8%</td>
</tr>
<tr>
<td>Irish</td>
<td>9.1%</td>
</tr>
<tr>
<td>English</td>
<td>5.0%</td>
</tr>
<tr>
<td>Italian</td>
<td>3.5%</td>
</tr>
<tr>
<td>Spanish</td>
<td>3.5%</td>
</tr>
<tr>
<td>Scottish</td>
<td>3.2%</td>
</tr>
<tr>
<td>Sub. African</td>
<td>3.2%</td>
</tr>
<tr>
<td>African</td>
<td>3.2%</td>
</tr>
<tr>
<td>Scandinavian</td>
<td>3.2%</td>
</tr>
<tr>
<td>European</td>
<td>1.7%</td>
</tr>
<tr>
<td>U.S. or American</td>
<td>1.5%</td>
</tr>
<tr>
<td>French</td>
<td>1.4%</td>
</tr>
<tr>
<td>Norwegian</td>
<td>1.1%</td>
</tr>
<tr>
<td>Central American</td>
<td>1.0%</td>
</tr>
<tr>
<td>British</td>
<td>0.9%</td>
</tr>
<tr>
<td>Scots-Irish</td>
<td>0.9%</td>
</tr>
<tr>
<td>Polish</td>
<td>0.8%</td>
</tr>
<tr>
<td>Dutch</td>
<td>0.8%</td>
</tr>
<tr>
<td>Austrian</td>
<td>0.6%</td>
</tr>
</tbody>
</table>

#### LANGUAGES SPOKEN (TOP 20)

<table>
<thead>
<tr>
<th>Language</th>
<th>% of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>English</td>
<td>63.8%</td>
</tr>
<tr>
<td>Spanish</td>
<td>32.0%</td>
</tr>
<tr>
<td>Italian</td>
<td>3.5%</td>
</tr>
<tr>
<td>German/French</td>
<td>2.0%</td>
</tr>
<tr>
<td>Polish</td>
<td>0.8%</td>
</tr>
<tr>
<td>Arabic</td>
<td>0.2%</td>
</tr>
<tr>
<td>Vietnamese</td>
<td>0.0%</td>
</tr>
<tr>
<td>Urdu</td>
<td>0.0%</td>
</tr>
<tr>
<td>Tagalog</td>
<td>0.0%</td>
</tr>
<tr>
<td>Russian</td>
<td>0.0%</td>
</tr>
<tr>
<td>Portuguese</td>
<td>0.0%</td>
</tr>
<tr>
<td>Persian</td>
<td>0.0%</td>
</tr>
<tr>
<td>Native American</td>
<td>0.0%</td>
</tr>
<tr>
<td>Mon-Khmer</td>
<td>0.0%</td>
</tr>
<tr>
<td>Korean</td>
<td>0.0%</td>
</tr>
<tr>
<td>Japanese</td>
<td>0.0%</td>
</tr>
<tr>
<td>Laos, of India</td>
<td>0.0%</td>
</tr>
<tr>
<td>Greek</td>
<td>0.0%</td>
</tr>
<tr>
<td>French</td>
<td>0.0%</td>
</tr>
<tr>
<td>Chinese</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

### UNEMPLOYMENT RATE

<table>
<thead>
<tr>
<th>Unemployment Rate</th>
<th>% of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>This Neighborhood</td>
<td>6.4%</td>
</tr>
<tr>
<td>Nation</td>
<td>4.1%</td>
</tr>
</tbody>
</table>

### AVERAGE INCOME

#### PER CAPITA INCOME

<table>
<thead>
<tr>
<th>Income Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>This Neighborhood</td>
<td>$23,529</td>
</tr>
<tr>
<td>Nation</td>
<td>$29,829</td>
</tr>
</tbody>
</table>
MEDIAN HOUSEHOLD INCOME

This Neighborhood: $60,223
Nation: $55,322

EDUCATION
PERCENT WITH COLLEGE DEGREE

This Neighborhood: 32.0%
Nation: 31.2%

PERCENT WITH ADVANCE DEGREE

This Neighborhood: 9.4%
Nation: 11.9%

INCOME AND EDUCATION
AUSTIN, TX (WINDLEDGE DR / OLD CASTLE RD) CRIME

67 Vital Statistics. 3 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

<table>
<thead>
<tr>
<th>TOTAL CRIME INDEX</th>
<th>NEIGHBORHOOD ANNUAL CRIMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Number of Crimes</td>
</tr>
<tr>
<td>(100 is safest)</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td>Crime Rate</td>
</tr>
</tbody>
</table>
(100 is safest)    |

Safer than 10% of U.S. neighborhoods.

NEIGHBORHOOD VIOLENT CRIME

<table>
<thead>
<tr>
<th>VIOLENT CRIME INDEX</th>
<th>VIOLENT CRIME INDEX BY TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>MURDER INDEX</td>
</tr>
<tr>
<td>(100 is safest)</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td>100 is safest</td>
</tr>
</tbody>
</table>

Safer than 23% of U.S. neighborhoods.

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)

MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 164 in Windledge Dr / Old Castle Rd
1 IN 241 in Austin
1 IN 230 in Texas
AUSTIN VIOLENT CRIMES

POPULATION: 947,890

<table>
<thead>
<tr>
<th></th>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>40</td>
<td>758</td>
<td>1,055</td>
<td>2,080</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>0.04</td>
<td>0.80</td>
<td>1.11</td>
<td>2.19</td>
</tr>
</tbody>
</table>

UNITED STATES VIOLENT CRIMES

POPULATION: 323,127,513

<table>
<thead>
<tr>
<th></th>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>17,250</td>
<td>130,603</td>
<td>332,198</td>
<td>803,007</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>0.05</td>
<td>0.40</td>
<td>1.03</td>
<td>2.49</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

8
(100 is safest)
Safer than 8% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE

<table>
<thead>
<tr>
<th></th>
<th>BURGLARY INDEX</th>
<th>THEFT INDEX</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 is safest</td>
<td>30</td>
<td>5</td>
<td>62</td>
</tr>
</tbody>
</table>

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)

MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 17 in Windledge Dr / Old Castle Rd
1 IN 28 in Austin
1 IN 36 in Texas
AUSTIN PROPERTY CRIMES

POPULATION: 947,890

<table>
<thead>
<tr>
<th></th>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>5,277</td>
<td>26,818</td>
<td>2,196</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>5.57</td>
<td>28.29</td>
<td>2.32</td>
</tr>
</tbody>
</table>

UNITED STATES PROPERTY CRIMES

POPULATION: 323,127,513

<table>
<thead>
<tr>
<th></th>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>1,515,096</td>
<td>5,638,455</td>
<td>765,484</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>4.69</td>
<td>17.45</td>
<td>2.37</td>
</tr>
</tbody>
</table>

CRIME PER SQUARE MILE

[Bar chart showing crime rates per square mile for Windledge Dr / Old Castle Rd, Austin, and Texas compared to the national median.]
### School Rating Information

#### School Quality

<table>
<thead>
<tr>
<th>Rating</th>
<th>(100 is best)</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Better than 14% of U.S. schools.</td>
</tr>
</tbody>
</table>

#### Neighborhood School Quality Rating

Rates the quality of all K-12 public schools that serve this neighborhood.

### Schools That Serve This Neighborhood *

<table>
<thead>
<tr>
<th>School Details</th>
<th>Grades</th>
<th>Quality Rating Compared to TX</th>
<th>Quality Rating Compared to Nation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedichek Middle School</td>
<td>06-08</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>
| 6800 Bill Hughes Rd  
Austin, TX, 78745 | | | |
| Crockett H S School | 09-12 | 4 | 2 |
| 5601 Manchaca Rd  
Austin, TX, 78745 | | | |
| Fulmore M S School | 06-08 | 5 | 5 |
| 201 E Mary St  
Austin, TX, 78704 | | | |
| Galindo Elementary School | PK-05 | 3 | 3 |
| 3800 S 2 Nd St  
Austin, TX, 78704 | | | |
| Linder Elementary School | 01-05 | 2 | 2 |
| 2801 Metcalfe Rd  
Austin, TX, 78741 | | | |
| Pleasent Hill Elementary School | PK-05 | 5 | 5 |
| 6405 Cir S Rd  
Austin, TX, 78745 | | | |
| Travis H S School | 09-12 | 4 | 2 |
| 1211 E Oltorf St  
Austin, TX, 78704 | | | |

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

### Neighborhood Educational Environment

- Adults In Neighborhood With College Degree Or Higher: **32.0%**
- Children In The Neighborhood Living In Poverty: **40.2%**

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THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

83,648  130  14
Students Enrolled in This District  Schools in District  Students Per Classroom

DISTRICT QUALITY COMPARED TO TEXAS

5
(10 is best)
Better than 49.5% of TX school districts.

DISTRICT QUALITY COMPARED TO U.S.

4
(10 is best)
Better than 37.5% of US school districts.

Public School Test Scores (No Child Left Behind)

<table>
<thead>
<tr>
<th></th>
<th>District</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proficiency in Reading and Math</td>
<td>44%</td>
<td>42%</td>
</tr>
<tr>
<td>Proficiency in Reading</td>
<td>46%</td>
<td>41%</td>
</tr>
<tr>
<td>Proficiency in Math</td>
<td>42%</td>
<td>42%</td>
</tr>
</tbody>
</table>

School District Enrollment By Group

<table>
<thead>
<tr>
<th>ETHNIC/RACIAL GROUPS</th>
<th>THIS DISTRICT</th>
<th>THIS STATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>White (non-hispanic)</td>
<td>27.4%</td>
<td>29.2%</td>
</tr>
<tr>
<td>Black</td>
<td>8.1%</td>
<td>12.9%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>60.4%</td>
<td>53.4%</td>
</tr>
<tr>
<td>Asian Or Pacific Islander</td>
<td>4.0%</td>
<td>4.1%</td>
</tr>
<tr>
<td>American Indian Or Native Of Alaska</td>
<td>0.2%</td>
<td>0.4%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ECONOMIC GROUPS</th>
<th>THIS DISTRICT</th>
<th>THIS STATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>ECONOMICALLY DISADVANTAGED</td>
<td>56.9%</td>
<td>58.7%</td>
</tr>
<tr>
<td>FREE LUNCH ELIGIBLE</td>
<td>51.5%</td>
<td>52.7%</td>
</tr>
<tr>
<td>REDUCED LUNCH ELIGIBLE</td>
<td>5.4%</td>
<td>6.0%</td>
</tr>
</tbody>
</table>
## Educational Expenditures

<table>
<thead>
<tr>
<th>FOR THIS DISTRICT</th>
<th>PER STUDENT</th>
<th>TOTAL</th>
<th>% OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instructional Expenditures</td>
<td>$5,625</td>
<td>$480,093,750</td>
<td>44.2%</td>
</tr>
<tr>
<td>Support Expenditures</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student</td>
<td>$435</td>
<td>$37,127,250</td>
<td>3.4%</td>
</tr>
<tr>
<td>Staff</td>
<td>$664</td>
<td>$56,672,400</td>
<td>5.2%</td>
</tr>
<tr>
<td>General Administration</td>
<td>$73</td>
<td>$6,230,550</td>
<td>0.6%</td>
</tr>
<tr>
<td>School Administration</td>
<td>$611</td>
<td>$52,148,850</td>
<td>4.8%</td>
</tr>
<tr>
<td>Operation</td>
<td>$1,070</td>
<td>$91,324,500</td>
<td>8.4%</td>
</tr>
<tr>
<td>Transportation</td>
<td>$350</td>
<td>$29,672,500</td>
<td>2.8%</td>
</tr>
<tr>
<td>Other</td>
<td>$408</td>
<td>$34,822,800</td>
<td>3.2%</td>
</tr>
<tr>
<td>Total Support</td>
<td>$3,611</td>
<td>$308,198,850</td>
<td>28.4%</td>
</tr>
<tr>
<td>Non-instructional Expenditures</td>
<td>$3,477</td>
<td>$296,761,950</td>
<td>27.3%</td>
</tr>
<tr>
<td>Total Expenditures</td>
<td>$12,714</td>
<td>$1,085,139,900</td>
<td>100.0%</td>
</tr>
</tbody>
</table>
AUSTRALIA, TX (WINDLEDGE DR / OLD CASTLE RD) TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX

Appreciation Potential (3 years)
RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX

Past Appreciation and existing fundamentals
RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast

<table>
<thead>
<tr>
<th>TIME PERIOD</th>
<th>TOTAL APPRECIATION</th>
<th>AVG. ANNUAL RATE</th>
<th>COMPARED TO METRO*</th>
<th>COMPARED TO AMERICA*</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Year Forecast:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018 Q3 - 2021 Q3</td>
<td>6.45% ↑</td>
<td>2.10% ↑</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Latest Quarter:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018 Q1 - 2018 Q2</td>
<td>1.00% ↑</td>
<td>4.04% ↑</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Last 12 Months:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017 Q2 - 2018 Q2</td>
<td>4.46% ↑</td>
<td>4.46% ↑</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>Last 2 Years:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2016 Q2 - 2018 Q2</td>
<td>14.28% ↑</td>
<td>6.90% ↑</td>
<td>8</td>
<td>7</td>
</tr>
<tr>
<td>Last 5 Years:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2013 Q2 - 2018 Q2</td>
<td>61.22% ↑</td>
<td>10.02% ↑</td>
<td>9</td>
<td>10</td>
</tr>
<tr>
<td>Last 10 Years:</td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>2008 Q2 - 2018 Q2</td>
<td>70.92% ↑</td>
<td>5.50% ↑</td>
<td>9</td>
<td>10</td>
</tr>
<tr>
<td>Since 2000:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Q1 - 2018 Q2</td>
<td>156.17% ↑</td>
<td>5.44% ↑</td>
<td>9</td>
<td>10</td>
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</tbody>
</table>

* 10 is highest
KEY PRICE DRIVERS AT THIS LOCATION

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

+ Income Trend
+ Access to High Paying Jobs

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

- Crime
- Neighborhood Look & Feel
- Regional Housing Market Outlook
- Vacancies
- School Performance

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS

**Similar Price**

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price advantage score</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

$133
Neighborhood price per sqft

$135
Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS

**Excellent**

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
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<tbody>
<tr>
<td>Jobs score</td>
<td></td>
<td></td>
<td></td>
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</table>

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

**JOBS WITHIN AN HOUR**

<table>
<thead>
<tr>
<th>WITHIN</th>
<th>HIGH-PAYING* JOBS</th>
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<tr>
<td>5 minutes</td>
<td>4870</td>
</tr>
<tr>
<td>10 minutes</td>
<td>34281</td>
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<tr>
<td>15 minutes</td>
<td>136313</td>
</tr>
<tr>
<td>20 minutes</td>
<td>208184</td>
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<tr>
<td>30 minutes</td>
<td>332350</td>
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<tr>
<td>45 minutes</td>
<td>404547</td>
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<tr>
<td>60 minutes</td>
<td>438939</td>
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</table>

*Annual salary of $75,000 or more
SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years

- This Neighborhood: 1.0%
- The Nation: 1.0%

AVG. ANNUAL RENT PRICE TREND Over last 5 years

- This Neighborhood: 13.4%
- The Nation: 2.3%

AVG. ANNUAL VACANCY TRENDS Over last 5 years

- This Neighborhood: -0.2%
- The Nation: 1.1%

SCOUT VISION® CRIME TRENDS AND FORECAST

Total Crime

- National Median: 1.5x

Total Property Crime

- National Median: 2x

Total Violent Crime

SCOUT VISION® EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years

- This Neighborhood: 0.2%
- The Nation: 0.4%

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

- This Neighborhood: -1.1%
- The Nation: 0.6%
SCOUT VISION® ECONOMIC TRENDS AND FORECAST

AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years

<table>
<thead>
<tr>
<th>This Neighborhood</th>
<th>The Nation</th>
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</thead>
<tbody>
<tr>
<td>7.8%</td>
<td>1.5%</td>
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AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years

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<th>This Neighborhood</th>
<th>The Nation</th>
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<tbody>
<tr>
<td>6.6%</td>
<td>1.1%</td>
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</table>

AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years

<table>
<thead>
<tr>
<th>This Neighborhood</th>
<th>The Nation</th>
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<tbody>
<tr>
<td>-0.8%</td>
<td>0.3%</td>
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SCOUT VISION® DEMOGRAPHIC TRENDS

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<tr>
<th>DISTANCE FROM LOCATION</th>
<th>POPULATION 5 YEARS AGO</th>
<th>CURRENT POPULATION</th>
<th>PERCENT CHANGE</th>
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<tbody>
<tr>
<td>Half Mile</td>
<td>3,582</td>
<td>3,040</td>
<td>-15.32%</td>
</tr>
<tr>
<td>1 Mile</td>
<td>12,044</td>
<td>12,701</td>
<td>5.23%</td>
</tr>
<tr>
<td>3 Miles</td>
<td>128,496</td>
<td>141,888</td>
<td>10.43%</td>
</tr>
<tr>
<td>5 Miles</td>
<td>256,979</td>
<td>291,574</td>
<td>13.47%</td>
</tr>
<tr>
<td>10 Miles</td>
<td>587,018</td>
<td>658,977</td>
<td>12.26%</td>
</tr>
<tr>
<td>15 Miles</td>
<td>886,325</td>
<td>994,335</td>
<td>12.19%</td>
</tr>
<tr>
<td>25 Miles</td>
<td>1,531,592</td>
<td>1,746,621</td>
<td>14.04%</td>
</tr>
<tr>
<td>50 Miles</td>
<td>2,050,761</td>
<td>2,367,280</td>
<td>15.43%</td>
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SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

AUSTIN-ROUND ROCK, TX METRO AREA REGIONAL INVESTMENT POTENTIAL

Low

Regional Appreciation Potential (3yr)
RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Very High
HOUSING AFFORDABILITY TRENDS: AUSTIN-ROUND ROCK, TX METRO AREA

Years of average household income needed to buy average home

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<thead>
<tr>
<th>Year</th>
<th>Metro</th>
<th>National</th>
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<td>2000</td>
<td>2.25</td>
<td>3.71</td>
</tr>
<tr>
<td>2002</td>
<td>2.48</td>
<td>3.71</td>
</tr>
<tr>
<td>2004</td>
<td>2.75</td>
<td>3.71</td>
</tr>
<tr>
<td>2006</td>
<td>3.00</td>
<td>3.71</td>
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<tr>
<td>2008</td>
<td>3.25</td>
<td>3.71</td>
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<tr>
<td>2010</td>
<td>3.50</td>
<td>3.71</td>
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<tr>
<td>2012</td>
<td>3.75</td>
<td>3.71</td>
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<tr>
<td>2014</td>
<td>4.00</td>
<td>3.71</td>
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<tr>
<td>2016</td>
<td>4.25</td>
<td>3.71</td>
</tr>
<tr>
<td>2018</td>
<td>4.50</td>
<td>3.71</td>
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</table>

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

<table>
<thead>
<tr>
<th>REGIONAL TREND</th>
<th>LAST 2 YEARS</th>
<th>COMPARED TO NATION*</th>
<th>LAST 1 YEAR</th>
<th>COMPARED TO NATION*</th>
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<tbody>
<tr>
<td>Population Growth</td>
<td>5.72% ↑</td>
<td>10</td>
<td>2.67% ↑</td>
<td>10</td>
</tr>
<tr>
<td>Job Growth</td>
<td>7.54% ↑</td>
<td>10</td>
<td>3.59% ↑</td>
<td>10</td>
</tr>
<tr>
<td>Income Trend (Wages)</td>
<td>13.02% ↑</td>
<td>10</td>
<td>7.55% ↑</td>
<td>10</td>
</tr>
<tr>
<td>Unemployment Trend</td>
<td>-0.29% ↓</td>
<td>1</td>
<td>-0.22% ↓</td>
<td>2</td>
</tr>
<tr>
<td>Stock Performance of Region's Industries</td>
<td>40.24% ↑</td>
<td>8</td>
<td>25.02% ↑</td>
<td>8</td>
</tr>
<tr>
<td>Housing Added</td>
<td>5.44% ↑</td>
<td>10</td>
<td>2.64% ↑</td>
<td>10</td>
</tr>
<tr>
<td>Vacancy Trend</td>
<td>0.43% ↑</td>
<td>3</td>
<td>-1.64% ↓</td>
<td>3</td>
</tr>
</tbody>
</table>

* 10 is highest

Disclaimer
Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by location inc. Nothing contained in or generated by a Location Inc. Product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection. Location Inc. Makes no express or implied warranty and all information and content is provided.

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ABOUT AUSTIN, TX (WINDLEDGE DR / OLD CASTLE RD)

Real Estate Prices and Overview

Windledge Dr / Old Castle Rd median real estate price is $241,492, which is more expensive than 76.6% of the neighborhoods in Texas and 58.4% of the neighborhoods in the U.S.

The average rental price in Windledge Dr / Old Castle Rd is currently $1,968, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 91.7% of the neighborhoods in Texas.

Windledge Dr / Old Castle Rd is a suburban neighborhood (based on population density) located in Austin, Texas. Windledge Dr / Old Castle Rd real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and small apartment buildings. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in the Windledge Dr / Old Castle Rd neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 1940 and 1969.

Home and apartment vacancy rates are 10.3% in Windledge Dr / Old Castle Rd. NeighborhoodScout analysis shows that this rate is lower than 42.7% of the neighborhoods in the nation, approximately near the middle range for vacancies.

Notable & Unique Neighborhood Characteristics

The way a neighborhood looks and feels when you walk or drive around it, from its setting, its buildings, and its flavor, can make all the difference. This neighborhood has some really cool things about the way it looks and feels as revealed by NeighborhoodScout's exclusive research. This might include anything from the housing stock to the types of households living here to how people get around.

Notable & Unique: People

Windledge Dr / Old Castle Rd has the amazing distinction of housing more same sex couples living together than 97.5% of neighborhoods in the U.S. If you are seeking such a neighborhood, NeighborhoodScout's analysis shows that this is one place that you should consider.

Notable & Unique: Occupations

From major sales accounts to fast-food workers, sales and service employees are often the backbone of the local economy. In the Windledge Dr / Old Castle Rd neighborhood, they truly stand out. NeighborhoodScout's exclusive analysis identifies this neighborhood as having a higher percentage of sales and service workers than 95.1% of all American neighborhoods.

Notable & Unique: Diversity

Significantly, 2.0% of its residents five years old and above primarily speak German/Yiddish at home. While this may seem like a small percentage, it is higher than 96.9% of the neighborhoods in America.
The Neighbors

The Neighbors: Income

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

The neighbors in the Windledge Dr / Old Castle Rd neighborhood in Austin are upper-middle income, making it an above average income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 61.4% of the neighborhoods in America. With 40.2% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 84.2% of U.S. neighborhoods.

The Neighbors: Occupations

What we choose to do for a living reflects who we are. Each neighborhood has a different mix of occupations represented, and together these tell you about the neighborhood and help you understand if this neighborhood may fit your lifestyle.

In the Windledge Dr / Old Castle Rd neighborhood, 41.2% of the working population is employed in sales and service jobs, from major sales accounts, to working in fast food restaurants. The second most important occupational group in this neighborhood is executive, management, and professional occupations, with 33.2% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (12.9%), and 12.7% in manufacturing and laborer occupations.

The Neighbors: Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in the Windledge Dr / Old Castle Rd neighborhood is English, spoken by 65.8% of households. Other important languages spoken here include Spanish and Italian.

The Neighbors: Ethnicity / Ancestry

Boston's Beacon Hill blue-blood streets, Brooklyn's Orthodox Jewish enclaves, Los Angeles' Persian neighborhoods. Each has its own culture derived primarily from the ancestries and culture of the residents who call these neighborhoods home. Likewise, each neighborhood in America has its own culture – some more unique than others – based on lifestyle, occupations, the types of households – and importantly – on the ethnicities and ancestries of the people who live in the neighborhood. Understanding where people came from, who their grandparents or great-grandparents were, can help you understand how a neighborhood is today.

In the Windledge Dr / Old Castle Rd neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (35.6%). There are also a number of people of German ancestry (12.8%), and residents who report Irish roots (9.1%), and some of the residents are also of English ancestry (5.0%), along with some Italian ancestry residents (3.5%), among others. In addition, 14.2% of the residents of this neighborhood were born in another country.
Getting to Work

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in Windledge Dr / Old Castle Rd neighborhood spend between 15 and 30 minutes commuting one-way to work (45.9% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (83.3%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (11.3%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.
Educational Attainment
The educational attainment for the population 25 years and over data is from table S1501 2012 - 2016 5-year American Community Survey (ACS). This data corresponds with the Opportunity Index scoring item at §11.9(c)(4) of the 2019 Qualified Allocation Plan (QAP). The QAP can be found at [http://www.tdhca.state.tx.us/multifamily/nofas-rules.htm](http://www.tdhca.state.tx.us/multifamily/nofas-rules.htm). Please contact Jason.Burr@tdhca.state.tx.us with any questions.

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>Census Tract Abbr.</th>
<th>Estimate Total</th>
<th>Associates Degree or Higher</th>
<th>Rate of Assoc degree or higher by Census tract</th>
</tr>
</thead>
<tbody>
<tr>
<td>48453002403</td>
<td>Census Tract 24.03, Travis County, Texas</td>
<td>2037</td>
<td>729</td>
<td>35.79%</td>
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</tbody>
</table>
Underserved Area
St. Elmo Commons
4510 & 4514 Terry-O Lane, Austin, TX 78745
CENSUS TRACT MAP

The 2019 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2019. The 2019 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014, 2011-2015, and 2012-2016. The designation methodology is explained in the federal Register notice published October 22, 2016.

Development Site
<table>
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<tr>
<th>TDHCA#</th>
<th>LIHTC</th>
<th>Program Type</th>
<th>Year</th>
<th>Project Address</th>
<th>City</th>
<th>County</th>
<th>Zip Code</th>
<th>LRTHC Amt Awarded</th>
<th>Total Units</th>
<th>Units Population</th>
<th>Apt. Type</th>
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<td>16422</td>
<td>4% HTC</td>
<td>2016</td>
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<tr>
<td>10400</td>
<td>4% HTC</td>
<td>2010</td>
<td>10/1/2010</td>
<td>12151 North Loop 3300 North Loop Blvd</td>
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<td>$368,083</td>
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<tr>
<td>10032</td>
<td>4% HTC</td>
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<td>10/1/2010</td>
<td>2803 E. Benjam</td>
<td>Austin Travis 78723</td>
<td>$1,960,492</td>
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<td>Elderly</td>
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<td>15440</td>
<td>4% HTC</td>
<td>2010</td>
<td>10/1/2010</td>
<td>3004 Austin Street</td>
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<td>$785,458</td>
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<td>216</td>
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<td>LIHTC</td>
<td>2010</td>
<td>10/1/2010</td>
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<td>170</td>
<td>Elderly</td>
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<td>09108</td>
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<td>110</td>
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<td>10400</td>
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<td>10/1/2010</td>
<td>2126 Goodrich Avenue Austin Travis 78704</td>
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<td>110</td>
<td>General</td>
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<td>173</td>
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<td>91018</td>
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<td>10/1/1991</td>
<td>1600 E. 9th St and 1627 E 11th St Austin Travis 78702</td>
<td>$242,597</td>
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<tr>
<td>13252</td>
<td>4% HTC</td>
<td>2013</td>
<td>10/1/2013</td>
<td>2126 Goodrich Avenue Austin Travis 78704</td>
<td>$1,500,000</td>
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<td>173</td>
<td>General (512) 448-3600</td>
<td>4845300241</td>
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<tr>
<td>13439</td>
<td>4% HTC</td>
<td>2013 4/10/2014</td>
<td>William Cannon Apartments</td>
<td>2112 and 2114 William Cannon</td>
<td>Austin</td>
<td>Travis</td>
<td>78744</td>
<td>$1,394,382</td>
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<td>252</td>
<td>General (317) 208-3759</td>
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<tr>
<td>06169</td>
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<td>1998</td>
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<td>Trails at the Park</td>
<td>815 W. Slaughter Lane</td>
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<td>Travis</td>
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<td>General (512) 280-2500</td>
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<tr>
<td>09415</td>
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<td>2006 11/20/2006</td>
<td>Southpark Apartments</td>
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<td>Travis</td>
<td>78745</td>
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<td>192</td>
<td>General (210) 240-6376</td>
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<tr>
<td>15142</td>
<td>4% HTC</td>
<td>2015 12/17/2015</td>
<td>Urban Oaks</td>
<td>6725 Circle S Road</td>
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<td>78744</td>
<td>$1,024,121</td>
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<td>194</td>
<td>General (512) 448-5890</td>
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<tr>
<td>17404</td>
<td>4% HTC</td>
<td>2017 01/14/2017</td>
<td>Commons at Goodnight</td>
<td>5800 Commons at Goodnight Lane</td>
<td>Austin</td>
<td>Travis</td>
<td>78747</td>
<td>$1,623,442</td>
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<td>304</td>
<td>General (512) 831-5789</td>
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<tr>
<td>17743</td>
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<td>2018 1/18/2018</td>
<td>Nightingale at Goodnight Ranch</td>
<td>5000 Chelsea Mesa Circle</td>
<td>Austin</td>
<td>Travis</td>
<td>78747</td>
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<td>174</td>
<td>General (512) 328-3232</td>
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<td>5261</td>
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<tr>
<td>07251</td>
<td>4% HTC</td>
<td>08/27/2007 11/16/2007</td>
<td>The Residence on Onion Creek</td>
<td>810 E. Slaughter Lane</td>
<td>Austin</td>
<td>Travis</td>
<td>78744</td>
<td>$785,293</td>
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<td>224</td>
<td>General (512) 573-3411</td>
<td>4845300246</td>
<td>4441</td>
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<tr>
<td>03321</td>
<td>4% HTC</td>
<td>2000</td>
<td>Villas of Cordoba</td>
<td>5801 E. Steveson Lane</td>
<td>Austin</td>
<td>Travis</td>
<td>78745</td>
<td>$610,803</td>
<td>155</td>
<td>93</td>
<td>General (810) 985-4513</td>
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<td>72</td>
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<tr>
<td>17428</td>
<td>4% HTC</td>
<td>2018 02/22/2018</td>
<td>McKinney Falls Apartments</td>
<td>6000 McKinney Falls Parkway</td>
<td>Austin</td>
<td>Travis</td>
<td>78744</td>
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<td>286</td>
<td>General (810) 785-0994</td>
<td>4845300243</td>
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<tr>
<td>15433</td>
<td>4% HTC</td>
<td>2016 2/25/2016</td>
<td>Austin Colinas Creek</td>
<td>5628 Southwestern Ave</td>
<td>Austin</td>
<td>Travis</td>
<td>78744</td>
<td>$1,186,043</td>
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<td>240</td>
<td>General (512) 767-3959</td>
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<tr>
<td>16036-1</td>
<td>4% HTC</td>
<td>2016 07/20/2016</td>
<td>SEA/RAD Oaks</td>
<td>1901 Sierra Nevada Ln.</td>
<td>Austin</td>
<td>Travis</td>
<td>78745</td>
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<td>24</td>
<td>24</td>
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<td>5009</td>
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<tr>
<td>14670</td>
<td>4% HTC</td>
<td>2014 07/31/2014</td>
<td>Rutledge Spur Apartments</td>
<td>N.E. of Rutledge Spur and FM 520</td>
<td>Austin</td>
<td>Williamson</td>
<td>78727</td>
<td>$1,254,465</td>
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<td>128</td>
<td>General (512) 610-4016</td>
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<tr>
<td>13030</td>
<td>4% HTC</td>
<td>2013 1/11/2013</td>
<td>The Villas at Willow Run Apartments</td>
<td>15515 FM 1325</td>
<td>Austin</td>
<td>Williamson</td>
<td>78728</td>
<td>$722,454</td>
<td>242</td>
<td>242</td>
<td>General (512) 206-8903</td>
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<td>4888</td>
</tr>
</tbody>
</table>
Urban Core Map
Google Maps

4510 Terry-O Ln

Proximity to Urban Core

https://www.google.com/maps/place/4510+Terry-O+Ln,+Austin,+TX+78745/@30.2393163,-97.7418323,14z/data=!4m5!3m4!1s0x8644b498e682fd2d:0xada7eab4d0aae62c!8m2!3d30.213504!4d-97.762162

2/7/2019

Measure distance
Total distance: 3.60 mi (5.79 km)
1. **Site Acreage**

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

<table>
<thead>
<tr>
<th>Site Control</th>
<th>Site Plan</th>
<th>Appraisal</th>
<th>ESA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Control: 3.06</td>
<td>Site Plan: 3.06</td>
<td>Appraisal:</td>
<td>ESA: 3.0634</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:

   [A description of any reductions except as a result of dedication of land for roadways, easements or other changes that may occur during development may help the Applicant avoid future amendments.]

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

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

<table>
<thead>
<tr>
<th>Entity Name</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS Terry LLC</td>
<td>Hussain Nathoo</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>TX</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>2420 Garnetfield Lane</td>
<td>TX</td>
<td>77546</td>
<td>8/7/2018</td>
</tr>
</tbody>
</table>

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

   If "Yes," please explain: __________________________

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

   Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?

   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>Group 1 Realty Inc</td>
<td>N/A</td>
</tr>
</tbody>
</table>

   Site Control is in the form of:

   - [X] Contract for sale.
   - [X] If Direct Loan funds are requested, contract includes required language in 10 TAC §13.5(e).
   - [ ] Recorded Warranty Deed with corresponding executed closing/settlement statement.
   - [ ] Contract for lease.

   Expiration of Contract or Option: 10/8/2019  Anticipated Closing Date: 10/8/2019

   [X] Title Commitment or Title Policy is included behind this tab (per 10 TAC §11.204(12)).

   [NA] The Property has the following encumbrance(s): 

---

2/28/2019
3. **Ingress/Egress and Easements (9% and 4% HTC Only) [10 TAC §11.204(10)(D)]**

If ingress and egress to a public right of way are not part of the Property described in the site control documentation, the Applicant must provide:

- Evidence of an easement, leasehold, or similar documented access; and
- Evidence that the fee title owner of the property agrees that the LURA may extend to the access easement.

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

Development qualifies for the boost for:

- Qualified Census tract that has less than 20% HTC Units per household
- New Construction or Adaptive Reuse Development is in a QCT with 20% or greater Housing Tax Credit Units per household, and a resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development is included behind Tab 8.†*
  †Rehabilitation Developments located in a QCT with 20 percent or greater Housing Tax Credit Units per total households are eligible to qualify for the boost and are not required to obtain such a resolution from the Governing Body.
- 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 includes an additional 10% of units at 30% AMI. (Competitive HTC only)  
  *must be in addition to the number of units needed for any scoring item or any other funding source from MF Direct Loan requirements*
- Development is in an area covered by a concerted revitalization plan and elects and is eligible for points under 10 TAC §11.9(d)(7), is not Elderly, and is not located in a QCT. (Competitive HTC only)
- Development is located in a Qualified Opportunity Zone designated under the Bipartisan Budget Act of 2018 (H.R. 1892). (Competitive HTC only)

If a revised form is submitted, date of submission: ________________
Support Documentation from Site Information Part III Should be Included Behind this Tab.

Site Control Documentation

☐ If recorded warranty deed, includes corresponding executed settlement statement (or functional equivalent).

☐ If Identity of Interest, includes documentation described in 10 TAC §11.302(e)(1)(B)(ii), as applicable.

☒ If Application is requesting Direct Loan Funds, contract for sale, option to purchase or option to lease includes the language required by 10 TAC §13.5(e).

☒ Title Commitment or Policy

Ingress/Egress and Easements

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

Increase in Eligible Basis (30% Boost)

☐ Resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development, if applicable.

☐ Census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located within a QCT, if applicable.

☐ SADDA map clearly showing the Development is located within the boundaries of a SADDA, if applicable.

☐ Census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located within the boundaries of a Qualified Opportunity Zone, if applicable.

List of Opportunity Zones can be found at:

https://www.cdfifund.gov/Documents/Copy%20of%20Designated%20QOZs.6.14.18.xlsx
Supporting Documentation for the Site Information Form Part III

Site Control
FIRST AMENDMENT TO
COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

THIS FIRST AMENDMENT TO COMMERCIAL CONTRACT – UNIMPROVED PROPERTY (this “Amendment”) is made as of this 21st day of February, 2019, by and between OS Terry LLC, a Texas limited liability company (“Seller”), and JES Dev Co, Inc., a Missouri corporation (“Buyer”). Seller and Buyer are sometimes referred to collectively herein as the “Parties”.

RECITALS

WHEREAS, Seller and Buyer entered into that certain Commercial Contract – Unimproved Property dated effective as of November 27, 2018, as modified by Addendum A attached thereto (the “Contract”), for the purchase and sale of that certain real property located at 4510 Terry-O Lane and 4515 Terry-O Lane in Austin, Travis County, Texas, 78745, as more particularly described in the Contract. All capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Contract;

WHEREAS, the terms set forth on Addendum A attached to the Contract were fully incorporated in the Contract and became a part thereof; and

WHEREAS, the Parties desire to amend the Contract as hereinafter set forth.

NOW, THEREFORE, the Parties mutually agree as follows:

AMENDMENT

1. The Recitals above are hereby incorporated in their entirety as if reinstated in full herein.

2. The following language shall be added to Addendum A as Section 12:

“Notwithstanding any other provision of this Contract, Buyer shall have no obligation to purchase the Property, and no transfer of title to the Buyer may occur, unless and until the Texas Department of Housing and Community Affairs, or such other governmental or regulatory agency or authority, as applicable, has provided Buyer and/or Seller with a written notification that: (A) It has completed a federally required environmental review and its request for release of federal funds has been approved and, subject to any other Contingencies in this Contract, (i) the purchase may proceed, or (ii) the purchase may proceed only if certain conditions to address issues in the environmental review shall be satisfied before or after the purchase of the Property; or (B) It has determined that the purchase is exempt from federal environmental review and a request for release of funds is not required.”

3. The Parties hereby agree that the terms of this Amendment shall be fully incorporated in the Contract and shall be a part thereof.
4. Except as expressly amended and modified pursuant to the terms of this Amendment, the Parties hereby ratify and affirm the terms and provisions of the Contract in their entirety.

5. This Amendment shall be binding upon and inure to the benefit of the Parties and their respective heirs, personal representatives, successors, and assigns.

6. This Amendment shall be governed by and construed in accordance with the laws of the State of Texas.

7. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement. The Parties may sign and deliver this Amendment using a facsimile machine or a PDF copy sent by email. The Parties further agree that their facsimile/PDF signatures on this Amendment are their binding signatures.

[THE REMAINDER OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK]
IN WITNESS WHEREOF, the Parties have executed this Amendment as of the date first written above.

BUYER:

JES DEV CO, INC., a Missouri corporation

By:  

William Markel, Vice President

cc:  Van Matre, Harrison, Hollis, Taylor, and Bacon, P.C. 
     Attn: Tom Harrison 
     1101 E. Broadway, Suite 101 
     Columbia, MO 65203

SELLER:

OS TERRY LLC, a Texas limited liability company

By:  

Hussain Nathoo 
Name: Hussain Nathoo 
Title: Manager 

cc:  Hancock McGill & Bleau, LLP 
     Attn: Andrea Bleau 
     6010 Balcones Drive, Suite 100 
     Austin, TX 78731

cc:  Independence Title Company 
     Attn: Ali Thompson 
     6010 Balcones Drive, Suite 100 
     Austin, TX 78731
1. PARTIES: Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: OS TERRY LLC

Address: 2420 Garnetfield Ln, Friendswood, TX 77546-4668
Phone: (832)264-3680 E-mail: hnathoo@gmail.com
Fax: Other:

Buyer: Peachway Holdings LLC JES Dev Co, Inc.

Attention: Will Markel, Manager

Address: P.O. Box 7688, Columbia, MO 65205
Phone: (737)802-7894 E-mail: iguttman@jesholdings.com
Fax: Other:

2. PROPERTY:

A. "Property" means that real property situated in Travis County, Texas at 4510 Terry-O Lane and 4514 Terry-O Lane, Austin, TX 78745 (address) and that is legally described on the attached Exhibit or as follows:

Lot 5B South Austin Industrial Park Phase A and Lot 4 South Austin Industrial Park

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

1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;

2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and

3) Seller's interest in all licenses and permits related to the Property.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)

(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. SALES PRICE:

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

1) Cash portion payable by Buyer at closing $4,500,000.00

2) Sum of all financing described in Paragraph 4 $

3) Sales price (sum of 3A(1) and 3A(2)) $4,500,000.00
B. Adjustment to Sales Price: (Check (1) or (2) only.)

X (1) The sales price will not be adjusted based on a survey.

☐ (2) The sales price will be adjusted based on the latest survey obtained under Paragraph 6B.

(a) The sales price is calculated on the basis of $ __________ per:

☐ (i) square foot of total area ☐ net area.

☐ (ii) acre of ☐ total area ☐ net area.

(b) "Total area" means all land area within the perimeter boundaries of the Property. "Net area" means total area less any area of the Property within:

☐ (i) public roadways;

☐ (ii) rights-of-way and easements other than those that directly provide utility services to the Property; and

☐ (iii) __________

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

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

☐ A. Third Party Financing: One or more third party loans in the total amount of $ __________.

This contract:

☐ (1) is not contingent upon Buyer obtaining third party financing.

☐ (2) is contingent upon Buyer obtaining third party financing in accordance with the attached Commercial Contract Financing Addendum (TAR-1931).

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

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

5. EARNEST MONEY:

A. Not later than 3 days after the effective date, Buyer must deposit $ 32,000.00 as earnest money with Independence Title Company, 6010 Balcones Drive, Suite 100, Austin, TX 78731 (title company) in the amount of __________ (closer).

If Buyer fails to timely deposit the earnest money, Seller may terminate this contract or exercise any of Seller's other remedies under Paragraph 15 by providing written notice to Buyer before Buyer deposits the earnest money.

B. Buyer will deposit an additional amount of $ __________ with the title company to be made part of the earnest money on or before:

☐ (i) __________ days after Buyer's right to terminate under Paragraph 7B expires; or

☐ (ii) __________ days after Buyer's right to terminate under Paragraph 7B expires.

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

C. Buyer may instruct the title company to deposit the earnest money in an interest-bearing account at a federally insured financial institution and to credit any interest to Buyer.
6. TITLE POLICY AND SURVEY:

A. Title Policy:

(1) Seller, at Seller's expense, will furnish Buyer an Owner's Policy of Title Insurance (the title policy) issued by any underwriter of the title company in the amount of the sales price, dated at or after closing, insuring Buyer against loss under the title policy, subject only to:

(a) those title exceptions permitted by this contract or as may be approved by Buyer in writing; and

(b) the standard printed exceptions contained in the promulgated form of title policy unless this contract provides otherwise.

(2) The standard printed exception as to discrepancies, conflicts, or shortages in area and boundary lines, or any encroachments or protrusions, or any overlapping improvements:

X (a) will not be amended or deleted from the title policy.

(b) will be amended to read "shortages in areas" at the expense of Buyer  □  Seller.

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

B. Survey: Within  5  days after the effective date:

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

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

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

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

See Addendum for additional title review provisions.

(1) Within  15  days after Buyer receives the last of the commitment, copies of the documents evidencing the title exceptions, and any required survey, Buyer may object to matters disclosed in the items if: (a) the matters disclosed are a restriction upon the Property or constitute a defect or encumbrance to title other than those permitted by this contract or liens that Seller will satisfy at closing or Buyer will assume at closing; or (b) the items show that any part of the Property lies in a special flood hazard area (an "A" or "V" zone as defined by FEMA). If the commitment or survey is revised or any new document evidencing a title exception is delivered, Buyer may object to any new matter revealed in such revision or new document. Buyer's objection must be made within the same number of days stated in this paragraph, beginning when the revision or new
document is delivered to Buyer. If Paragraph 6B(1) applies, Buyer is deemed to receive the survey on the earlier of: (i) the date of Buyer's actual receipt of the survey; or (ii) of the deadline specified in Paragraph 6B.

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

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

7. PROPERTY CONDITION:

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

B. Feasibility Period: Buyer may terminate this contract for any reason within 285 days after the effective date (feasibility period) by providing Seller written notice of termination.

(1) Independent Consideration. (Check only one box and insert amounts.)

X (a) If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer less $ 100.00 that Seller will retain as independent consideration for Buyer's unrestricted right to terminate. Buyer has tendered the independent consideration to Seller upon payment of the amount specified in Paragraph 5A to the title company. The independent consideration is to be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(1) or if Buyer fails to deposit the earnest money, Buyer will have the right to terminate under this Paragraph 7B.

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

(2) Feasibility Period Extension: Prior to the expiration of the initial feasibility period, Buyer may extend the feasibility period for a single period of an additional _______ days by depositing additional earnest money in the amount of $ _______ with the title company. If no dollar amount is stated in this Paragraph or if Buyer fails to timely deposit the additional earnest money, the extension of the feasibility period will not be effective.

C. Inspections, Studies, or Assessments:

(1) During the feasibility period, Buyer, at Buyer's expense, may complete or cause to be completed any and all inspections, studies, or assessments of the Property (including all improvements and fixtures) desired by Buyer.
(2) Buyer must:
   (a) employ only trained and qualified inspectors and assessors;
   (b) notify Seller, in advance, of when the inspectors or assessors will be on the Property;
   (c) abide by any reasonable entry rules or requirements of Seller;
   (d) not interfere with existing operations or occupants of the Property; and
   (e) restore the Property to its original condition if altered due to inspections, studies, or assessments that Buyer completes or causes to be completed.

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

D. Property Information:

(1) Delivery of Property Information: Within ___10___ days after the effective date, Seller will deliver to Buyer: (Check all that apply.)
   (a) copies of all current leases, including any mineral leases, pertaining to the Property, including any modifications, supplements, or amendments to the leases;
   (b) copies of all notes and deeds of trust against the Property that Buyer will assume or that Seller will pay in full on or before closing;
   (c) copies of all previous environmental assessments, geotechnical reports, studies, or analyses made on or relating to the Property;
   (d) copies property tax statements for the Property for the previous 2 calendar years;
   (e) plats of the Property;
   (f) copies of current utility capacity letters from the Property’s water and sewer service provider; and
   (g) ____________________________

(2) Return of Property Information: If this contract terminates for any reason, Buyer will, not later than ___10___ days after the termination date: (Check all that apply.)
   (a) return to Seller all those items described in Paragraph 7D(1) that Seller delivered to Buyer in other than an electronic format and all copies that Buyer made of those items;
   (b) delete or destroy all electronic versions of those items described in Paragraph 7D(1) that Seller delivered to Buyer or Buyer copied in any format; and
   (c) deliver to Seller copies of all inspection and assessment reports related to the Property that Buyer completed or caused to be completed.

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

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

8. LEASES:

A. Each written lease Seller is to assign to Buyer under this contract must be in full force and effect according to its terms. Seller may not enter into any new lease, fail to comply with any existing lease, or make any amendment or modification to any existing lease without Buyer’s written consent. Seller
must disclose, in writing, if any of the following exist at the time Seller provides the leases to the Buyer or subsequently occur before closing:
(1) any failure by Seller to comply with Seller's obligations under the leases;
(2) any circumstances under any lease that entitle the tenant to terminate the lease or seek any offsets or damages;
(3) any advance sums paid by a tenant under any lease;
(4) any concessions, bonuses, free rents, rebates, brokerage commissions, or other matters that affect any lease; and
(5) any amounts payable under the leases that have been assigned or encumbered, except as security for loan(s) assumed or taken subject to under this contract.

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

9. BROKERS:

A. The brokers to this sale are:

Principal Broker: ____________________________

Agent: ____________________________

Address: ____________________________

Phone & Fax: ____________________________

E-mail: ____________________________

License No.: ____________________________

Cooperating Broker: G&M Texas, Inc.

Agent: Mark Pustka

Address: 201 Barton Springs Rd

Austin, TX 78704

Phone & Fax: (512)970-8359

E-mail: mark@matex.com

License No.: 436627

Principle Broker: (Check only one box)

☐ represents Seller only.

☐ represents Buyer only.

☐ is an intermediary between Seller and Buyer.

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

(Complete the Agreement Between Brokers on page 14 only if (1) is selected.)

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

☒ (2) At the closing of this sale, Seller will pay:

Principal Broker a total cash fee of:  

☐ ______% of the sales price.

Cooperating Broker a total cash fee of:  

☒ 2.000% of the sales price.

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

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Initialed for Identification by Seller ____________ and Buyer ____________

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

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

10. CLOSING:

A. The date of the closing of the sale (closing date) will be on or before the later of:
   (1) ___ days after the expiration of the feasibility period.
   (2) ___ (specific date).

X See attached Addendum A.

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

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

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

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

F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.
11. POSSESSION: Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.

12. SPECIAL PROVISIONS: The following special provisions apply and will control in the event of a conflict with other provisions of this contract. (If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.) Refer to Addendum A, attached.

13. SALES EXPENSES:

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

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

14. PRORATIONS:

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

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

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Initialed for Identification by Seller and Buyer

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

15. DEFAULT:

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

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

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

(1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or

(2) extend the time for performance up to 15 days and the closing will be extended as necessary.

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

(1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or

(2) enforce specific performance, or seek such other relief as may be provided by law, or both.

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

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

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

(1) Seller and the sales price will be reduced by the same amount; or

(2) Buyer and the sales price will not be reduced.

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

18. ESCROW:

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

B. If one party makes written demand for the earnest money, the title company will give notice of the demand by providing to the other party a copy of the demand. If the title company does not receive written objection to the demand from the other party within 15 days after the date the title company sent the demand to the other party, the title company may disburse the earnest money to the party making demand, reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and the title company may pay the same to the creditors.
C. The title company will deduct any independent consideration under Paragraph 7B(1) before disbursing any earnest money to Buyer and will pay the independent consideration to Seller.

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

E. Notices under this Paragraph 18 must be sent by certified mail, return receipt requested. Notices to the title company are effective upon receipt by the title company.

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

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

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

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

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

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

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

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

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

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

A. This contract is binding on the parties, their heirs, executors, representatives, successors, and permitted assigns. This contract is to be construed in accordance with the laws of the State of Texas. If any term or condition of this contract shall be held to be invalid or unenforceable, the remainder of this contract shall not be affected thereby.

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

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

D. Addenda which are part of this contract are: (Check all that apply.)
   (1) Property Description Exhibit identified in Paragraph 2;
   (2) Commercial Contract Financing Addendum (TAR-1931);
   (3) Commercial Property Condition Statement (TAR-1408);
   (4) Commercial Contract Addendum for Special Provisions (TAR-1940);
   (5) Notice to Purchaser of Real Property in a Water District (MUD);
   (6) Addendum for Coastal Area Property (TAR-1915);
   (7) Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TAR-1916);
   (8) Information About Brokerage Services (TAR-2501);
   (9) Information About Mineral Clauses in Contract Forms (TAR-2509); and
   X (10) Addendum A, attached.

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

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

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

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

25. ADDITIONAL NOTICES:

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

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

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

D. If the Property adjoins or shares a common boundary with the tidally influenced submerged lands of the state, §33.135 of the Texas Natural Resources Code requires a notice regarding coastal area property to be included as part of this contract (the Addendum for Coastal Area Property (TAR-1915) may be used).

E. If the Property is located seaward of the Gulf Intracoastal Waterway, §61.025, Texas Natural Resources Code, requires a notice regarding the seaward location of the Property to be included as part of this contract (the Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TAR-1916) may be used).

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

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

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

I. 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: ____________________________

26. CONTRACT AS OFFER: The execution of this contract by the first party constitutes an offer to buy or sell the Property. Unless the other party accepts the offer by 5:00 p.m., in the time zone in which the Property is located, on __________________, the offer will lapse and become null and void.
READ THIS CONTRACT CAREFULLY. The brokers and agents make no representation recommendation as to the legal sufficiency, legal effect, or tax consequences of this document transaction. CONSULT your attorney BEFORE signing.

Seller: OS TERRY LLC

By: Hussain Nathoo
By (signature): ____________________________
Printed Name: Hussain Nathoo
Title: Manager

Buyer: Peaohway Holdings L.L.C.

By: JES Dev Co, Inc.
By (signature): ____________________________
Attention: Will Markel, Manager
Printed Name: Will Markel
Title: Vice President

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

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

$ __________________, or

_______ % of the sales price, or

_______ % of the Principal Broker's fee.

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

Principal Broker: ____________________________________________

Cooperating Broker: __________________________________________

By: _________________________________________________________

By: _________________________________________________________

__________________________

ATTOENYS

Seller's attorney: Hancock McGill & Bleau, LLP

Attention: Andrea Bleau

Address: 6010 Balcones Drive, Suite 100

Phone & Fax: 512-459-6010

E-mail: andrea@hmbtx.com

Buyer's attorney: Tom Harrison

Van Matre & Harrison

Address: 1101 East Broadway, Suite 101

Columbia, MO 65203

Phone & Fax: (573) 874-7777

E-mail: tom@vanmatre.com

Seller's attorney requests copies of documents, notices, and other information:

☐ the title company sends to Seller.

☐ Buyer sends to Seller.

Buyer's attorney requests copies of documents, notices, and other information:

☐ the title company sends to Buyer.

☐ Seller sends to Buyer.

ESCROW RECEIPT

The title company acknowledges receipt of:

☐ A. the contract on this day 11/27/18 (effective date);

☐ B. earnest money in the amount of $ 32,000.00 in the form of CK 1458

on 11/29/18.

Title company: Independence Title

Address: 6010 Balcones #100

Austin, TX 78731

Phone & Fax: 512-459-6010

E-mail: docs@hmbtx.com

Assigned file number (GF#): 1846615-HMB

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Addendum 'A'

TO PURCHASE AND SALE AGREEMENT CONCERNING THE PROPERTY AT:

[4510 and 4514 Terry-O Lane], [Austin],
[TRAVIS] COUNTY, TEXAS +/- [3.06] ACRES

This is an Addendum to the real estate purchase contract dated as of [___________] between
OS Terry LLC ("Seller") and JES Dev Co, Inc. ("Buyer") (the "Agreement"). In the event of any conflict
between the terms of the Agreement and this Addendum, this Addendum shall govern and control. This
Addendum shall be deemed part of the Agreement and is incorporated into the Agreement by reference.

1. The Agreement is contingent upon and subject to those matters specifically set forth hereinafter in
this Addendum. The Party in whose favor such contingency is drafted may only waive, modify or
otherwise remove such contingency from the Agreement by written notification to the other Parties hereto.
No oral or verbal waivers or modifications shall be effective.

2. Notwithstanding anything to the contrary in the Agreement, Buyer shall not be obligated to
consummate the transaction contemplated by this Agreement unless and until (i) Buyer confirms to its
reasonable satisfaction that tax credits ("Tax Credits") of not less than $1,500,000.00 have been designated
by Texas Department of Housing and Community Affairs ("TDHCA") to be allocated for the development
of the Property as an affordable housing development; (ii) TDHCA has issued and the Buyer has received
the TDHCA Housing Tax Credit Program Commitment (the "Commitment Notification"); and (iii) Buyer
has accepted the conditions of the Commitment Notification and fully executed the same. If Buyer is
unable to accept and execute the Commitment Notification prior to Closing, Buyer, at Buyer's sole
discretion, shall have the right to terminate this Agreement by providing written notice to the Seller, and
thereafter, no Party to this Agreement shall have any rights, obligations or liabilities hereunder.

3. Notwithstanding anything to the contrary in this Agreement, Seller covenants and agrees that
Seller shall, at no material expense to Seller, cooperate with Buyer in Buyer’s efforts to satisfy the
contingencies set forth in this Addendum. Without limiting the generality of the foregoing, Seller shall
execute all documents that Buyer shall deem reasonably necessary or appropriate, and appear and support
Buyer's efforts at public and private hearings and meetings, both official and unofficial, as Buyer shall
reasonably request. Buyer covenants and agrees to provide all information, certifications, and documents
reasonably required by TDHCA as a condition for receiving a Tax Credit Award and shall use its best
efforts to obtain the required Tax Credits.

4. Buyer shall be entitled to a period commencing upon the execution of this Agreement through and
including 285 days following the execution of the Agreement within which to test, inspect, survey and
examine the Property, including but not limited to any title examination, environmental assessment, or
other examination Buyer deems necessary, in order to determine, at Buyer’s sole discretion, whether or not
the Property is suitable for and feasible (economically and physically) to develop in accordance with
Buyer’s intended development plan and policies (the “Due Diligence Feasibility Period"). In the event that
Buyer determines, at Buyer’s sole discretion, that the Property is not suitable and feasible to Buyer's
development plan and policies, Buyer shall notify Seller in writing of that determination on or before the
expiration of the Due Diligence Feasibility Period, and this Agreement shall terminate upon such
notification, and any refundable Earnest Money, as defined below, less $100.00 shall immediately be
returned to Buyer, and the $100.00 shall be delivered to Seller as consideration for Seller’s performance
of its obligations hereunder; however, if the Earnest Money previously was paid to the Seller or this
Agreement indicates such Earnest Money as non-refundable, the Seller shall be permitted to retain such
Earnest Money.

5. Buyer shall have the right to examine record title and obtain a survey of the Property. The legal
description, dimensions and square footage of the Property shall be determined and governed by the survey
which the Buyer shall obtain with respect to the Property. Upon Buyer’s receipt of the survey Buyer shall promptly transmit a copy thereof to the Seller, at which point the legal description, square footage and dimensions of the Property shall be governed by the survey, and Buyer shall notify Seller of any objections affecting marketability of title to the Property not less than 30 days prior to the end of the Feasibility Period. The provisions of Section 6C(1) of this Contract shall govern Buyer’s right to object to title matters. Upon receipt of a title objection letter or notice the provisions of Section 6C(2) shall govern Seller’s right to cure the title objections made pursuant to Section 6C(1). Without limiting any other remedies as may be afforded to Buyer in this Agreement, Buyer shall not be obligated to consummate the transaction contemplated herein unless and until Buyer reasonably determines Seller can deliver marketable title.

6. Forty five (45) days following the execution of the contact the Title Company will begin to release the Earnest Money as consideration payments (Payments) to the Seller. All Payments will be released to the Seller and shall be nonrefundable to the Buyer notwithstanding any conflicting provisions in this Contract. It is the intent of the parties that all Earnest Money will be completely non-refundable to the Buyer according to the schedule set out below as consideration for Seller’s acceptance of a 285 day Feasibility Period. Fifty percent (50%) of the Payment will apply to the purchase price and fifty percent (50%) will be treated as independent consideration and not apply to the purchase price; however, none of the Payments, whether independent consideration or applied to the purchase price, whether Buyer closes or not, will ever be refundable to the Buyer. Payments will be made per the following schedule.

- $8,000 - 45 days after execution
- $8,000 - 75 days
- $8,000 - 105 days
- $8,000 - 135 days

Thirty (30) days following the final release of Earnest Money, the Buyer will begin to make monthly Payments every Thirty (30) days. The Payments will be made to the Title Company, and will be immediately released to the Seller. All Payments made under this paragraph will be nonrefundable to the Buyer and will continue throughout the Feasibility Period. Monthly Payments will be in the amount of $12,000. Fifty percent (50%) of the Payment will apply to the purchase price and fifty percent (50%) will be treated as independent consideration and not apply to the purchase price. None of these Payments, whether independent consideration or applied to the purchase price, whether Buyer closes or not, will ever be refundable to the Buyer. If any Payment required by this paragraph is not received by Seller within ten (10) days after the date it is due, Buyer will be in breach of this Contract and Seller will be entitled to all remedies available to it under Section 15 of this Contract. Payments will be made per the following schedule.

- $12,000 - 165 days
- $12,000 - 195 days
- $12,000 - 225 days
- $12,000 - 255 days
- $12,000 - 285 days

Within Five (5) days of TDHCA Board approval of a Tax Credit Award, Buyer shall make an additional Consideration Payment (the “Additional Payment”). The Additional Payment will be $25,000. The Additional Deposit will be immediately released to Seller, nonrefundable to Buyer, fifty percent (50%) of the Additional Payment will be applied to the Purchase Price, and fifty percent (50%) will be treated as independent consideration and not apply to the purchase price and the entire Additional Payment will be non-refundable to the Buyer.

7. Unless otherwise agreed in writing between Buyer and Seller, the closing (“Closing”) of the purchase and sale of the Property shall be on the date that is thirty (30) days following the expiration of the Feasibility Period. In the event that the conditions stated in paragraph 2 of this Addendum are waived, Closing shall occur on the later of thirty (30) days following Seller’s receipt of written notice of Buyer’s election to waive such conditions.

8. Buyer, at Buyer’s sole discretion, shall have the option to extend the Closing once for a period of sixty (60) days. In order to exercise the option to extend, Buyer shall provide notice to the Seller on or
before the Closing. Buyer shall deposit an additional $50,000 non-refundable earnest money for such 60-
day extension. Additional earnest money shall be immediately released to the Seller, and credited to
purchase price at closing. This additional earnest money will never be refundable to the Buyer.

9. Seller agrees that if Seller enters into any contract or lease with any purchaser or developer known
by Seller to have an intention to develop the potential purchaser's property for a project eligible for state
and/or federal low-income house tax credits, Seller shall give notice of such fact to the Buyer within ten
(10) days after Seller receives notice of such fact.

10. Buyer may freely assign its rights hereunder without consent of Seller to an entity owned or
controlled by the principal owners of the Buyer. An assignment to any person or entity not owned and
controlled by the principals of the Buyer must be approved in advance in writing by Seller. Seller shall not
unreasonably withhold its consent to any assignment that required Seller's consent. Any assignee shall
expressly assume all of Buyer's duties, obligations, and liabilities hereunder, and a copy of such
assignment and assumption shall be provided with reasonable promptness to Seller.

11. The terms of this Addendum shall control in the event a conflict arises between the terms of this
Addendum and the Texas Association of Realtors form of contract.

EXECUTED the __________ day of __________, 20__. (BROKER: FILL IN THE DATE OF
FINAL ACCEPTANCE.)

BUYER:

JES Dev Co, Inc. corporation
a State of Missouri limited liability company

Signed: [Signature]
Print: Will Markel
Its: Vice President

SELLER:

OS Terry LLC

Signed: [Signature]
Print: Hussain Nathoo
Its: Manager
Title Documents
COMMITMENT FOR TITLE INSURANCE   T-7

ISSUED BY

TITLE RESOURCES GUARANTY COMPANY

SCHEDULE A

Effective Date: November 16, 2018, 8:00 am  
Commitment No. _______________________, issued November 28, 2018, 8:00 am  
GF No. 1846618-HMB

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: $4,500,000.00  
      PROPOSED INSURED: St. Elmo Commons, L.P.

   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:

   OS Terry LLC, a Texas limited liability company

4. Legal description of land:

   TRACT 1:

   Lot 4, SOUTH AUSTIN INDUSTRIAL PARK, according to the map or plat thereof, recorded in Volume 87, Page 6B, Plat Records, Travis County, Texas.

   TRACT 2:

   Lot 5B, SOUTH AUSTIN INDUSTRIAL PARK - SECTION A, according to the map or plat thereof, recorded in Volume 90, Page 82, Plat Records, Travis County, Texas.
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):

   Volume 87, Page 6B, Plat Records and Document No. 2005192915, 2008165357, 2017100123 and 2017100124, 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. (BOTH TRACTS)

   Volume 90, Page 82, Plat Records, Travis County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin. (TRACT 2)

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.)

FORM T-7: Commitment for Title Insurance
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).

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. 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.)

e. Building setback lines as set forth on the recorded plat and dedication set out in Schedule A hereof.

f. Easement as shown on the plat and dedication set out in Schedule A hereof:
   Purpose: drainage and public utility
   Location: 50’ wide along the south lot line
   (TRACT 1)

 g. Easement as shown on the plat and dedication set out in Schedule A hereof:
   Purpose: public utility and drainage
   Location: 7.5’ wide along the west lot line
   (TRACT 1)

h. Easement as shown on the plat and dedication set out in Schedule A hereof:
   Purpose: public utility and drainage
   Location: 25’ wide along the east lot line
   (TRACT 1)

i. Easement as shown on the plat and dedication set out in Schedule A hereof and Volume 87, Page 6B, Plat Records, Travis County, Texas:
   Purpose: public utility and drainage
   Location: 7.5’ wide along the west lot line
   (TRACT 2)

j. Easement as shown on the plat and dedication set out in Schedule A hereof and Volume 87, Page 6B, Plat Records, Travis County, Texas:
   Purpose: public utility and drainage
   Location: 25’ wide along the east lot line
   (TRACT 2)
Continuation of Schedule B

k. Easement:
   Recorded: Volume 3969, Page 994, Deed Records, Travis County, Texas.
   To: City of Austin
   Purpose: sanitary sewer
   also shown on plat recorded in Volume 87, Page 6B, Plat Records, Travis County, Texas.
   (TRACT 1)

l. Easement:
   Recorded: Document No. 2007205844, Official Public Records, Travis County, Texas.
   To: City of Austin
   Purpose: electric
   (BOTH TRACTS)

m. Easement:
   Recorded: Document No. 2007227413, Official Public Records, Travis County, Texas.
   To: City of Austin
   Purpose: electric
   (TRACT 1)

n. Terms, conditions, provisions, easements, restrictions, reservations and other matters:
   Recorded: Document No. 2008165357, Official Public Records, Travis County, Texas.
   (BOTH TRACTS)

o. Easement:
   Recorded: Document No. 2017091895, Official Public Records, Travis County, Texas.
   To: City of Austin
   Purpose: wastewater lines
   (TRACT 1)

p. Easement:
   Recorded: Document No. 2017098600, Official Public Records, Travis County, Texas.
   To: City of Austin
   Purpose: sidewalk, trail and recreational
   (BOTH TRACTS)

q. Terms, conditions, provisions, easements, restrictions, reservations and other matters:
   Recorded: Document No. 2017100124, Official Public Records, Travis County, Texas.
   (BOTH TRACTS)

r. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with
   all rights incident thereto:
   *Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or
   holder of such interest(s).*
   (BOTH TRACTS)

s. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with
all rights incident thereto:


Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).

(BOTH TRACTS)

t. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto:

Recorded: Volume 2015, Page 438, Deed Records, Travis County, Texas.

Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).

(BOTH TRACTS)

u. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto:

Recorded: Volume 4189, Page 490, Deed Records, Travis County, Texas.

Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).

(BOTH TRACTS)

v. 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. Vendor’s Lien retained in Deed:
   Recorded: Document No. 2018125037, Official Public Records, Travis County, Texas
   Grantor: Group 1 Realty, Inc., a Delaware corporation
   Grantee: OS TERRY LLC, a Texas limited liability company
   Dated: 7/30/2018

Additionally secured by Deed of Trust:
   Recorded: Document No. 2018125038, Official Public Records, Travis County, Texas
   Grantor: OS TERRY LLC, a Texas limited liability company
   Trustee: Gregg Appel
   Beneficiary: Centennial Bank
   Amount: $1,950,000.00

6. In regards to OS TERRY LLC, a Texas limited liability company, company must be furnished the following in order to determine the identity of the person(s) with authority to sign documents:
   a) Copy of the Articles of Formation (formerly Organization), and all amendments thereto.
   b) Copy of the Rules and Regulations or Operating Agreement.
   c) Copy of proof of registration and evidence of good standing in entity’s state or nation of domicile.

7. Company must be furnished a properly executed Corporate Resolution in recordable form of the Board of Directors of Jes Dev Co., Inc. authorizing the proposed transaction and establishing the authority of the officers to act on behalf of the corporation. In addition, company requires proof of registration and evidence of good standing in entity’s the state or nation of domicile.
8. 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.

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. FOR INFORMATIONAL PURPOSES ONLY: Company finds the following Deeds filed of record in the Official Public Records, Travis County, Texas affecting the subject property in the last 24 months: Doc. No. 2018125037

Countersigned
Independence Title

By [Signature]
COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

GF No. 1846618-HMB

Effective Date: November 16, 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

   **Title Resources Guaranty Company**, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% or more of said corporation, directors, and officers are listed below:

   **Shareholders:**
   
   Title Resources Incorporated, which is owned 100% by Title Resource Group LLC.

   **Directors:**
   
   Donald J. Casey; Michael P. Gozdan; Sriram Someshwara; J. Scott McCall; Thomas N. Rispoli; Donald W. Evans, Jr.; Marilyn J. Wasser

   **Officers:**
   
   J. Scott McCall-President/CEO, E. Paul McNutt, Jr-EVP, Jason Bragg-SVP; Michael P. Gozdan- Secretary, Anthony E. Hull-Treasurer

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.

   **TRG Maryland Holdings LLC**

   (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

   **Title Resource Group LLC**

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

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

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

   (e) For purposes of this paragraph 2, “having, owning, or controlling” includes the right to receipt of a percentage of

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:
Continuation of Schedule D

Owner's Policy $21,821.00
Loan Policy $0.00
Endorsement Charges $0.00
Other $0.00
Total $21,821.00

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>
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<tr>
<th>Amount</th>
<th>To Whom</th>
<th>For Services</th>
<th>Split</th>
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<tbody>
<tr>
<td>70.00%</td>
<td>Hancock, McGill &amp; Bleau LLLP</td>
<td>70% Title Premium</td>
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</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."
Title Resources Guaranty Company

<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>
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<tbody>
<tr>
<td>1 $21,821.00</td>
<td>2 1000</td>
<td>3 7</td>
<td>4 453</td>
<td>5</td>
</tr>
</tbody>
</table>
**Multiple Site Information Form**

This exhibit is required if a development site is assembled by aggregating noncontiguous tracts conveyed by one contract, or tracts conveyed by more than one contract whether contiguous or not. For each contract, list the address, legal description and acreage of each tract. The sum of the acreages must equal or exceed the acreage of the corresponding site plan(s) before dedications and other foreseeable reductions. Provide a reconciliation of any discrepancy (dedications, takings, reserves for other uses, etc.). *Behind this form, provide a plat of the acquisitions that correspond to each distinct development site. The plat should state the dimensions of each tract and identify the address, legal description and acreage. If the development site boundaries do not match the boundaries of the platted acquisitions, provide an overlay plat of the development site.*

<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Census Tract</th>
<th>Acreage</th>
<th>Date of Sale</th>
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<tr>
<th>Contact Name for Seller</th>
<th>Name of Seller Entity</th>
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<td>Only list if owner has owned &lt;36 mos.</td>
<td>Only list if owner has owned &lt;36 mos.</td>
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<tr>
<th>Contact Name for Previous Seller</th>
<th>Name of Previous Seller Entity</th>
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<table>
<thead>
<tr>
<th>Seller Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?  

Is the seller affiliated with the Applicant, Principal, sponsor, or Development Team?  

If yes above, describe relationship: 

Contract includes more than one tract/lot. Address, legal description, and acreage are below.  

<table>
<thead>
<tr>
<th>Address</th>
<th>Abbreviated Legal</th>
<th>Acres</th>
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</table>

<table>
<thead>
<tr>
<th>Seller Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?  

Is the seller affiliated with the Applicant, Principal, sponsor, or Development Team?  

If yes above, describe relationship: 

Contract includes more than one tract/lot. Address, legal description, and acreage are below.  

<table>
<thead>
<tr>
<th>Address</th>
<th>Abbreviated Legal</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

If a revised form is submitted, date of submission:
** Elected officials were identified in the Pre-Application, and there have been no changes.
(If box above is checked, the rest of the form may be left BLANK.)

☐ Elected officials have changed since the Pre-Application was submitted, and information regarding notifications or re-notifications is entered below.

☐ No Pre-Application was submitted.

Please identify all elected officials which represent the Development Site.

<table>
<thead>
<tr>
<th><strong>US Representative</strong></th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</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.

<table>
<thead>
<tr>
<th>State Senator</th>
<th>District</th>
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</thead>
<tbody>
<tr>
<td></td>
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<table>
<thead>
<tr>
<th>State Representative</th>
<th>District</th>
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<table>
<thead>
<tr>
<th>Support Letter</th>
<th>Email</th>
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<tbody>
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<table>
<thead>
<tr>
<th>City Mayor</th>
<th>County Judge</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>School Superintendent</th>
<th>District Name</th>
<th>Email</th>
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<th>Address</th>
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<table>
<thead>
<tr>
<th>Presiding officer of Board of Trustees</th>
<th>Email</th>
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</table>
No Pre-Application was submitted.

Organizations were identified in the Pre-Application, and there have been no changes.
(If above is checked, the rest of the form may be left BLANK)

Organizations have changed since the Pre-Application was submitted, and information regarding notifications or re-notifications is entered below.

No Pre-Application was submitted.

Identify all Neighborhood Organizations on record with the county or Texas Secretary of State as of the beginning of the Application Acceptance Period whose boundaries include the Development Site.

<table>
<thead>
<tr>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td>Fax or Email</td>
<td></td>
</tr>
</tbody>
</table>

1. Name of Organization
2. Name of Organization
3. Name of Organization
4. Name of Organization
5. Name of Organization
CERTIFICATION OF NOTIFICATIONS (ALL PROGRAMS)

Pursuant to 10 TAC §11.203 of the Qualified Allocation Plan, evidence of notifications includes this sworn affidavit, and the Elected Officials and Neighborhood Organizations Forms. All Applicants must complete Parts 1 through 4 below:

Part 1. Notifications made at Pre-Application (Competitive HTC only):

I (We) certify that the pre-application included evidence of these notifications pursuant to 10 TAC §11.203, the pre-application met all threshold requirements, and no additional notifications were required with this full Application.

Re-notifications made at Application (Competitive HTC only):

I (We) certify that the pre-application for this full Application met all threshold requirements, but all required entities were re-notified as required by 10 TAC §11.203.

Notifications made at Application:

☐ No pre-application was submitted, and I (We) certify that the all required entities were notified as required by 10 TAC §11.203.

☐ One or more persons holding a position or role described changed between the submission of the pre-application and the Application, and I (We) certify that the new person(s) was notified as required by 10 TAC §11.203.

☐ As applicable, all re-notifications or notifications made at Application are indicated in the Application on the Elected Officials and/or Neighborhood Organizations Form(s).

Part 2. Notifications - Form and Content:

☒ I (we) certify that the notifications are not older than 3 months from the first day of the Application Acceptance Period for Competitive HTC Applications and not older than three (3) months prior to the date 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 TAC §11.203. The notifications were in the format provided in the Application Notification Template. All of the following entities were notified and are correctly listed on the Elected Officials Form and Neighborhood Organizations Form:

- Superintendent of the school district containing the Development;
- Presiding officer of the board of trustees of the school district containing the Development;
- Mayor of any municipality containing the Development;
- All elected members of the Governing Body of any municipality containing the Development;
- Presiding officer of the Governing Body of the county containing the Development;
- All elected members of the Governing Body of the county containing the Development;
- State senator of the district containing the Development; and
- State representative of the district containing the Development.

☒ While not required to be submitted in this Application, I have kept evidence of all notifications made and this evidence may be requested by the Department at any time during the Application review.

Part 3. Neighborhood Organizations (competitive HTC only):

☒ Pursuant to 10 TAC §11.203, I (We) certify that a reasonable search for applicable entities has been conducted and all Neighborhood Organizations for which this Application would be eligible to receive points under 10 TAC §11.9(d)(4) of the QAP or for which notification is required have been listed in the pre-application and/or the Application.

Certify on next page
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.

JILL M. LAFFERTY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires: March 15, 2020
Commission # 12474021
Seal

2/24/2019
Part 3
Development Activities
Development Narrative

1. The proposed Development is: (Check all that apply)
   - New Construction
   - [ ] and/or: 
     - [ ] Adaptive Reuse 
   Previous TDHCA # [ ] If Acquisition/Rehab or Rehab, original construction year: 
   If Reconstruction, Units Demolished [ ] Units Reconstructed [ ]
   If a revised form is submitted, date of submission: 

2. The Target Population will be:
   - General
     - [ ] If Elderly is selected (10 TAC §11.1(d)(47)):
       - [ ] Development meets the requirements of the Housing for Older Persons Act under the Fair Housing Act.
       - [ ] Development receives federal funding that has a requirement for a preference or limitation for elderly persons or households, but must accept qualified households with children.
       - Selection is based on funding from (select from list):

3. Staff Determinations regarding definitions of development activity obtained?
   - [ ] NA
     - If a determination under 10 TAC §11.1(k) was made prior to Application submission, provide a copy of such determination behind this tab.

4. Narrative
   - [ ] The Development will not provide continual or frequent nursing, medical or psychiatric services to the residents.
   - [ ] The Development does not violate the general public use requirement of Treasury Regulation §1.42-9 regarding units for use by the general public.
     - [ ] The Development does violate TR 1.42-9 and the Application includes a private letter ruling ("PLR").
   - Development financing includes a funding source that specifically allows for the intended Target Population. A copy of that funding sources’ authority to target the intended population is included behind this tab.
   - [ ] Development does not violate the Department’s Integrated Housing Rule under 10 TAC §1.15 regarding restricting occupancy to persons with disabilities or in combination with other populations with special needs.

Briefly describe the proposed Development, including any relevant information not already identified above. If Adaptive Reuse, Additional Phase, or Scattered Site, or if any of the three main boxes above are not checked, include detailed information below.

The Development is a fee simple, flats style (elevator served) apartment complex contained in a single building with a community area that is typical for the Target Population.
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: Const. to Perm (Repayable)</td>
<td>$3,245,000</td>
<td>2.50%</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Construction Only (Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td>$1,500,000</td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage Revenue</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6. **$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/SR</td>
<td></td>
</tr>
<tr>
<td>Preservation</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) - (C), the term “qualified low income housing development” means any project for residential rental property, if the Development meets one of the requirements below, whichever is elected by the taxpayer. Once an election is made, it is irrevocable. Select only one:

- [ ] At least 20% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, adjusted for family size.
- [X] At least 40% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 60% or less of the median gross income, adjusted for family size.
- [ ] Applicant elects to use the Average Income for the Development.

If a revised form is submitted, date of submission: ___________________________.

3/1/2019
1. **Common Amenities (ALL Multifamily Applications) [10 TAC §11.101(b)(5)]**

<table>
<thead>
<tr>
<th># of Units</th>
<th>must qualify for</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>14</td>
</tr>
</tbody>
</table>

   - Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to 10 TAC §11.101(b)(5). Applications for scattered site developments should refer to 10 TAC §11.101(b)(5)(B).

2. **Unit Requirements (ALL Multifamily Applications) [10 TAC §11.101(b)(6)(A) and (B)]**

   **A. Unit Sizes**
   - Development is New Construction or Reconstruction and will meet the minimum Unit Size requirements:
   
<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>500</td>
<td>600</td>
<td>800</td>
<td>1,000</td>
<td>1,200</td>
</tr>
</tbody>
</table>

   - OR:
   - Development is proposing Rehabilitation (excluding Reconstruction) or Supportive Housing, and is not required to meet the size requirements above.

   **B. Unit Amenities (For Competitive HTC Applications, see Tab 19 for Unit and Development Features scoring)**

   - Application is a **Tax Exempt Bond Development** and will meet a minimum of nine (9) points as outlined in 10 TAC §11.101(b)(6)(B).
   - Application is **Direct Loan not layered with Housing Tax Credits** and will meet a minimum of four (4) points as outlined in 10 TAC §11.101(b)(6)(B).

   **** **Rehabilitation Developments and Supportive Housing Developments will start with a base score of five (5) points.**

3. **Resident Supportive Services (For Competitive HTC Applications and Direct Loan Applications seeking to qualify for points under 10 TAC §13.6, see Tab 19 for Tenant Services scoring elections)**

   - Application is a **Tax Exempt Bond Development** and will meet a minimum of eight (8) points as outlined in 10 TAC §11.101(b)(7).
   - Application is **Direct Loan not layered with Housing Tax Credits** and will meet a minimum four (4) points as outlined in 10 TAC §11.101(b)(7).

4. **Development Accessibility Requirements (ALL Multifamily Applications) [10 TAC §1.207]; [10 TAC §11.101(b)(8)]**

   - Development will meet all specifications and accessibility requirements reflected in the Certification of Development Owner form pursuant to 10 TAC §11.101(b)(8).

   - All Units accessed by the ground floor or by elevator (“affected units”) comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §11.101(b)(8)(B).

   - Development has a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% set aside for the hearing and/or visually impaired.

   **Regardless of building type, ALL Units accessed by the ground floor or by elevator (“affected units”) must comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §11.101(b)(8)(B).**
1. **Size and Quality of Units (Competitive HTC Applications only) [10 TAC §11.9(b)(1)]**
   - Development is Rehabilitation (excluding Reconstruction), Supportive Housing, or USDA financed; **Points claimed: 6**
   - OR meets the minimum size requirements below:
     - **Bedroom Size**
     - **Square Footage**
     - Points claimed: 9
   - Specific amenities and quality features will be provided in every Unit at no extra charge to the resident; Development will maintain the points selected and associated with those amenities as outlined in 10 TAC §11.101(b)(6)(B).*
   - *Direct Loan applicants proposing new construction or rehabilitation should be prepared to comply with requirements of 81 FR 92626, which requires installation of broadband infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing that is funded or supported by HUD.

2. **Rent Levels of Residents and Tiebreaker (Direct Loan Applications only) [10 TAC §13.6(5)]**
   - At least 20 percent of all low-income Units at 30% or less of AMGI* **Direct Loan Points: 0**
   - At least 10 percent of all low-income Units at 30% or less of AMGI or, for a Development located in a Rural Area, 7.5 percent of all low-income Units at 30% or **Direct Loan Points: 0**
   - At least 5 percent of all low-income Units at 30% or less of AMGI* **Direct Loan Points: 0**
   - In the event of a tie with another application or applications, this percentage of 30% AMGI MFDL units within the Development would be converted to be available to households at 15% AMGI.
   - * Applicants electing to restrict units at 30% AMGI for Competitive HTC purposes may not count those same units for scoring points under §13.6(5). 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(5). Points claimed here will not appear on the Self Score tab.

3. **Income Levels of Residents (Competitive HTC Applications only) [10 TAC §11.9(c)(1)]**
   - Application proposes to use the 20-50 or 40-60 election under §42(g)(1)(A) or §42(g)(1)(B) of the Code, respectively.
   - **Total Number of Units at 50% or less of AMGI**
   - **Number of 30% Units used to score points under §11.9(c)(2)***
   - **Percentage used for calculation of eligible points under §11.9(c)(1)**
   - **Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA; or Development proposed in all other areas.**
     - **Points: 16**
   - * 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.

   - OR

   - Application proposes to use the Average Income election under §42(g)(1)(C) of the Code, and
     - Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA
     - The Average Income for the proposed Development will be 54% or lower (16 points).
     - The Average Income for the proposed Development will be 55% or lower (14 points).
     - The Average Income for the proposed Development will be 56% or lower (12 points).
     - **Points Claimed: 16**

   - OR

   - Development proposed in all other areas.
     - The Average Income for the proposed Development will be 55% or lower (16 points).
     - The Average Income for the proposed Development will be 56% or lower (14 points).
     - The Average Income for the proposed Development will be 57% or lower (12 points).
     - **Points Claimed: 0**

   - Application is seeking points for Income Levels of Residents. **Points Claimed: 16**
### 4. Rent Levels of Residents (Competitive HTC Applications only) [§11.9(c)(2)]

Mark **only one** box below:

- At least 20% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; development is Supportive Housing proposed by a Qualified Nonprofit Organization.  
  - Points Claimed: 0
- 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; or  
  - Points Claimed: 11
- 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; or  
  - Points Claimed: 0
- At least 5% of all low-income Units at 30% or less of AMGI  
  - Points Claimed: 0

**Application is seeking points for Rent Levels of Residents.**

**Points Claimed:** 11

### 5. Resident 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 §11.101(b)(7) and those services will be recorded in the Development’s LURA.

- Supportive Housing Development proposed by a Qualified Nonprofit  
  - Points Claimed: 0
- All other Developments.  
  - Points Claimed: 9
- 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

**Application is seeking points for Income level of Tenants.**

**Points Claimed:** 10

### 6. Tenant Populations with Special Housing Needs (Competitive HTC, MFDL, and Section 811 Applications) [§11.9(c)(6); §13.6(6)]

**A** HTC and MFDL Applicants pursuing these points must try to score first under item B below by committing an Existing Development, and then under item C below by committing the proposed Development. Only if an HTC Applicant or Affiliate cannot meet the requirements of subparagraphs (B) or (C) may an HTC Application qualify for points under subparagraph (D). **MFDL Applications that are not layered with 2019 9% HTC cannot elect to score points under subparagraph (D).**

**B** Applicant or Affiliate Owns or Controls an **Existing Development** that is included on the List of Qualified Existing Developments for Participation in the Section 811 PRA Program (See 10 TAC §8.3 and 10 TAC 8.4)

- **Existing Development Name:** Highlander Senior Village  
  - **TDHCA #:** 18019
  - Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.
  - OR
  - Points Claimed: 2

**C** If not scoring under B 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.**
  - OR
  - Points Claimed: 0

**D** 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. The Department will require an initial minimum twelve-month period during which Units must either be occupied by Persons with Special Needs or held vacant, unless the units receive HOME funds from any source.

- **Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.**
  - OR
  - Points Claimed: 0

2/28/2019
Mark any of the following factors that disqualify the development applying for funding from participating in the Section 811 PRA Program and provide documentation supporting the selection:

- The Development is not proposing to use and previously did not use federal funding (such as HOME or CDBG funds), and the Development was originally constructed before 1978;
- Development only has units available that have existing or proposed project-based rental or long-term operating assistance that will be in effect when the property is operating or within six months of receiving Section 811 PRA Program assistance;
- Development only has units available that are restricted for persons with disabilities. A Development having a preference for Persons with Disabilities or a use restriction for Special Needs Populations is not a disqualifying factor for purposes of this scoring item.
- Development only has units with an existing or proposed 62 or more age restriction.
- Development is not located in Austin-Round Rock MSA, Brownsville-Harlingen MSA, Corpus Christi MSA, Dallas-Fort Worth-Arlington MSA, El Paso MSA, Houston-The Woodlands-Sugar Land MSA, McAllen-Edinburg-Mission MSA, or San Antonio-New Braunfels MSA.
- The Development is a new construction project and located in the mapped 500-year floodplain or in the 100-year floodplain according to FEMA's most current Flood Insurance Rate Maps.
- The Development is located in a coastal high hazard area (V Zone) or regulatory floodway.
- Other disqualifying factor (please explain)

<table>
<thead>
<tr>
<th>Application Seeking Points for Tenant Populations</th>
<th>Points Claimed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Application Participation (Competitive HTC Applications only) [§11.9(e)(3)]</td>
<td>2</td>
</tr>
<tr>
<td>Extended Affordability (Competitive HTC Applications only) [§11.9(e)(5)]</td>
<td>2</td>
</tr>
<tr>
<td>Historic Preservation (Competitive HTC Applications only) [§11.9(e)(6)]</td>
<td>2</td>
</tr>
<tr>
<td>Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]</td>
<td>1</td>
</tr>
<tr>
<td>Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]</td>
<td>1</td>
</tr>
</tbody>
</table>

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.

For purposes of this scoring item, a Development having a preference for Persons with Disabilities or a use restriction for Special Needs Populations is not a disqualifying factor.

Development is seeking points for Tenant Populations.

Development will maintain a 35 year Affordability Period.

= Application is eligible for five (5) points.

Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.

Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/3/2018.
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, for a TDHCA approved Existing Development, or if authorized by TDHCA, for the 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, all marketing materials generated, including pictures and unit features, at the time the Owner Participation Agreement is signed and returned to TDHCA 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) understand, that even though the Owner or the Owner of the Existing Development will be required to execute an Owner Participation Agreement, TDHCA may never require the Development to execute a RAC and therefore the Development may not be required to serve Section 811 PRA tenants.

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 Development or the Development proposed in the Application 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, and expenses 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 its decision concerning this application involving Section 811 PRA funds or the use of information concerning the 811 PRA Program.
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 receive 811 PRA funds or until any issue of restitution is resolved.

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 CFR §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) will at all times indemnify and hold the TDHCA harmless against all losses, costs, damages, expenses, and liabilities of any nature directly or indirectly resulting from, 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) have written below the name of the individual(s) 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(s) 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 TDHCA approved Existing Development, or if allowed by TDHCA in writing, the Development referenced in this Application is or will be in compliance and that during the term of the Section 811 Participation Agreement and/or RAC the Applicant will respond to all requests for compliance deficiency resolution within the timeframes mandated by the Texas Administrative Code Rules at 10 TAC Chapters 1, 2, 8, 10, and 11, or other requirements associated with the satisfactory provision of a unit as required by the 811 PRA program.
Federal Cross-Cutting Certifications

The Federal Cross-Cutting Certifications that apply to the Development identified to receive the 811 PRA assistance include but are not limited to:

**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.

**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 the Development identified to receive the 811 PRA assistance must adhere to the TDHCA’s Integrated Housing Rule at 10 TAC §1.15, 10 TAC Chapter 8 and Exhibit 5 of the Section 811 PRA Cooperative Agreement § PRA.305.

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 income through the use of Enterprise Income Verification (EIV), pursuant to 24 CFR. §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;

(2) 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;

(3) 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;

4) complying with protections for victims of domestic violence, dating violence, sexual assault, or stalking, pursuant to 24 CFR Part 5, Subpart L; and

(5) complying with all other applicable requirements, including but not limited to the RAC, Project Rental Assistance Program Guidelines, 10 TAC Chapters 1, 2, 8, 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 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, if applicable. 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 other 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 exclusively 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 may be 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 all unit vacancies until all Section 811 PRA units are occupied. I (We) certify that, after a RAC is executed, any available units of a type identified in the RAC 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 approved by TDHCA. TDHCA will consider lease addendums on a case by case basis and may opt to request approval from HUD. 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 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 or will be 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, and that requests for payment will be made from this System within 60 calendar days of a tenant’s initial move in date. 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 calendar days prior to property implementation; additionally, upon request TDHCA will receive copies of tenant re-certifications 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

William A. Markel
Printed Name

Manager
Title

2/25/19
Date

The State of Missouri  §

§

County of Boone  §

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 25 day of February, 2019

(Seal)  JILL M. LAFFERTY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires: March 15, 2020
Commission # 12474021

Notary Public Signature
1. **At-Risk Set-Aside (Competitive HTC Applications Only) [§11.5(3)]**

   Qualification: Must meet the requirements of an At-Risk Development in §11.5(3) of the Qualified Allocation Plan. Documentation must be submitted behind this tab showing that the Development meets the requirements of Texas Government Code §2306.6702(a)(5) and §11.5(3) of the 2019 Qualified Allocation Plan.

   **PART A:** DOCUMENTATION MUST SHOW THAT THE SUBSIDY OR BENEFIT IS FROM ONE OF THE FOLLOWING APPROVED PROGRAMS (mark all that apply):

   - Sections 221(d)(3) and (5), National Housing Act (12 U.S.C. Section 1715l)
   - Section 236, National Housing Act (12 U.S.C. Section 1715z-1)
   - Section 202, Housing Act of 1959 (12 U.S.C. Section 1701q)
   - Section 101, Housing and Urban Development Act of 1965 (12 U.S.C. Section 1701s)
   - The Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the U.S. Department of Housing and Urban Development as specified in 24 CFR Part 886, Subpart A.
   - The Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the U.S. Department of Housing and Urban Development as specified by 24 CFR Part 886, Subpart C.
   - Sections 514, 515, and 516, Housing Act of 1949 (42 U.S.C. Sections 1484, 1485 and 1486)
   - Section 42, of the Internal Revenue Code of 1986 (26 U.S.C. Section 42)

   **IN ADDITION, THE SUBSIDY OR BENEFIT IS SUBJECT TO THE FOLLOWING CONDITIONS** (mark all that apply):

   - The stipulation to maintain affordability in the contract granting the subsidy is nearing expiration (i.e. expiration will occur within two (2) calendar years of July 31, 2019). See §11.5(3)(E) and (F) of the 2019 QAP concerning At-Risk developments qualifying under Section 42 of the Internal Revenue Code.

   - The subsidy marked above is a HUD-insured or HUD-held mortgage nearing the end of its mortgage term (the term will end within two (2) calendar years of July 31, 2019), AND the mortgage is eligible for prepayment or has been prepaid.

   **PART B:** DOCUMENTATION MUST SHOW THAT THE APPLICATION PROPOSES TO REHABILITATE OR RECONSTRUCT HOUSING UNITS THAT:

   - Are owned by a public housing authority or a public facility corporation created by a public housing authority under Chapter 303, Local Government Code and receive assistance under Section 9, United States Housing Act of 1937 (42 U.S.C. Section 1437g); OR
   - Received assistance under Section 9, United States Housing Act of 1937 (42 U.S.C. Section 1437g) AND Are proposed to be disposed of or demolished by a public housing authority or a public facility corporation created by a public housing authority under Chapter 303, Local Government Code; OR
   - Were disposed of or demolished within the 2 years preceding the application by a public housing authority or a public facility corporation created by a public housing authority under Chapter 303, Local Government Code; OR
   - Receive assistance or will receive assistance through the Rental Assistance Demonstration (RAD) program of HUD as specified by the Consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55) and its subsequent amendments, if the application for assistance through RAD is included in the applicable public housing authority's plan that was most recently approved by HUD as specified by 24 C.F.R. Section 903.23.

   **PART C:** THE APPLICATION PROPOSES RELOCATION OF EXISTING UNITS IN AN OTHERWISE QUALIFYING AT-RISK DEVELOPMENT AND DOCUMENTATION MUST SHOW THAT:

   - The affordability restrictions and any At-Risk eligible subsidies are approved to be transferred with the Units proposed for Rehabilitation or Reconstruction prior to the tax credit Carryover deadline; AND
   - The Application proposes the same number of restricted units; AND EITHER
Occupied Developments

Pursuant to §11.204(8)(G) of the QAP, for any Application where any structure on the Development Site is occupied at any time after the beginning of the Application Acceptance Period, even if demolition is proposed, the following items must be provided.

- Historical monthly operating statements of the Development for twelve (12) consecutive months ending no more than three (3) months from the first day of the Application Acceptance Period; or
- The two (2) most recent consecutive annual operating statement summaries; or
- The most recent consecutive six (6) months of operating statements and the most recent available annual operating summary; or
- All monthly or annual operating summaries available.

AND

UPLOAD SEPARATELY FROM THE APPLICATION, a rent roll not more than six (6) months old as of the first day of the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and tenant names or vacancy; and

- A written explanation of the process used to notify and consult with the tenants in preparing the Application; (§2306.6705(6)); and
- If applicable, evidence that the relocation plan has been submitted to the appropriate legal or governmental agency. (§2306.6705(6)); and
- A relocation plan outlining relocation requirements and a budget with an identified funding source that clearly describes relocation process, actions, and costs to the displaced and those not (§2306.6705(6)).

Optional, but only available to developments with no Direct Loan funds. The current property owner is unwilling to provide one or more of the required documents above, and a signed statement from the Applicant attesting to that fact is submitted behind this tab.

Uniform Relocation Act (URA) Applicability for Direct Loan Applications

NOTE: The Department’s Section 811 PRA program is designed such that HUD-determined URA generally does not apply.

- Application includes a request for Direct Loan funding. If yes, General Information Notice templates and the Voluntary Acquisition Notification can be found here: https://www.tdhca.state.tx.us/program-services/ura/relocation.htm
  (if not, you may skip the remainder of this section)

  Each of the following items, as applicable, is provided behind this tab:

- Identification of any business, nonprofit organization, or farm on the site (that is not owned or controlled by the Seller);

- Dated General Information Notice(s) given to current occupant(s) (other than owner occupied structures) that have active lease(s) at the time of this Application, including verification of tenant receipt;

- Dated Voluntary Acquisition Notification to Owner; and

- HUD Relocation Brochure issued to tenants that will be displaced (if known).

Relocation Certification for Direct Loan Applications

The New Construction, Rehabilitation (including Adaptive Reuse), or demolition and Reconstruction of the proposed Development must be carried out in accordance with policies and procedures governing implementation of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), as amended, for the Direct Loan Program under the Section 104(d) of the Housing and Community Development Act of 1974 ("Section 104(d)"), and the optional relocation policies adopted pursuant to 24 CFR 92.253(d).

A displaced person, business, farm, or nonprofit is covered under URA, regardless of income, if they are displaced by acquisition, rehabilitation, or demolition.

Signature of Applicant

Printed Name

Date

FORM CONTINUES
In order to reduce the file size and speed review of drawings, Applicants are encouraged to submit plans as 300dpi images. Following these steps in Adobe Acrobat will convert most plans: File > Print > Printer: Adobe PDF > Advanced > Settings: Custom > [V] Print As Image 300dpi > OK

**Site Plan which:**
- states the size of the site on its face;
- includes a unit and building type table matrix that is consistent with the Rent Schedule and Building and Unit Configuration forms in labeling the buildings and Units, stating sizes, etc;
- includes a table matrix specifying the square footage of Common Area space on a building by building basis;
- identifies all residential and common buildings, in place on the Development Site, and labels them consistently with the Building/Unit Type Configuration form;
- shows the locations (by unit and floor) of mobility and hearing/visual accessible units (unless included in residential building floor plans);
- indicates the location and number of parking spaces, garages and carports, as applicable;
- indicates the location and number of accessible parking spaces, including van accessible spaces;
- includes information regarding local parking requirements, as applicable;
- indicates compliant accessible routes or, if a route is not accessible, a cite to the provision in the Fair Housing Design Manual providing for its exemption;
- indicates placement of detention/retention pond(s) or states there are no detention ponds;
- clearly delineates the flood plain boundary lines or states there is no floodplain;
- describes, if applicable, how flood mitigation or other required mitigation will be accomplished; and
- identifies all pipeline easements on or adjacent to the Development Site (§11.101(2)(I)).

**Residential Building floor plans** should include the following, building by building:
- separate tabulation of the square footage of each of these areas: breezeways, corridors, utility closets, balconies, porches and patios, and any other square footage not included in NRA; and
- location of accessible units (unless included on Site Plan).

**Common Building floor plans** should include tabulations of the square footage of the following spaces that are outside of Net Rentable Area, whether conditioned or unconditioned, building by building:
- spaces that are accessible to tenants, e.g., offices for tenant/management contact, resident services offices, clubrooms, kitchens, community restrooms, exercise rooms, laundries, porches, patios, mailbox areas, etc. (state each area separately);
- spaces that are restricted to employees, only, e.g., administrative offices, maintenance areas, equipment rooms, storage areas, etc. (state each area separately); and

**For Supportive Housing only**, specification of space to be used for 75 sq ft/unit common space.

**Unit floor plans for each type of Unit:**
- must include the square footage of each type of Unit; and
- must include floor plans for the accessible Units.

**Elevations for each side of each building type which include:**
- a percentage estimate of the exterior composition of each elevation; and
- roof pitch.

**Photos of building elevations** for Rehab and Adaptive Reuse developments not altering the unit configuration.
BUILDING PLAN - LEVEL 1

ISSUED SETS

DATE

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IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

PROJECT NUMBER: 2019-001

100% SD

02/28/19

DRAFT: NOT FOR FINAL CONSTRUCTION/PERMITTING/PRICING

4510 Terry O Lane, Austin, Texas 78745

FLOOR PLAN - LEVEL 1

SCALE: 1/16" = 1'-0"
2ND FLOOR PLAN AREA CALCULATIONS

UNIT TYPE    AREA (SF)
FLOOR GROSS    31,858
CORRIDOR    5,986
MECHANICAL ROOM   400

NOTE: ACCESSIBLE UNIT LOCATIONS NOTED ON BUILDING FLOOR PLAN
3RD FLOOR PLAN AREA CALCULATIONS

UNIT TYPE    AREA (SF)
FLOOR GROSS   31,881
CORRIDOR      5,934
MECHANICAL ROOM   400

NOTE: ACCESSIBLE UNIT LOCATIONS NOTED ON BUILDING FLOOR PLAN
UNIT B40

- Bedroom 1: 10'-4" x 10'-0"
- Living: 13'-6" x 13'-1"
- Entry: 10'-4" x 10'-0"
- Dining: 11'-5" x 16'-6"
- Bathroom: 10'-4" x 8'-0"
- Pantry: 10'-4" x 10'-11"
- Bedroom 2: 10'-4" x 10'-11"
- Bathroom: 10'-4" x 8'-0"

UNIT B40_ALT (BALCONY)

- Bedroom 1: 10'-4" x 10'-0"
- Living: 13'-6" x 13'-1"
- Entry: 10'-4" x 10'-0"
- Dining: 11'-5" x 16'-6"
- Bathroom: 10'-4" x 8'-0"
- Pantry: 10'-4" x 10'-11"
- Bedroom 2: 10'-4" x 10'-11"
- Bathroom: 10'-4" x 8'-0"

SCALE: 1/4" = 1'-0"
### 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 Configuration" 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.

#### Specifications and Amenities (check all that apply)

- Single Family Construction
- BIM
- Transitional (per §42(§42(i)(3)(B))
- Duplex
- Scattered Site
- Fourplex
- > 4 Units Per Building
- Townhome

**Development will have:**

- Fire Sprinklers
- Elevators
- # of Elevators: 1
- Wt. Capacity: 3500#

**Number of Parking Spaces/consistent with Architectural Drawings:**

<table>
<thead>
<tr>
<th></th>
<th>Free</th>
<th>Paid</th>
<th>Shed or Flat Roof Carport Spaces</th>
<th>Detached Garage Spaces</th>
<th>Attached Garage Spaces</th>
<th>Uncovered Spaces</th>
<th>Structured Parking Garage Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Floor Composition/Wall Height:**

- % Carpet/Vinyl/Resilient Flooring
- 9' Ceiling Height
- % Ceramic Tile
- Upper Floor(s) Ceiling Height (Townhome Only)
- % Other

**Building/Unit Type Configuration**

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number ofStories</th>
<th>Number of Buildings</th>
<th>Total # of Res. Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>S30 alt</td>
<td>4</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td>S30</td>
<td>8</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td>S40alt</td>
<td>1</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td>S40</td>
<td>2</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td>A40alt</td>
<td>9</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td>A40</td>
<td>16</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td>A30alt</td>
<td>1</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td>B30alt</td>
<td>13</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td>B30</td>
<td>16</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td>B40alt</td>
<td>7</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td>B40</td>
<td>11</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td>C40alt</td>
<td>4</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td>C40</td>
<td>4</td>
<td>1</td>
<td>100</td>
</tr>
</tbody>
</table>

**Totals:**

<table>
<thead>
<tr>
<th></th>
<th>100</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>

**Net Rentable Square Footage from Rent Schedule**

<table>
<thead>
<tr>
<th></th>
<th>84,531</th>
</tr>
</thead>
</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:

2/28/2019
Accessible Mobility Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:
(1) Distributed throughout the Unit types AND the Development; and
(2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or

<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>Studio (577SF, 584SF)</td>
<td>15</td>
<td>5%</td>
<td>0.75</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (672SF, 678SF)</td>
<td>30</td>
<td>5%</td>
<td>1.5</td>
<td>1.5</td>
<td>2</td>
</tr>
<tr>
<td>2/1.5 (931SF, 938SF)</td>
<td>47</td>
<td>5%</td>
<td>2.35</td>
<td>2.35</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1,189SF &amp; 1,193SF)</td>
<td>8</td>
<td>5%</td>
<td>0.4</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>100</td>
<td>5%</td>
<td>5</td>
<td>5.85</td>
<td>6</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; 806SF)</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; 1000SF)</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; 1121SF)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>68</td>
<td>3.4</td>
<td>4</td>
<td>4.2</td>
<td>4</td>
</tr>
</tbody>
</table>

*NOTE: Required is 4, but calculation yields 4.2. Applicant selected which to round down Under "Units Proposed"

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At

By: __________________________

NAME: __________________________
# Accessible Hearing/Visual Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:
(1) Distributed throughout the Unit types AND the Development; and
(2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>100</td>
<td>2%</td>
<td>2</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Studio (577SF, 584)</td>
<td>15</td>
<td>2%</td>
<td>0.3</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (672SF, 678SF)</td>
<td>30</td>
<td>2%</td>
<td>0.6</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/1.5 (931SF, 938S)</td>
<td>47</td>
<td>2%</td>
<td>0.94</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/2 (1,189SF &amp; 1,1)</td>
<td>8</td>
<td>2%</td>
<td>0.16</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>100</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

*NOTE: If total is more than what is required, Applicant will select which to include under "Units Proposed"

## EXAMPLE

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>68</td>
<td>2%</td>
<td>1.36</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1/1</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/3</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>4</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td>68</td>
<td>2%</td>
<td>1.36</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

*NOTE: Required is 2, but calculation yields 3. Applicant selected which Unit(s) to include under "Units Proposed"

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing and/or visual impairment.

By: [Signature]
Date: 02/28/2019
Printed Name: Mark Orson
Firm Name (If applicable): Mark Orson Studio
Accessible Parking Calculation

Although Fair Housing Standards may apply in unusual circumstances, ADA Standards typically determine the required number of Accessible Parking Spaces (APSs). This worksheet is intended to handle typical (ADA) cases, where all parking spaces are within a single parking lot. However, it might be possible to determine the APS requirements of multiple lots (or facilities) by completing this same worksheet for each of the lots. The worksheet might also be usable for Developments with less than one parking space to serve each dwelling unit, by filling in the information on page one, bypassing inapplicable spaces in the first section of page two, "Distribution of APSs Among the Various Types of Parking", referencing ADA Table 208.2. In unique cases where Fair Housing applies, or where this worksheet cannot be applied, create a certification specifying the types and numbers of the parking spaces applicable, including standard and accessible parking for dwelling units and amenities (e.g., office, mail kiosk, laundry, dumpster, pool, playground, etc., collectively, "amenities"), and for each type of parking facility, e.g., surface spaces, carports, garages, etc., for staff review. Links to the applicable accessibility rules are provided below.


### Accessible Parking for Facilities and Amenities

Determining the number of APSs that serve the dwelling units requires accounting for APSs that do not serve dwelling units. In the yellow spaces below, identify the individual amenities served by an APS. Groups of amenities in close proximity typically are allowed to share a single APS. If groups of amenities share one APS (or APSs), identify each such group. In the yellow space to the right of each of these identifications, state the number of APSs designated to serve the amenity or group identified. If parking is provided near dumpsters, at least 1 dumpster must have an APS. The total of these APSs will be subtracted from the total of all types of parking spaces to determine the number of parking spaces that serve the dwelling units and the APSs required for the dwelling units.

<table>
<thead>
<tr>
<th>Amenity:</th>
<th>Identification of amenity, or amenities of a group, that the APS serves</th>
<th>APSs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office, etc.:</td>
<td>Office/Community Center/Playground</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 1:</td>
<td>Dumpster</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 2:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 3:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 4:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 5:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 6:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total of Accessible Parking Spaces that Do Not Serve Dwelling Units: 2
Accessible Parking for Residential Units

This portion of the worksheet was written for Developments having at least one parking space serving each dwelling unit, having surface parking spaces as the APSs that are not for dwelling units, and having only one parking lot, i.e., none of the parking spaces are physically segregated from the others by gates or by curbs or other barriers that require vehicles to exit the Development to travel between separate parking lots that serve it. The worksheet might, or might not be, useful for other cases.

Enter the information indicated below.

Total dwelling Units in the Development: 100
Total surface parking spaces: 140
Total carports:
Total garages:
Total parking spaces of all types:
Total APSs that serve non-residential purposes (i.e. office, amenities, etc.):
Total of all types of parking spaces that serve dwelling units:
APSSs for mobility accessible units (5% of unit count, if spaces are sufficient):
Parking spaces that serve dwelling units in excess of one per unit (if applicable):
APSSs required in excess of one per mobility accessible unit:

Total APSs required (including dwelling units and facilities/amenities):

All Developments, including those having fewer than one parking space serving each dwelling unit, should use this portion of the worksheet. Enter the number of APSs indicated by ADA Table 208.2 for the total of each type of parking space, i.e., surface spaces, carports, etc., including both amenity spaces and dwelling unit spaces.

Distribution of APSs Among the Various Types of Parking

Minimum number of surface parking spaces (include dwelling unit and amenity spaces) that must be APSs: 8
Minimum number of carports that must be APSs:
Number of garages that must be APSs:

APSSs that Must Be Van Spaces

Total Van APSs required, including all types of spaces:

Minimum number of surface parking spaces that must be van APSs:
Minimum number of carports that must be van APSs:
Minimum number of garages that must be van APSs:

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 C. There will be at least one accessible parking space 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. Where parking for amenities or non-residents is provided, a sufficient number of accessible spaces will be provided.

Signature: [Signature]
Printed Name: Mark Oliver
Firm Name (if applicable): Mark Oliver Studio
Date: 02/26/2019
Part 4

Development Financing
### Rent Schedule

#### Unit types must be entered from smallest to largest based on "# of Bedrooms" and "Unit Size", then within the same "# of Bedrooms" and "Unit Size" from lowest to highest "Rent Collected/Unit".

#### Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):

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<thead>
<tr>
<th>Rent Designations (select from Drop down menu)</th>
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<tbody>
<tr>
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<td>TC 30%</td>
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<tr>
<td>TC 30%</td>
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<tr>
<td>TC 30%</td>
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<tr>
<td>TC 30%</td>
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<tr>
<td>TC 30%</td>
</tr>
<tr>
<td>TC 30%</td>
</tr>
</tbody>
</table>

### Rent Schedule Details

- **Non Rental Income:** $16.00 per unit/month for Late rent, vending, forfeited deposit, app fees.
- **Total Nonrental Income:** $16,000 per unit/month.
- **Potential Gross Monthly Income:** $35,477.
- **Effective Gross Monthly Income:** $35,477.
- **Effective Gross Annual Income:** $425,724.

If a revised form is submitted, date of submission: 2/28/2019.
### Rent Schedule (Continued)

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<th></th>
<th>% of Li</th>
<th>% of Total</th>
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<td>TC80%</td>
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<td>EO</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
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<td>0</td>
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<tr>
<td>MR Total</td>
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<td>MRB50%</td>
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<td>MRB80%</td>
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<td>MRB Total</td>
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<td>MR Total</td>
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| **ACQUISITION + HARD**          | Cost Per Sq Ft | $120.48 |
| **HARD**                       | Cost Per Sq Ft | $120.48 |
| **BUILDING**                   | Cost Per Sq Ft | $117.57 |

*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 [§10.614]

Applicant must attach documentation to this form 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(k). 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.

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<th>Who Pays</th>
<th>Energy Source</th>
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<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>Source of Utility Allowance &amp; Effective Date</th>
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<td>23</td>
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<td>7</td>
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<td>TDCHA &amp; 2/25/2019</td>
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<td>TDCHA &amp; 2/25/2019</td>
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<td>Tenant</td>
<td>Electric</td>
<td>6.77</td>
<td>8</td>
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<td>Water</td>
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<td>Sewer</td>
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<td>Trash</td>
<td>Landlord</td>
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<tr>
<td>Other</td>
<td>Tenant</td>
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</tr>
<tr>
<td>Total Paid by Tenant</td>
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<td>45</td>
<td>52</td>
<td>71</td>
<td>91</td>
<td>112</td>
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</table>

Other (Describe)

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

2/28/2019
John Guttman  
JES Holdings, LLC  
Austin, TX  
jguttman@jesholding.com  

RE: 2019 HTC and MFDL Application – proposed site located in Austib, Texas

Dear Mr. Guttman:

The Texas Department of Housing and Community Affairs (the Department) has calculated the utility allowance a proposed 2019 Housing Tax Credit ("HTC") and Multifamily Direct Loan ("MFDL") application, located in Austib, Texas using the HUD Utility Schedule Model in accordance with 10TAC §10.614(k). This allowance is calculated based on the following representations:

1. That the residents are financially responsible for electricity and that the utility is not paid to or through the owner of the building based on an allocation formula or RUBS; and,
2. That the only building type is Larger Apartments 5+.

As a reminder, HTC buildings with MFDL units are considered to be HUD Regulated buildings under Treasury Regulation §1.42-10 and, as such, the applicable utility allowance for all rent restricted Units in the building is the applicable this utility allowance calculated for the MFDL program. No other utility method described in this section can be used by HUD-regulated buildings.

Please see attached schedule dated February 25, 2019. This allowance can be used for underwriting purposes. If you are successful in obtaining an allocation, the Owner may elect to use the Written Local Estimate, HUD Utility Schedule Model, Energy Consumption Model, or the Agency Estimate for leasing; however, a request identifying the chosen method to establish the utility allowance must be submitted to the Department for review and approval, at minimum, 90 days prior to the commencement of leasing activities. Please see §10.614(d) for guidance.

If you have any further questions, please contact Cody Campbell toll free in Texas at (800) 643-8204, directly at (512) 475-3067, or email: nicole.martinez@tdhca.state.tx.us.

Sincerely,

Nicole Martinez  
Compliance Monitor
<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>0 BR</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
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<tbody>
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</tr>
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<tr>
<td>Bottled Gas</td>
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<td>Electric Resistance</td>
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<td>Fuel Oil</td>
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<td><strong>Cooking</strong></td>
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</tr>
<tr>
<td>Natural Gas</td>
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<tr>
<td>Bottled Gas</td>
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Spreadsheet (ver13) based on form HUD-52667 (12/97).

Previous editions are obsolete

ref. Handbook 7420.8
### ANNUAL OPERATING EXPENSES

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<th>Subcategory</th>
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<td>Advertising</td>
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<td>Legal fees</td>
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<td>Natural gas</td>
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<td>Water/Sewer</td>
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<td>Source: Travis CAD</td>
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<td></td>
<td><strong>Total Property Taxes:</strong></td>
<td>$ 110,000</td>
</tr>
<tr>
<td><strong>Reserve for Replacements:</strong></td>
<td><strong>Annual reserves per unit:</strong></td>
<td>$ 250</td>
</tr>
<tr>
<td></td>
<td><strong>$ 25,000</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Other Expenses</strong></td>
<td><strong>$ 1,200</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>$ 4,000</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>$ 612</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>$ 246,886</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>$ 153,860</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>$ 400,746</strong></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL DEBT SERVICE</strong></td>
<td>Debt Coverage Ratio:</td>
<td>1.20</td>
</tr>
<tr>
<td></td>
<td><strong>$ 400,746</strong></td>
<td></td>
</tr>
<tr>
<td><strong>NET CASH FLOW</strong></td>
<td><strong>$ 80,601</strong></td>
<td></td>
</tr>
</tbody>
</table>

*If a revised form is submitted, date of submission:* 2/28/2019
# 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>$1,066,524</td>
<td>$1,087,854</td>
<td>$1,109,612</td>
<td>$1,131,804</td>
<td>$1,154,440</td>
<td>$1,174,595</td>
<td>$1,407,256</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$19,200</td>
<td>$19,584</td>
<td>$19,976</td>
<td>$20,375</td>
<td>$20,783</td>
<td>$22,946</td>
<td>$25,334</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$1,085,724</td>
<td>$1,107,438</td>
<td>$1,129,587</td>
<td>$1,152,179</td>
<td>$1,175,223</td>
<td>$1,197,541</td>
<td>$1,432,950</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($81,429)</td>
<td>($83,058)</td>
<td>($84,719)</td>
<td>($86,413)</td>
<td>($88,142)</td>
<td>($97,316)</td>
<td>($107,444)</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>$1,004,295</td>
<td>$1,024,381</td>
<td>$1,044,868</td>
<td>$1,066,766</td>
<td>$1,087,081</td>
<td>$1,200,225</td>
<td>$1,325,146</td>
</tr>
</tbody>
</table>

| EXPENSES | | | | | | | |
|--------|--------|--------|--------|--------|--------|--------|
| General & Administrative Expenses | $34,400 | $35,432 | $36,495 | $37,590 | $38,718 | $44,884 | $52,033 |
| Management Fee | $48,000 | $48,960 | $49,939 | $50,938 | $51,957 | $57,364 | $63,355 |
| Payroll, Payroll Tax & Employee Benefits | $119,236 | $122,813 | $126,497 | $130,292 | $134,201 | $155,576 | $180,355 |
| Repairs & Maintenance | $52,000 | $53,560 | $55,167 | $56,822 | $58,526 | $67,848 | $78,655 |
| Electric & Gas Utilities | $19,500 | $20,085 | $20,688 | $21,308 | $21,947 | $25,443 | $29,495 |
| Water, Sewer & Trash Utilities | $73,000 | $75,190 | $77,446 | $79,769 | $82,162 | $95,248 | $110,419 |
| Annual Property Insurance Premiums | $36,000 | $37,080 | $38,192 | $39,338 | $40,518 | $46,972 | $54,453 |
| Property Tax | $110,000 | $113,300 | $116,699 | $120,200 | $123,806 | $143,525 | $166,385 |
| Reserve for Replacements | $25,000 | $25,750 | $26,523 | $27,318 | $28,138 | $32,619 | $37,815 |
| Other Expenses | $5,812 | $5,986 | $6,166 | $6,351 | $6,541 | $7,583 | $8,791 |
| TOTAL ANNUAL EXPENSES | $522,948 | $538,156 | $553,812 | $569,926 | $586,515 | $677,064 | $781,736 |
| NET OPERATING INCOME | $481,347 | $486,224 | $491,057 | $495,859 | $500,566 | $523,161 | $543,409 |

| DEBT SERVICE | | | | | | | |
|--------|--------|--------|--------|--------|--------|--------|
| First Deed of Trust Annual Loan Payment | $246,886 | $246,886 | $246,886 | $246,886 | $246,886 | $246,886 | $246,886 |
| Third Deed of Trust Annual Loan Payment | | | | | | | |
| Other Annual Required Payment | | | | | | | |
| Other Annual Required Payment | | | | | | | |
| ANNUAL NET CASH FLOW | $80,601 | $85,478 | $90,311 | $95,093 | $99,820 | $122,415 | $142,663 |
| CUMULATIVE NET CASH FLOW | $80,601 | $166,079 | $256,390 | $351,483 | $451,303 | $1,006,891 | $1,669,587 |
| Debt Coverage Ratio | 1.20 | 1.21 | 1.23 | 1.24 | 1.25 | 1.31 | 1.36 |
| Asset Management fee | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 |
| Deferred Developer fee | $75,001 | 80,478 | 71,657 | | | | |

By signing below I (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

Signature, Authorized Representative, Construction or Permanent Lender

[Signature]

Printed Name: [Printed Name]
Date: 2/28/2019

Signature, Authorized Representative, Syndicator

[Signature]

Printed Name: [Printed Name]
Date: [Date]

If a revised form is submitted, date of submission: [Date]
**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>Lines 35-37 Hidden</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$</td>
<td>-</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer responsible for Budget Justification

Printed Name

Date

If a revised form is submitted, date of submission: 2/28/2019
# Site Work Cost Breakdown

*This form must be submitted with the Development Cost Schedule as justification of Site Work costs.*

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** In determining actual construction cost, two different methods may be used:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

**Column D:** To arrive at total construction costs in Column D:
- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

---

**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>Detention</td>
<td>$481,900.00</td>
<td></td>
<td>$481,900.00</td>
<td></td>
<td></td>
<td>481,900</td>
</tr>
<tr>
<td>Rough grading</td>
<td>$449,304.00</td>
<td></td>
<td>$449,304.00</td>
<td></td>
<td></td>
<td>449,304</td>
</tr>
<tr>
<td>On-site electrical</td>
<td>$150,000.00</td>
<td></td>
<td>$150,000.00</td>
<td></td>
<td></td>
<td>150,000</td>
</tr>
<tr>
<td>On-site paving</td>
<td>$207,434.00</td>
<td></td>
<td>$207,434.00</td>
<td></td>
<td></td>
<td>207,434</td>
</tr>
<tr>
<td>On-site utilities</td>
<td>$63,001.00</td>
<td></td>
<td>$63,001.00</td>
<td></td>
<td></td>
<td>63,001</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td>$10,000.00</td>
<td></td>
<td>$10,000.00</td>
<td></td>
<td></td>
<td>10,000</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>$926.20</td>
<td></td>
<td>$926.20</td>
<td></td>
<td></td>
<td>926</td>
</tr>
<tr>
<td>Erosion Control</td>
<td>$18,484.00</td>
<td></td>
<td>$18,484.00</td>
<td></td>
<td></td>
<td>18,484</td>
</tr>
</tbody>
</table>

Total: $1,381,049

---

Signature of Registered Engineer: Bradley Lingvai  
Printed Name: Bradley J. Lingvai  
Seal: 

Date: 2019-2-27  
If a revised form is submitted, date of submission:  

2/26/2019
# 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:

## TOTAL DEVELOPMENT SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Cost</th>
<th>Eligible Basis (If Applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ACQUISITION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site acquisition cost</td>
<td>4,500,000</td>
<td></td>
</tr>
<tr>
<td>Existing building acquisition cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; acq. legal fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consideration Payments/Extensions</td>
<td>58,500</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>$4,558,500</td>
<td>$0</td>
</tr>
<tr>
<td><strong>OFF-SITES</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Off-site concrete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site utilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site paving</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site electrical</td>
<td></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>$0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>SITE WORK</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demolition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detention</td>
<td>481,900</td>
<td>481,900</td>
</tr>
<tr>
<td>Rough grading</td>
<td>449,304</td>
<td>449,304</td>
</tr>
<tr>
<td>Fine grading</td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site concrete</td>
<td>150,000</td>
<td>150,000</td>
</tr>
<tr>
<td>On-site paving</td>
<td>207,434</td>
<td>207,434</td>
</tr>
<tr>
<td>On-site utilities</td>
<td>63,001</td>
<td>63,001</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>926</td>
<td>926</td>
</tr>
<tr>
<td><strong>Errosion Control</strong></td>
<td>18,484</td>
<td>18,484</td>
</tr>
<tr>
<td><strong>Subtotal Site Work Cost</strong></td>
<td>$1,381,049</td>
<td>$0</td>
</tr>
<tr>
<td><strong>SITE AMENITIES</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Landscaping</td>
<td>80,000</td>
<td>80,000</td>
</tr>
<tr>
<td>Pool and decking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Athletic court(s), playground(s)</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Fencing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Site Amenities Cost</strong></td>
<td>$100,000</td>
<td>$0</td>
</tr>
</tbody>
</table>
### Building Costs*

<table>
<thead>
<tr>
<th>Category</th>
<th>Before 11.9(e)(2)</th>
<th>After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>617,838</td>
<td>617,838</td>
</tr>
<tr>
<td>Masonry</td>
<td>179,108</td>
<td>179,108</td>
</tr>
<tr>
<td>Metals</td>
<td>192,451</td>
<td>192,451</td>
</tr>
<tr>
<td>Woods and Plastics</td>
<td>2,393,954</td>
<td>2,393,954</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>236,469</td>
<td>236,469</td>
</tr>
<tr>
<td>Roof Covering</td>
<td>393,239</td>
<td>393,239</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>513,430</td>
<td>513,430</td>
</tr>
<tr>
<td>Finishes</td>
<td>1,535,443</td>
<td>1,535,443</td>
</tr>
<tr>
<td>Specialties</td>
<td>172,030</td>
<td>172,030</td>
</tr>
<tr>
<td>Equipment</td>
<td>299,368</td>
<td>299,368</td>
</tr>
<tr>
<td>Furnishings</td>
<td>449,052</td>
<td>449,052</td>
</tr>
<tr>
<td>Special Construction</td>
<td>187,105</td>
<td>187,105</td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td>90,880</td>
<td>90,880</td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>1,619,542</td>
<td>1,619,542</td>
</tr>
<tr>
<td>Electrical</td>
<td>1,058,572</td>
<td>1,058,572</td>
</tr>
</tbody>
</table>

**Individually itemize costs below:**

- Detached Community Facilities/Building
- Carports and/or Garages
- Lead-Based Paint Abatement
- Asbestos Abatement (Rehabilitation Only)
- Structured Parking
- Commercial Space Costs
- Other (specify) - see footnote 1

**Subtotal Building Costs Before 11.9(e)(2)**

|                      | $9,938,481 | $0  | $9,938,481 |

**Voluntary Eligible Building Costs (After 11.9(e)(2))**

|                      | $81.90 psf | $6,923,089 |

If NOT seeking to score points under §11.9(e)(2), E77:E78 should remain BLANK. True eligible building cost should be entered in line items E33:E74. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E77:E78 that produces the target cost per square foot in D77:D78. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.

**Total Building Costs & Site Work (including site amenities)**

|                      | $11,419,530 | $0  | $8,404,138 |

**Contingency**

|                      | 7.00%       | $799,367 | $593,443 |

**Total Hard Costs**

<table>
<thead>
<tr>
<th>OTHER CONSTRUCTION COSTS</th>
<th>% THC</th>
<th>% THC</th>
<th>% THC</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>5.61%</td>
<td>685,171</td>
<td>508,665</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td>1.87%</td>
<td>228,390</td>
<td>169,555</td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>5.61%</td>
<td>685,171</td>
<td>508,665</td>
</tr>
</tbody>
</table>

**Total Contractor Fees**

|                      | $1,598,732 | $0  | $1,186,885 |

**Total Construction Contract Before 11.9(e)(2)**

|                      | $13,817,629 | $0  | $10,184,466 |

**Voluntary Eligible “Hard Costs” (After 11.9(e)(2))**

|                      | $0.00 psf |     |

If NOT seeking to score points under §11.9(e)(2), E96:E97 should remain BLANK. True eligible cost should be entered in line items E83 and E87:E91. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E96:E97 that produces the target cost per square foot in D96:D97. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.
### Soft Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>450,000</td>
<td>450,000</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Engineering fees</td>
<td>120,000</td>
<td>120,000</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Impact Fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>202,278</td>
<td>202,278</td>
</tr>
<tr>
<td>Appraisal</td>
<td>12,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Market analysis</td>
<td>7,500</td>
<td>7,500</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Soils report</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Survey</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Marketing</td>
<td>100,000</td>
<td></td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>45,000</td>
<td>45,000</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>75,000</td>
<td>75,000</td>
</tr>
<tr>
<td>Personal property taxes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Relocation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Furniture, fixtures, and equipment</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Plan &amp; spec review</td>
<td>22,800</td>
<td>22,800</td>
</tr>
<tr>
<td>Materials testing</td>
<td>45,000</td>
<td>45,000</td>
</tr>
</tbody>
</table>

**Subtotal Soft Cost**

<table>
<thead>
<tr>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,399,578</td>
<td>$0</td>
</tr>
</tbody>
</table>

**$500 LPS Contribution & $201,778 in MF**

### Financing: Construction Loan(s)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>906,461</td>
<td>729,252</td>
</tr>
<tr>
<td>Loan origination fees</td>
<td>113,981</td>
<td>113,981</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>45,000</td>
<td>45,000</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inspection fees</td>
<td>15,000</td>
<td>15,000</td>
</tr>
</tbody>
</table>

**Other (specify) - see footnote 1**

### Permanent Loan(s)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan origination fees</td>
<td>32,550</td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>20,000</td>
<td></td>
</tr>
</tbody>
</table>

**Other (specify) - see footnote 1**

### Bridge Loan(s)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loan origination fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Other (specify) - see footnote 1**
### OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>69,500</td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td>138,176</td>
</tr>
<tr>
<td>Performance bonds</td>
<td>138,176</td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td>2,000</td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Financing Cost**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,342,668</td>
<td>$0</td>
<td>$1,041,409</td>
</tr>
</tbody>
</table>

### DEVELOPER FEES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td></td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>2,355,312</td>
</tr>
<tr>
<td>Profit or fee</td>
<td>1,871,342</td>
</tr>
</tbody>
</table>

**Subtotal Developer Fees**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,355,312</td>
<td>$0</td>
<td>$1,871,342</td>
</tr>
</tbody>
</table>

**14.96%**

### RESERVES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td></td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td>449,347</td>
</tr>
<tr>
<td>Operating - new funds</td>
<td></td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td></td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Reserves**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$449,347</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

*Any existing reserve amounts should be listed on the Schedule of Sources.*

### TOTAL HOUSING DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th>Amount</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$23,923,034</td>
<td>$0</td>
<td>$14,396,795</td>
</tr>
</tbody>
</table>

### 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**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$14,396,795</td>
</tr>
</tbody>
</table>

**100%**

**Total Adjusted Basis**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$14,396,795</td>
</tr>
</tbody>
</table>

### Applicable Fraction

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>130%</td>
</tr>
</tbody>
</table>

**Total Qualified Basis**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$18,715,834</td>
<td>$0</td>
</tr>
</tbody>
</table>

### Applicable Percentage

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.00%</td>
</tr>
</tbody>
</table>

**Credits Supported by Eligible Basis**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,684,425</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Credit Request** (from 17.Development Narrative)

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,500,000</td>
</tr>
</tbody>
</table>

### Requested Score for 11.9(e)(2)

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
</tr>
</tbody>
</table>

*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that the figure is not rounding down to the maximum dollar figure to support the elected points.*

**Name of contact for Cost Estimate:**

<table>
<thead>
<tr>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tom Partin</td>
</tr>
</tbody>
</table>

**Phone Number for Contact:**

<table>
<thead>
<tr>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>573-443-2021</td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission:

<table>
<thead>
<tr>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2/28/2019</td>
</tr>
</tbody>
</table>

2/28/2019
## Schedule of Sources of Funds and Financing Narrative

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Lien Position</th>
<th>Permanent Period</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Debt</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$3,245,000</td>
<td>2nd</td>
<td>$3,245,000</td>
<td>2.50%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
<td>-</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
<td>-</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
<td>-</td>
</tr>
<tr>
<td>Sterling Bank</td>
<td>Conventional Loan</td>
<td>$11,398,021</td>
<td>6.00%</td>
<td>$3,255,000</td>
<td>6.50%</td>
</tr>
<tr>
<td>City of Austin</td>
<td>Local Government Loan</td>
<td>$4,000,000</td>
<td>0.00%</td>
<td>$4,000,000</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

| Third Party Equity     |                                                          |                     |                |                  |                |             |             |                 |
| Affordable Equity Partners, Inc. | HTC | $1,500,000 | $2,609,478 | $13,047,390 | 0.87  |

| Grant                  |                                                          |                     |                |                  |                |             |             |                 |
| $11.9(d)(2)LPS Contribution |                                                         |                     |                |                  |                |             |             |                 |

| Deferred Developer Fee | | | | | | | | |
| JES Dev Co, Inc.       |                                                          |                     |                |                  |                |             |             |                 |
| $173,256               |                                                          |                     |                |                  |                |             |             |                 |

| Other                  |                                                          |                     |                |                  |                |             |             |                 |
| City of Austin (Fee Waiver) | Direct Loan Match | $201,778 | $201,778 | | | | | |
| City of Austin         | Fee Waiver                                                | $500                | $500          | | | | | |
| JES Partnerships-St. Elmo Commons, L | | $110 | $110 | | | | | |
| **Total Sources of Funds** | | $21,454,887 | | $23,923,034 | | | | |
| **Total Uses of Funds** | | | | | | $23,923,034 | | | |

2/27/2019
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).

Construction for St. Elmo Commons will be financed with a conventional construction loan provided by Sterling Bank in the amount of $11,398,021 with an interest rate of 6%; a loan from the Austin Housing Finance Corp in the amount of $4,000,000 from the City's RHDA program with an interest rate of 0% and a term of 40 years, repayment will be deferred on a yearly basis and forgiven at the end of the term; investor equity in the amount of $2,609,478; a TDHCA MF Direct Loan in the amount of $3,245,000; and a waiver of City of Austin permit and impact fees in the amount of $202,278. Permanent financing will include a conventional permanent loan provided by Sterling Bank in the amount of $3,255,000 with an interest rate of 6.50%; the TDHCA MF Direct Loan in the amount of $3,245,000 (30 year amortization, 30 year term, 2.50% rate). Tax credit equity in the amount of $13,047,390 will be provided by Affordable Equity Partners, while a $110 equity contribution will be made by JES.

Describe the replacement reserves. Are there any existing reserve accounts that will transfer with the property? If so, describe what will be done with these funds.

St. Elmo Commons is a proposed New Construction development and will assume a Replacement Reserve amount of $250 per Unit. These periodic deposits to the reserve account will be to pay for the future replacement or major repair of building systems and components.

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.

St. Elmo Commons is not applying for any operating subsidies or project based assistance. The potential gross income of St. Elmo Commons is the total annual income achievable based on proposed restricted rents and proposed market rates rents detailed in the Rent Schedule, along with revenue from other income sources. Other income sources are comprised of late rent, forfeited deposits, vending and application fees.

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Date

Telephone: (512) 571-5610

Email address: Philip.Minden@starbank.com

If a revised form is submitted, date of submission: 2/27/2019
Financial Capacity, Owner Equity, and Appraisal Requirements
(Multifamily Direct Loan Applications Only, if applicable)

[§13.8(c)(6) and (7)]

Financial Capacity (10 TAC §13.8(c)(6))
except for Developments also financed through the USDA §515 program, the Application **MUST** include:

- A letter from a Third Party CPA verifying the capacity of the Applicant, Developer, or Development Owner to provide at least 10% of the Total Housing Development Cost as a short term loan for Development; **OR**
- Evidence of a line of credit or equivalent tool equal to at least 10% of the Total Housing Development Cost from a financial institution that is available for use during the proposed development activities

Owner Equity and Appraisal Requirements (10 TAC §13.8(c)(7))
If the Direct Loan is the only source of Department funding for the Development (no HTC being requested), the Development Owner **MUST** provide:

- equity in an amount not less than 20% of Total Housing Development Costs; and
- if proposing new construction, an "as completed" appraisal pursuant to 10 TAC §11.304 which results in total repayable loan to value of not greater than 80%; or
- if proposing rehabilitation, the "as is" appraisal required by 10 TAC §11.205(4) may meet this requirement without needing an "as completed" appraisal provided the loan to value is not greater than 80%

As a result of providing owner equity in an amount greater than 5% of Total Housing Development Costs, the following must be provided in accordance with 10 TAC §11.204(7)(C):

- A letter - not older than 6 months from the date the of Application submission - from a Third Party CPA verifying the capacity of the Development Owner to provide the proposed financing with funds that are not otherwise committed or pledged; and

- A letter - not older than 6 months from the date the of Application submission - from the Development Owner’s bank or banks confirming that such funds are and will remain available at commitment and until the required investment is completed.
Match in the amount of at least 5% of the Multifamily Direct Loan funds requested must be documented with a letter from the anticipated provider of Match indicating the provider’s willingness and ability to make a financial commitment should the Development receive an award of Multifamily Direct Loan funds. The information provided must be consistent with all other documentation in the Application.

Indicate the amount and source of Match funds in the appropriate spaces in the table below.

Generally, a Related Party contribution to the Development is not considered eligible Match. Please see 10 TAC §13.2(8) as well as the Match Guidance below.

<table>
<thead>
<tr>
<th>Type of Match Pledged</th>
<th>Pledged Amount</th>
<th>Source of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Federal Grants</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waived, foregone or deferred fees and charges (ex: debris removal and container fees, tap fees, building permits, other mandatory fees charged by the local municipality)</td>
<td>**CANNOT</td>
<td>**CANNOT</td>
</tr>
<tr>
<td><strong>INCLUDE DEVELOPER FEES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Below Market Interest Rate Loan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Tax Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Non-Professional Labor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Federally Funded Infrastructure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Value of Donated Use of Site Preparation or Construction Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Construction Materials</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Site Preparation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Demolition Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Real Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Value of Match Pledged</strong></td>
<td><strong>$ 201,778</strong></td>
<td><strong>City of Austin S.M.A.R.T Housing Fee Waiver</strong></td>
</tr>
<tr>
<td><strong>Total Amount of MF Direct Loan funds Requested</strong></td>
<td><strong>$ 3,245,000</strong></td>
<td></td>
</tr>
<tr>
<td>Percentage of MF Direct Loan Funds to be Matched (Total Value of Match /MF Direct Loan Funds Requested)</td>
<td></td>
<td><strong>6.22%</strong></td>
</tr>
</tbody>
</table>
February 21, 2019

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: TDHCA Application No. 19180 - St. Elmo Commons

Dear Ms. Holloway:

I am writing to confirm the de minimis contribution of development funding by the City of Austin (the "City") for the St. Elmo Commons.

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 $202,277.94.

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 Manager
Neighborhood Housing and Community Development
## Finance Scoring (for Competitive HTC Applications ONLY)

| Self Score Total: | 118 |

### 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

- [x] 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.
- [x] 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.
- [x] 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))

| Total Points Claimed: | 18 |

- [x] Eligible Pro-Forma and letter stating Development and Principals are acceptable.

### 3. Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))

| Percent of Units restricted to serve households at or below 30% of AMGI | 10.00% |
| HTC funding request as a percent of Total Housing Development Cost | 6.27% |

Eligibility for points:

- [x] Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding
- Housing Tax Credit Request
  - Total Points Claimed: 3
- Housing Tax Credit Request
  - Total Points Claimed: 2
- Housing Tax Credit Request
  - Total Points Claimed: 1

* Be sure no more than 50% of Developer fees are deferred.

Total Points Claimed: 3
Supporting Documents Should be Included Behind this Tab

**ALL SUPPORTING DOCUMENTS MUST BE CONSISTENT WITH THE SOURCES AND USES**

- Executed Pro Forma from Permanent or Construction Lender
- Letter from lender regarding approval of Principals (consistent with Template)
- Evidence of all Permanent and Construction Financing (term sheets, loan agreements)

**NOTE:** Term sheets and/or loan documents from debt and equity providers must include a statement confirming they are aware the Applicant intends to elect income averaging. If the term sheet speaks to unit designations, ensure those unit designations are consistent with the rent schedule and site plan.

- Evidence of any Gap Financing, terms included
- Evidence of any Owner Contributions, with financial support if required
- Evidence of Equity Financing (HTC applications only)
- 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.

- 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)]

- Evidence of Rental Assistance/Subsidy
Supporting Documentation for Financial Scoring

Executed 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 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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<tbody>
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<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$1,066,524</td>
<td>$1,087,854</td>
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<td>$19,870</td>
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<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($81,429)</td>
<td>($83,058)</td>
<td>($84,719)</td>
<td>($86,413)</td>
<td>($88,142)</td>
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<td>$0</td>
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<th>EXPENSES</th>
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<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$34,400</td>
<td>$35,432</td>
<td>$36,495</td>
<td>$37,590</td>
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<td>Management Fee</td>
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<td>$48,960</td>
<td>$49,939</td>
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<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
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<td>Repairs &amp; Maintenance</td>
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<td>$53,560</td>
<td>$55,167</td>
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<td>Electric &amp; Gas Utilities</td>
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<td>Water, Sewer &amp; Trash Utilities</td>
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<td>Annual Property Insurance Premiums</td>
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<td>Other Expenses</td>
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<td>TOTAL ANNUAL EXPENSES</td>
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<th>DEBT SERVICE</th>
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<td>$246,886</td>
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<td>Third Deed of Trust Annual Loan Payment</td>
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<td>Other Annual Required Payment</td>
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<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
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<td></td>
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<tr>
<td></td>
<td>$80,601</td>
<td>$85,478</td>
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<td>CUMULATIVE NET CASH FLOW</td>
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<tr>
<td></td>
<td>$80,601</td>
<td>$166,079</td>
<td>$256,390</td>
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<td>Debt Coverage Ratio</td>
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<td>1.25</td>
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<td>Asset Management fee</td>
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<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
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<tr>
<td>Deferred Developer fee</td>
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<td>80,478</td>
<td>79,067</td>
<td>77,803</td>
<td>76,588</td>
<td>75,419</td>
<td>74,221</td>
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</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

Signature, Authorized Representative, Syndicator

2/27/2019
Permanent and Construction Financing
&
Principals Approval Letter
February 27, 2019

St. Elmo Commons, LP  
ATTN: Will Markel  
206 Peach Way  
Columbia, MO 65203

RE: St. Elmo Commons  
100 LIHTC Units  
4510 & 4514 Terry-O Lane  
Austin, TX

Dear Mr. Markel:

Sterling Bank has accepted your request for credit on the above captioned subject to the following terms and conditions:

Construction Bridge Loan Proposal:

Amount: Up to $11,450,000.00
Type: Construction Draw
Term: Not to exceed 18 months
Repayment: Monthly interest on the then outstanding principal; Balance at maturity.
Rate: 6.00%
Origination Fee: 1.00%
Commitment Fee: N/A
Security: Subject to Program or Agency

A) Assignment of Borrower’s interest in the limited partnership, including but not limited to capital contributions
B) Assignment of General Partner interest in the limited partnership.
C) First Deed of Trust with Assignment of Rents on the subject property and improvements to be constructed thereon, legal description to govern

Perm Loan Proposal

Amount: Up to $3,255,000.00

Type: 30-Year Amortization

Term: 18 Years

Repayment: Monthly principal & interest payments.

Rate: 6.50% fixed

Origination Fee: 1.00% of loan amount

Commitment Fee: N/A

Security: First Deed of Trust with Assignment of Rents on the subject property and improvements to be constructed thereon, legal description to govern.

Borrower: St. Elmo Commons, LP

General Partner: JES Partnerships-St. Elmo, LLC

Guarantors: TBD

Insurance: Borrower agrees to maintain insurance coverage on the collateral securing this loan in an amount and form satisfactory to Sterling Bank. Said policy shall include an endorsement acceptable to and naming the Bank.

Title Insurance: Borrower shall provide to bank a title insurance policy on the property in an amount and form satisfactory to Sterling Bank. The Bank shall be named in the title policy and the policy shall contain no exceptions not previously approved by the Bank, which in Sterling Bank’s opinion shall be considered detrimental to the Bank.

Closing Documents: All closing documents are subject to review and approval of Sterling Bank and its attorney’s.
Escrow
Disbursement: All funds shall be disbursed in a form and manner acceptable to Sterling Bank.

Advances Under this proposed Agreement are subject to:
1) Credit and economic conditions being acceptable to the Bank on an ongoing basis.
2) Borrower’s observance of all requirements state in this proposal.
3) Borrower’s compliance with the provisions of all applicable program loan, documents now or hereafter in effect between the Bank, federal and/or state agencies, and borrower.
4) Borrower’s compliance with and any and all provisions, rules and/or regulations of applicable Federal and/or State Housing Program(s).

Other Conditions:
A) This proposal is non-assignable
B) Full and complete adherence with any and all applicable state and/or federal agencies program rules, regulations and/or requirements.
C) Applicable Credits are syndicated to a company and price acceptable to Sterling Bank; Investment Limited Partner enters Limited Partnership with capital contributions and terms acceptable to Bank.
D) Borrower agrees from time to time, upon written request of the Bank to provide current financial statements and current copies of recent Federal income tax returns.
E) Guarantor(s) agree to provide the same financial information as listed above upon written request of Sterling Bank.
F) Subject to Board or Loan Committee Final Approval.
G) Deposit of all project-related reserve accounts at Sterling Bank.
H) Appraisal no greater than 12 months old required prior to close of financing – values to include as-is, as completed and as stabilized with both market-rate and restricted rents.
I) A Phase I environmental review will be required prior to close of financing.
J) Affirmative and negative covenants applicable to the Borrower and which are customary and typical of this transaction will be required.
K) Representations and warranties of Borrower which are customary and typical of this transaction will be required.

Closing Costs: All closing costs, including but not limited to: insurance, flood letter, recording fees, title insurance, survey and attorney fees, if any, shall be paid by borrower in advance or at closing.

Acknowledgement of Additional Financing: Sterling Bank acknowledges that in addition to the construction and permanent financing outlined in this document, St. Elmo Commons, LP is also seeking the following construction to perm debt.

1) MFSL in the amount of $3,245,000, at an interest rate of 2.50%, with a term and amortization of 30 years.
2) A GO Bond loan from the City of Austin in the amount of $4,000,000, at an interest rate of 0.00%, with a term of 40 years.

This proposal supersedes all prior agreements, conversations and understandings relating to the subject matter hereof. Oral agreements or commitments to loan money, extend credit, or forbear from enforcing repayment of a debt, are not enforceable. The proposal contained herein is the complete and exclusive agreement between the borrower and the Bank. Any change in terms or conditions subsequent to this proposal must be in writing, signed by an officer of the Bank and acknowledged in writing by the borrower. Sterling Bank reserves the right to withdraw this availability if any of the terms and conditions stated herein is not fulfilled.

This proposal does not constitute and shall not be construed as a formal commitment to lend or provide financing, and it remains in the bank’s sole discretion to lend or provide financing with these terms or others.

This proposal expires December 31, 2019, unless extended by the Bank in writing.

I have received and reviewed the 15-year pro forma for St. Elmo Commons located in Austin, Texas. The attached pro forma, which has been prepared and executed by an authorized representative of Sterling Bank projects total operating expenses, net operating income, and debt service for the first year of stabilized operation based on preliminary information provided by the borrower.

The attached pro forma indicates that the development would maintain no less than a 1.15 debt coverage ratio throughout the initial fifteen years. These projections, which indicate that the Development is expected to be feasible for fifteen years, are made based upon the preliminary information provided by the borrower to this point, and are subject to Sterling Bank’s due diligence review.

Additionally, Sterling Bank has performed a preliminary review of the credit worthiness of St. Elmo Commons, LP and its principals. At this time, Sterling Bank has no reservations with any Principals of the borrower.

Sincerely,

[Signature]

Philip M. Minden
Executive Vice President
By signing below and returning one signed copy of this proposal, you hereby accept the above terms and conditions.

Accepted this 27 day of February, 2019

For: St. Elmo Commons, LP

By: JES Partnerships-St. Elmo, LLC, its General Partner

By: [Signature]
Will Markel, Manager
February 25, 2019

John Guttman  
JES Development Company, Inc.  
206 Peach Way  
Columbia, MO 65203

Re: Application for Gap Funding for St. Elmo Commons

Dear Mr. Guttman,

The Austin Housing Finance Corporation (AHFC) has received your request for a below-market interest rate loan in the amount of $4,000,000 for the development of St. Elmo Commons to be located at 4510 through 4514 Terry-O Lane, Austin, Texas.

Terms of the loan will be for a minimum of 40 years at zero percent interest. Repayment of the loan will be deferred on a yearly basis and forgiven at the end of the loan period contingent upon compliance with the loan agreement. There are no fees or basis points associated with this loan. If approved, this loan will be funded through General Obligation Bonds or other sources as available.

Once a project application has been received, it will follow a tentative quarterly timeline, as delineated below. AHFC will notify applicants throughout this timeline as needed and/or requested.

Second Quarter 2019 Development Assistance Calendar for RHDA/OHDA 2019

| April 26 | Submission Deadline |
| May 29   | Internal NHCD Review |
| June 19  | Housing Investment Review Committee Meeting |
| August 8 | AHFC Board of Directors Meeting |

Sincerely,

James May  
Community Development Manager
Equity Financing
February 26, 2019

Mr. William Markel  
JES Dev Co, Inc.  
P.O. Box 7688  
Columbia, MO 65205

RE: Letter of Firm Commitment concerning acquisition by Affordable Equity Partners, Inc. of Federal Low Income Housing Tax Credits through limited partner interests in St. Elmo Commons, LP in Austin, TX.

Dear Mr. Markel:

The purpose of this letter is to (i) confirm the principal terms under which Affordable Equity Partners, Inc., a Missouri Corporation, or its affiliates (“AEP”) will acquire a limited partner interest in St. Elmo Commons, LP a Texas limited partnership (the “Partnership”) and (ii) set forth the terms which will govern AEP’s relationship to the Project (as defined below) and to other entities that may be involved with the Project. Please confirm as soon as possible the accuracy of the recitals set forth in this letter so that appropriate documents can be prepared and so that all parties may complete any required due diligence review prior to close of the transaction. We understand the terms of your agreement with AEP to be as follows:

1. **Low Income Housing Project (the “Project”):** The Project will consist of residential rental units eligible for low income housing tax credits under Section 42 of the Internal Revenue Code. The Project is more fully described in item 1 of Exhibit A attached hereto.

2. **Ownership Structure:** The Project will be owned and operated by the Partnership. The Partnership will admit AEP as a limited partner with a limited partner interest entitling AEP to receive the rights and interest set out in Item 2 of Exhibit A. In addition, AEP, in its sole discretion, will have the right, within one year of the date that the Project is placed in service, to transfer its entire interest in the Partnership to an entity or entities designated by AEP. Any subsequent transfer of the interest will be subject to any limitations or requirements imposed by the partnership agreement of the Partnership.

3. **Capital Contribution/Purchase Price for Limited Partner Interest by AEP:** AEP will make a capital contribution to the Partnership calculated as set out in Item 3 of Exhibit A. The actual capital contribution will be adjusted to reflect the amount of Federal low income housing tax credits issued to the Partnership by the Texas Department of Housing and Community Affairs.

4. **Terms of Capital Contribution:** AEP will make its capital contribution as set forth in Item 4 of Exhibit A.

5. **Replacement Reserves:** The Replacement Reserve amount shall be funded in the amount as required by the Agency and the Lenders.
6. **Information to Partners**: The General Partner of the Partnership shall cause to be prepared and distributed to all Persons who were Partners at any time during a fiscal year of the Partnership within forty-five (45) days after the end of each fiscal year of the Partnership:

   A. A balance sheet as of the end of the fiscal year, a statement of income, a statement of partners’ equity, and a statement of cash flows, each for the year then ended. Each of these reports shall be prepared in accordance with generally accepted accounting principals and accompanied by a report of the Auditors containing an opinion of the Auditors and a report of the activities of the Partnership during the period covered by the Report.

   B. All information which is necessary, in view of the Tax Accountants, for the preparation of the Limited Partners’ federal and state income tax returns.

If the Partnership does not deliver these reports within forty-five (45) days after the end of any fiscal year of the Partnership, the General Partner shall pay as damages the sum of $200 per day to AEP for each day after such 45 day period that such reports are not delivered.

7. **Special Rights of AEP**: AEP shall have the right to remove and replace any General Partner and elect a new General Partner on the basis of the performance and discharge of such General Partner’s obligations constituting fraud, bad faith, negligence, misconduct or breach of fiduciary duty.

8. **Acknowledgment**: If the foregoing provisions accurately set out the agreement between St. Elmo Commons, LP and AEP, please execute the additional copy of this letter and return same to me at your earliest convenience, but in no event later than March 1, 2019. AEP will then commence consultation with you and other parties, document preparation and such other due as may be required to close this transaction. The obligations of AEP hereunder are contingent on (i) AEP’s investment committee determining that the Project and the terms set forth in this letter meet AEP’s investment criteria, and that the Project substantially conforms to the information set out in Exhibit A hereto, and (ii) to the timely and satisfactory completion of due diligence as determined by AEP in its sole and absolute discretion. If you have any questions, or if I have erroneously set out your understanding of this agreement, please contact me.

9. **Expiration**: If this letter is not executed and returned to AEP prior to March 1, 2019, it shall be null and void and of no effect.

Sincerely,

Brian H. Kimes
Affordable Equity Partners, Inc.

PC: Jeffrey E. Smith

The foregoing summary accurately sets forth the agreement between Affordable Equity Partners, Inc. and

William A. Markel
For: St. Elmo Commons, LP

Date: February 28, 2019
EXHIBIT A
LOW INCOME HOUSING PROJECT DESCRIPTION

1 Project Information
   a. Project Name: St. Elmo Commons
   b. Number of Units: 100
   c. Financing: Aggregate Permanent Loans $6,500,000
   d. City of Austin Grant $4,000,000
   e. Amount of Annual Federal Low Income Housing Tax Credits: $1,500,000

2 Partnership Interest:
   a. 99.98% interest in income, gain and loss from operations, depreciation and Federal Low Income Housing Tax Credit to AEP or its designee.
   b. 10% residual interest in cash from capital transactions to AEP or its designee.
   c. 90% residual interest in cash from capital transactions to the General Partner

3 Price:
   a. Total estimated Capital Contribution* $13,047,390
      *AEP’s total capital contribution is based on the Partnership receiving annual Federal Low Income Housing Tax Credits as shown above and will be adjusted based on the actual credits received. AEP’s capital contribution is based on $0.87 for each Federal LIHTC actually allocated to AEP by the Partnership.

4 Capital Pay In:
   a. 10% On AEP’s admission into partnership.
   b. 10% At 50% construction completion as evidenced by an AIA G704 draw.
   c. 75% At construction completion as evidenced by a certificate of occupancy and an ALTA As-Built Survey.
   e. 5% Three months Rental Achievement as outlined in the Partnership agreement.

5 Developer Fee
   a. It is anticipated that the developer will be paid an amount of $465,470 during construction and then upon construction completion, another amount of $1,068,000 and $652,370 paid upon the development reaching rental achievement (90 days of 90% occupancy). The total developer fee is anticipated to be $2,327,345 of which, the remaining balance of $141,505 to be paid from available cash flow.

6 Fees & Cash Flow Splits:
   a. Annual Asset Management Fee of $5,000 to AEP or its designee.
   b. Annual Partnership Management Fee TBD to the General Partner or its designee.
   c. 10% interest in cash flow from operations TBD to AEP or its designee.
   d. 90% interest in cash flow TBD to the General Partner or its designee.
Local Political Subdivision Contribution
February 21, 2019

Mami Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: TDHCA Application No. 19180 - St. Elmo Commons

Dear Ms. Holloway:

I am writing to confirm the de minimis contribution of development funding by the City of Austin (the “City”) for the St. Elmo Commons.

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 $202,277.94.

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 Manager
Neighborhood Housing and Community Development
Part 5
Development
Organization
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 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.

   - Ownership Interest: 40.000%
   - Cash flow from operations: 5.000%
   - Developer Fee: 5.000%

   Total: 50.00% (Must equal at least 50% regardless of structure)

   - Yes The Qualified Nonprofit or certified HUB will materially participate in the Development and the operation of the Development throughout the Compliance Period.
   - Yes 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.
   - Yes A detailed narrative describing experience in each category is included.

   Mark all that apply

   - 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 A certified HUB will participate in Development Services or provide onsite tenant services, and evidence of the HUB’s existence from the Texas Comptroller of Accounts is provided behind this Tab.

   - No A Nonprofit will participate in Development Services or provide onsite tenant services, and evidence from a state or federal source of the organization’s nonprofit status is provided behind this Tab.

   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
Supporting Documentation for Sponsor Characteristics

HUB Certificate
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/tpasscmbsearch/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**

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

**RE/MAX BASTROP AREA**

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 17-FEB-2017, 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.

[Signature]

**Bobby Pounds, Interim Director**
**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/tpasscmbsearch/index.jsp) or by contacting the HUB Program at 512-463-5872 or toll-free in Texas at 1-888-863-5881.
Material Participation Agreement
HUB Material Participation

RE/MAX Bastrop Area ("HUB") is a historically underutilized business, so designated by the Texas Comptroller of Public Accounts, doing business in the State of Texas.

JES Dev Co., Inc., ("Developer") is a developer of affordable housing properties proposing to construct a development called St. Elmo Commons, Austin, Travis County, Texas (the "Development").

Developer believes HUB’s presence in and knowledge of Central Texas real estate matters can be beneficial to the operation of the Development Therefore, HUB and Developer agree to work together as follows:

If successful in obtaining low-income housing tax credits for financing, the Development will be owned by a limited partnership to be known as St. Elmo Commons, L.P. (the “Development Owner”). The Development Owner will have two general partners – one controlled by HUB and one controlled by Developer or its affiliates. HUB will own 40% of the general partner interest as administrative member, with 5% Developer Fee and 5% Cash Flow. HUB will materially participate with the Development Owner and Development, engaging in activities to include, but not be limited to:

- Monthly visits to the Development, interaction with the property management company, and reporting to the Developer's general partner;
- Advising the property management company and the Developer’s general partner on community issues relevant to the Development and its residents;
- Advising the property management company on leasing matters, due to HUB’s unique local knowledge;
- Recommending local non-profits for collaboration on supportive services for the Development’s residents;
- Generally representing the Development in the community and promoting good neighbor relations;
- Review yearly operations proposed budgets and advise on budgeting for the property, as well as review monthly and year-end financial statements for the property.

In consideration for HUB’s material participation and services, HUB will receive 5% of the Development Fee associated with the Development and 5% of Cash Flow.

RE/MAX Bastrop Area

By: Kay C. Wesson

Name: Kay C. Wesson

Title: OWNER

Date: 2-20-2019

JES Dev Co., Inc.

By: [Signature]

Name: Will Markel

Title: Vice President & Secretary

Date: February 19, 2019
Experience Statement
Kay C. Wesson, Texas HUB, dba RE/MAX Bastrop Area

I have been active in Central Texas Real Estate for over 30 years. As a real estate professional and broker, my company has been involved directly in the management of both residential and commercial properties, as well as the financing of properties through local financial institutions.

I have been and continue to be active in site selection for developments involving multifamily developers, Economic Development Corporations and School Boards. I am directly involved as a principal in a mixed use project in Calhoun County, TX. The project contains both commercial and residential properties. I have had an active role in the planning, site design, acquisition of financing and the leasing and selling of parcels. The most recent LIHTC projects I have been involved in is the development of Hidden Glen, Salado, TX (TDHCA #14109), and Highlander Senior Village, Bulverde, TX (TDHCA #18019).

Below are several specific activities related to my LIHTC experience:

**Hidden Glen, Salado**
1. Conducted site visits to Hidden Glen monthly for construction updates.
2. Assisted with lease-up activities using unique local knowledge to help find and lead qualified tenants to the community.
3. Recommended local non-profits for collaboration on supportive services for residents.
4. Advise on community issues relevant to Hidden Glen and its residents.
5. Represent Hidden Glen in the community and promoting good neighbor relations.
6. Review yearly operations proposed budgets and advise on budgeting for the property, as well as review monthly and year-end financial statements for the property.

**Highlander Senior Village, Bulverde**
1. Recommend local non-profits for collaboration on supportive services for residents.
2. Advise on community issues relevant to Highlander Senior Village and its future residents.
3. Represent Highlander Senior Village in the community and promoting good neighbor relations.
4. Future activities will include construction site visits, lease-up recommendations, community meetings, budget reviews, and more as the community moves from planning to permitting to construction to lease-up to operations.

Below are several specific activities related to my real estate experience:

1. Recruit, train, and supervise 15 agents in a full service real estate office, i.e. listing & selling of residential properties, farm & ranch, lots, commercial leasing, residential leasing and property management for both residential & commercial.
2. Currently involved in the leasing and management of commercial centers.
3. Actively involved as both a principal and an adviser of a mixed use development in Calhoun Co., Texas.
4. Adviser to the development of a residential subdivision in Bastrop Co. (Still involved with building restrictions.)
5. Served as a member and/or advisor to develop Bastrop Co. Subdivision Regulations.
6. Served as a member of the task force for strategic planning for the City of Bastrop (representative for housing needs, etc.).
7. Directly involved in the selection of possible school sites and the supervision of the construction of three schools while on the board of trustees for Bastrop Ind. School Dist.
8. Member of the managing board of a municipal utility district for a mixed use subdivision.
9. As a board member of a local bank, was directly involved in the development of a mortgage dept., on the loan committee for construction and development loans, and involved in the selection of the site for the bank.
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 §11.204(13)(A) of the QAP, 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).

- (C) Limited liability companies - Principals include all the managing members and all other members.

Org. Chart Example:

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

Note that the percentage refers to the entity to which the Person is directly connected, not to the whole Development Owner.

Information about Organizations that will own or control the Applicant or other related organizations will be provided in the List of Organizations with an Ownership Special Interest in the Applicant form.

If a revised chart is submitted, include the date of submission!
St. Elmo Commons II
Organizational Structure – Owner/Partnership

PROJECT PARTNERSHIP
St. Elmo Commons, LP
(TO BE FORMED)

GENERAL PARTNER (.01%)
JES Partnerships-St. Elmo, LLC
(TO BE FORMED)
Manager Managed: JES Manager, LLC
Will Markel, Manager – ability to control

INVESTOR LIMITED PARTNER (99.99%)
Tax Credit Holdings-St. Elmo, LLC
(TO BE FORMED)

40% ADMINISTRATIVE MEMBER
St. Elmo HUB, LLC
(TO BE FORMED)
Ability to control
5% Cash Flow & 5% Developer Fee

60% MANAGING MEMBER
JES Partnerships Member, LLC
(TO BE FORMED)
Manager Managed: JES Manager, LLC
Will Markel, Manager – ability to control

100% MEMBER
Re/Max Bastrop Area Certified HUB entity

TRUSTEE:
Richard Otto Maly
Beneficiary: Jeffrey Walker Smith
Ability to control

KAY WESSON
100% Owner/Sole Proprietor
Ability to control
JES Dev Co, Inc.
Project Developer

JES Dev Co, Inc.
A Missouri Corporation
95% of Developer Fee
Formed: November 4, 2009
EIN: 27-1248538

Jeffrey Walker Smith – Director & President - control
William A. Markel – Vice President & Secretary – control

SOLE MEMBER
Peach Way Development Trust

Trustee: Richard Otto Maly

Beneficiary: Jeffrey Walker Smith – ability to control

St. Elmo HUB, LLC (to be formed)
0% Ownership Interest in Development Entity
Receives 5% of Developer Fee

100% Member & Certified HUB
RE/MAX Bastrop Area
Kay Wesson - Owner/Sole Proprietor
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 any portion of the developer fee whether by subcontract or otherwise, except if the Person is acting as a consultant with no Control. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

---

**Applicant Legal Name:** St. Elmo Commons, L.P.
**Address:** 206 Peach Way
**City:** Columbia
**State:** MO
**Zip:** 65203
**Name(s) of Entities the Organization Owns or Controls:** will own the property to be called St. Elmo Commons, L.P.
**Organization legally formed?** No
**Date formed:** TBD
**Legal Org is or will be:** Limited Partnership
**Previous TDHCA Experience?** No

---

**Organization Legal Name:** JES Partnerships-St. Elmo, LLC
**Address:** 206 Peach Way
**City:** Columbia
**State:** MO
**Zip:** 65203
**Name(s) of Entities the Organization Owns or Controls:** 0.01% of St. Elmo Commons, L.P.
**Organization legally formed?** No
**Date formed:** TBD
**Legal Org is or will be:** Limited Liability Company
**Previous TDHCA Experience?** No
**Phone:** (573) 443-2021
**Email:** jmarkel@jesholdings.com

**Organization is identified on Org. Chart:** Yes
**Ability to exercise Control over the Development?** Yes

**List of Sub-Entities or Principals:**
1. JES Partnerships Member, LLC
   - **TDHCA Experience:** Yes
2. JES Partnerships Member, LLC
   - **TDHCA Experience:** Yes
3. JES Partnerships Member, LLC
   - **TDHCA Experience:**
   - **List of Sub-Entities or Principals:**
   1. Peach Way Manager Trust
      - **TDHCA Experience:** Yes
2. Peach Way Manager Trust
   - **TDHCA Experience:**
3. Peach Way Manager Trust
   - **TDHCA Experience:**

---

**Organization Legal Name:** St. Elmo HUB, LLC
**Address:** 206 Peach Way
**City:** Columbia
**State:** MO
**Zip:** 65203
**Organization legally formed?** Yes
**Date formed:** 12/15/2014
**Legal Org is or will be:** Limited Liability Company
**Previous TDHCA Experience?** Yes
**Phone:** 5734432021
**Email:** jmarkel@jesholdings.com

**Organization is identified on Org. Chart:** Yes
**Ability to exercise Control over the Development?** Yes

**List of Sub-Entities or Principals:**
1. Peach Way Manager Trust
   - **TDHCA Experience:** Yes
2. Peach Way Manager Trust
   - **TDHCA Experience:**
3. Peach Way Manager Trust
   - **TDHCA Experience:**

---

**Organization Legal Name:** JES Partnerships-St. Elmo, LLC
**Address:** 206 Peach Way
**City:** Columbia
**State:** MO
**Zip:** 65203
**Name(s) of Entities the Organization Owns or Controls:** 60% of JES Partnerships-St. Elmo, LLC
**Organization legally formed?** Yes
**Date formed:** 12/15/2014
**Legal Org is or will be:** Limited Liability Company
**Previous TDHCA Experience?** Yes
**Phone:** 5734432021
**Email:** jmarkel@jesholdings.com

**Organization is identified on Org. Chart:** Yes
**Ability to exercise Control over the Development?** Yes

**List of Sub-Entities or Principals:**
1. Peach Way Manager Trust
   - **TDHCA Experience:** Yes
2. Peach Way Manager Trust
   - **TDHCA Experience:**
3. Peach Way Manager Trust
   - **TDHCA Experience:**

---

**Organization Legal Name:** JES Manager, LLC
**Address:** 206 Peach Way
**City:** Columbia
**State:** MO
**Zip:** 65203
**Name(s) of Entities the Organization Owns or Controls:** Manager entity for JES Partnerships-St. Elmo, LLC
**Organization legally formed?** Yes
**Date formed:** 12/22/2014
**Legal Org is or will be:** Limited Liability Company
**Previous TDHCA Experience?** Yes
**Phone:** 5734432021
**Email:** jmarkel@jesholdings.com

**Organization is identified on Org. Chart:** Yes
**Ability to exercise Control over the Development?** Yes

**List of Sub-Entities or Principals:**
1. Will Markel
   - **TDHCA Experience:** Yes
2. Peach Way Manager Trust
   - **TDHCA Experience:** Yes
3. Peach Way Manager Trust
   - **TDHCA Experience:**
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6. Peach Way Manager Trust
   - **TDHCA Experience:**
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<td>GP Admin Member</td>
<td>87 Loop 150 W</td>
<td>Bastrop</td>
<td>TX</td>
<td>78602</td>
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**Organization legally formed?** No  
**Date formed:** TBD  
**Legal Org is or will be:** Limited Liability Company  
**Previous TDHCA Experience?** No  
**Phone:** 5122034441  
**Email:** kay@bastropforsale.com  
**Organization is identified on Org. Chart:**  
**Ability to exercise Control over the Development:** Yes

**List of Sub-Entities or Principals:**
1. **Role/Title:**  
2. **Role/Title:**  
3. **Role/Title:**
4. **Role/Title:**  
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6. **Role/Title:**

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**Organization legally formed?** Yes  
**Date formed:** TBD  
**Legal Org is or will be:**  
**Previous TDHCA Experience?** Yes  
**Phone:** 5122034441  
**Email:** kay@bastropforsale.com  
**Organization is identified on Org. Chart:** Yes  
**Ability to exercise Control over the Development:** Yes

**List of Sub-Entities or Principals:**
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**Organization legally formed?** Yes  
**Date formed:** 10/30/2009  
**Legal Org is or will be:**  
**Previous TDHCA Experience?** Yes  
**Phone:** 5734432021  
**Email:** jmarkel@jesholdings.com  
**Organization is identified on Org. Chart:** Yes  
**Ability to exercise Control over the Development:** Yes

**List of Sub-Entities or Principals:**
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<td>Tax Credit Holdings-St. Elmo, LLC</td>
<td>Inv. Limited Partner</td>
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**Organization legally formed?** No  
**Date formed:** TBD  
**Legal Org is or will be:** Limited Liability Company  
**Previous TDHCA Experience?** No  
**Phone:** 5734432021  
**Email:** bkimes@aepartners.com  
**Organization is identified on Org. Chart:** Yes  
**Ability to exercise Control over the Development:** No

**List of Sub-Entities or Principals:**
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<tr>
<td>Jeffrey Walker Smith, Pres &amp; Director</td>
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<td>William A. Markel, VP &amp; Secretary</td>
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<td>Jeffrey Walker Smith - Beneficiary</td>
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Person/Role: St. Elmo Commons, L.P. / Property Ownership Entity
Email Address: jmarkel@jesholdings.com
City & State of Home Addr: Columbia, MO
Applicant Legal Name: St. Elmo Commons, L.P.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

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Person/Role: JES Partnerships-St. Elmo, LLC / General Partner
Email Address: jmarkel@jesholdings.com
City & State of Home Addr: Columbia, MO
Applicant Legal Name: St. Elmo Commons, L.P.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

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Person/Role: JES Manager, L.L.C. / Manager of General Partner

Email Address: jmarkel@jesholdings.com

City & State of Home Addr: Columbia, MO

Applicant Legal Name: St. Elmo Commons, L.P.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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Person/Role: Will Markel / Authorized Signatory / Manager, JES Manager, LLC / VP, JES Dev Co, Inc.

Email Address: jmarkel@jesholdings.com

City & State of Home Addr: Columbia, MO

Applicant Legal Name: St. Elmo Commons, L.P.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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Person/Role: JES Partnership Member, L.L.C. / will be the 60% Managing Member of GP

Email Address: jmarkel@jesholdings.com

City & State of Home Addr: Columbia, MO

Applicant Legal Name: St. Elmo Commons, L.P.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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**Person/Role:** Peach Way Manager Trust / Sole Member of Managing Member of GP

**Email Address:** jmarkel@jesholdings.com

**City & State of Home Addr:** Columbia, MO

**Applicant Legal Name:** St. Elmo Commons, L.P.

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<td>Email Address:</td>
<td><a href="mailto:jmarkel@jesholdings.com">jmarkel@jesholdings.com</a></td>
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Person/Role: St. Elmo HUB, LLC / will be the 40% Administrative Member of GP
Email Address: kay@bastropforsale.com
City & State of Home Addr: Bastrop, TX
Applicant Legal Name: St. Elmo Commons, L.P.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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Person/Role: St. Elmo HUB, LLC / will be the 40% Administrative Member of GP
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**Person/Role:** Re/Max Bastrop Area / Certified HUB & will be Sole Member of St. Elmo HUB, LLC  
**Email Address:** kay@bastropforsale.com  
**City & State of Home Addr:** Bastrop, TX  
**Applicant Legal Name:** St. Elmo Commons, L.P.

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Person/Role: Kay Wesson / Owner & Sole Proprietor of Re/Max Bastrop Area
Email Address: kay@bastropforsale.com
City & State of Home Addr: Bastrop, TX
Applicant Legal Name: St. Elmo Commons, L.P.

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### Person/Role:
JES Dev Co, Inc. / Developer & Guarantor

### Email Address:
jmarkel@jesholdings.com

### City & State of Home Addr:
Columbia, MO

### Applicant Legal Name:
St. Elmo Commons, L.P.

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### Person/Role:
**Peach Way Development Trust / Sole Member of Developer & Guarantor**

### Email Address:
**jmarkel@jesholdings.com**

### City & State of Home Addr:
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### Applicant Legal Name:
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#### 2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

- By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>TBRA</td>
</tr>
<tr>
<td></td>
<td>DR</td>
<td>HRA</td>
<td>SFD</td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td>NSP</td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role:  
Jeffrey Walker Smith / President of JES Dev Co, Inc. / Beneficiary of Peach Way Mgr. Trust & Peach Way Dev. Trust

Email Address:  
jmarkel@jesholdings.com

City & State of Home Addr:  
Columbia, MO

Applicant Legal Name:  
St. Elmo Commons, L.P.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td>18019</td>
<td>Highlander Senior Village</td>
<td>Bulverde</td>
<td>LIHTC</td>
<td>Aug-18</td>
<td></td>
</tr>
<tr>
<td>16071</td>
<td>Bluff View Senior village</td>
<td>Crandall</td>
<td>LIHTC</td>
<td>Aug-16</td>
<td></td>
</tr>
<tr>
<td>14109</td>
<td>Hidden Glen</td>
<td>Salado</td>
<td>LIHTC</td>
<td>Sep-14</td>
<td></td>
</tr>
<tr>
<td>11041</td>
<td>Riverwood Commons</td>
<td>Bastrop</td>
<td>LIHTC &amp; HOME</td>
<td>Oct-11</td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

X By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
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<th>WAP</th>
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<td>CSBG</td>
<td>ESG</td>
<td>LIHEAP</td>
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<td>PWD</td>
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<td>HRA</td>
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<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td>NSP</td>
</tr>
</tbody>
</table>
Nonprofit Participation

Nonprofit Set-Aside (Competitive HTC Applications Only)

Qualification: Must meet the definition of a Qualified Nonprofit Development pursuant to §11.1(a)(106) of the QAP, §42(h)(5) of the Code, and the requirements of §11.5(1) of the QAP.

Documentation: Eligibility will be confirmed based upon completion of the Nonprofit Participation and Additional Nonprofit Documentation requirements in this section.

☐ By selecting this box the Applicant affirms the election to be included in the Nonprofit Set-Aside and certifies that they expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

☐ By selecting this box the Applicant affirms the election to be excluded from the Nonprofit Set-Aside and certifies that they do not expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

Nonprofit Information (ALL Applications)

Only nonprofit organizations will complete this section. All nonprofit Applicants or Principals must complete this form without regard to their level of ownership or the set-aside under which the Application was made.

Organization Name: __________________________

Is the Organization a 501(c) (3) or (4) as of the beginning of the Application Acceptance Period? __________

If no to the question above, what is its current legal status? __________________________

If “Other” please specify: __________________________

Date of legal formation of Nonprofit Organization: __________

1) Is Applicant comprised of a joint venture between a Nonprofit and for-profit entity? __________

   If “Yes”, will this nonprofit organization Control the Applicant? __________

   What is the ownership percentage of this nonprofit organization? __________

2) Describe the nonprofit’s participation: __________________________

3) Describe the nonprofit’s participation in the operation of the Development throughout the Compliance and/or extended use period: __________________________

4) Will the nonprofit receive part of the development fees paid in connection with the development? __________

   If "Yes," explain: __________________________
Nonprofit Supporting Documents Should be Included Behind this Tab

Applications involving a Qualified Nonprofit Organization pursuant to Texas Government Code, §2306.6706 that have a 501(c)(3) or 501(c)(4) designation at the time of Application and competitive 9% HTC Applications electing to compete under the Nonprofit Set-aside must provide the following documentation behind this tab:

- [ ] IRS determination letter
- [ ] Third Party legal opinion (not applicable to Tax-Exempt Bond Developments)
- [ ] The Nonprofit's most recent financial statement as prepared by a Certified Public Accountant (not applicable to Tax-Exempt Bond Developments)
- [ ] Certification regarding Board member residence (not applicable to Tax-Exempt Bond Developments)

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>JES Dev Co., Inc.</th>
<th>Will Markel</th>
<th>(573) 443-2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phone</td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:wmarkel@jesholdings.com">wmarkel@jesholdings.com</a></td>
<td>$2,237,546.00</td>
<td>27-1248538</td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

This is a direct or indirect, financial, or other interest with Applicant or other team members* Yes

### Housing General Contractor:

<table>
<thead>
<tr>
<th>Fairway Construction Co., Inc.</th>
<th>Tom Partin</th>
<th>(404) 841-2227</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phone</td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:tpartin@fairwayconstruction.net">tpartin@fairwayconstruction.net</a></td>
<td>$685,171.00</td>
<td>43-1348181</td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
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</tbody>
</table>

This is a direct or indirect, financial, or other interest with Applicant or other team members* Yes

### Infrastructure General Contractor:

<table>
<thead>
<tr>
<th>Fairway Construction Co., Inc.</th>
<th>Tom Partin</th>
<th>(404) 841-2227</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
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<tr>
<td>Phone</td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:tpartin@fairwayconstruction.net">tpartin@fairwayconstruction.net</a></td>
<td></td>
<td>43-1348181</td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
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<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
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</tr>
</tbody>
</table>

This is a direct or indirect, financial, or other interest with Applicant or other team members* Yes

### Cost Estimator:

<table>
<thead>
<tr>
<th>Fairway Construction Co., Inc.</th>
<th>Tom Partin</th>
<th>(404) 841-2227</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phone</td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:tpartin@fairwayconstruction.net">tpartin@fairwayconstruction.net</a></td>
<td></td>
<td>43-1348181</td>
</tr>
<tr>
<td>Email</td>
<td></td>
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<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
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</tbody>
</table>

This is a direct or indirect, financial, or other interest with Applicant or other team members* Yes

### Architect:

<table>
<thead>
<tr>
<th>Mark Odom Studio</th>
<th>Mark Odom</th>
<th>(512) 469-5950</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phone</td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:mark@markodomstudio.com">mark@markodomstudio.com</a></td>
<td>$500,000.00</td>
<td>26-1077447</td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
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</table>

This is a direct or indirect, financial, or other interest with Applicant or other team members* No
### Engineer:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Tax ID Number (TIN)</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brad Lingvai, Big Red Dog, a division of Wantman Group</td>
<td>(512) 669-5560</td>
<td>65-0271367</td>
<td><a href="mailto:Brad.Lingvai@wgin.com">Brad.Lingvai@wgin.com</a></td>
</tr>
</tbody>
</table>

Certified Texas HUB? No
This is a direct or indirect, financial, or other interest with Applicant or other team members* No

### Civil Engineer:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Tax ID Number (TIN)</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brad Lingvai, Big Red Dog, a division of Wantman Group</td>
<td>(512) 669-5560</td>
<td>65-0271367</td>
<td><a href="mailto:Brad.Lingvai@wgin.com">Brad.Lingvai@wgin.com</a></td>
</tr>
</tbody>
</table>

Certified Texas HUB? No
This is a direct or indirect, financial, or other interest with Applicant or other team members* No

### Market Analyst:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Tax ID Number (TIN)</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Darrell Jack, Apartment MarketData, LLC</td>
<td>(210) 530-0040</td>
<td>20-3964998</td>
<td><a href="mailto:djack@stic.net">djack@stic.net</a></td>
</tr>
</tbody>
</table>

Certified Texas HUB? No
This is a direct or indirect, financial, or other interest with Applicant or other team members* No

### Appraiser:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Tax ID Number (TIN)</th>
<th>Email</th>
</tr>
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<tbody>
<tr>
<td>TBD</td>
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</table>

Certified Texas HUB? No
This is a direct or indirect, financial, or other interest with Applicant or other team members* No

### Attorney:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Tax ID Number (TIN)</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tom Harrison, Van Matre, Harrison, Hollis, Taylor &amp; Elliot</td>
<td>(573) 874-7777</td>
<td>43-1187985</td>
<td><a href="mailto:tom@vanmatre.com">tom@vanmatre.com</a></td>
</tr>
</tbody>
</table>

Certified Texas HUB? No
This is a direct or indirect, financial, or other interest with Applicant or other team members* No

### Accountant:

<table>
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<tr>
<th>Name</th>
<th>Phone</th>
<th>Tax ID Number (TIN)</th>
<th>Email</th>
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<tbody>
<tr>
<td>Jason Buschert, Baird, Kurtz &amp; Dobson</td>
<td>(417) 865-8701</td>
<td>43-0160260</td>
<td><a href="mailto:jbuschert@bkd.com">jbuschert@bkd.com</a></td>
</tr>
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Certified Texas HUB? No
This is a direct or indirect, financial, or other interest with Applicant or other team members* No
### Property Manager:

<table>
<thead>
<tr>
<th>Company</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairway Management, Inc.</td>
<td>Ryan Stevens</td>
<td>(573) 442-2021</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Proposed Fee</th>
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<tbody>
<tr>
<td><a href="mailto:rstevens@fairwaymanagement.com">rstevens@fairwaymanagement.com</a></td>
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<tbody>
<tr>
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### Originator of Underwriter:

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<tr>
<th>Company</th>
<th>Contact Name</th>
<th>Phone</th>
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<tbody>
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### Bond Issuer:

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<tr>
<th>Company</th>
<th>Contact Name</th>
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### Syndicator:

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<tr>
<th>Company</th>
<th>Contact Name</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Affordable Equity Partners, Inc.</td>
<td>Brian Kimes</td>
<td>(573) 443-2021</td>
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<table>
<thead>
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<tr>
<td><a href="mailto:bkimes@aepartners.com">bkimes@aepartners.com</a></td>
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<tbody>
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<td>No</td>
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### Supportive Services Provider:

<table>
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<tr>
<th>Company</th>
<th>Contact Name</th>
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<tbody>
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<tbody>
<tr>
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<td></td>
</tr>
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</table>
**Title Company**

<table>
<thead>
<tr>
<th>Independence Title Company</th>
<th>Ali Thompson</th>
<th>(512) 459-6010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td><a href="mailto:Ali@hmbtx.com">Ali@hmbtx.com</a></td>
<td>TBD</td>
</tr>
<tr>
<td>Tax ID Number (TIN)</td>
<td>35-2535807</td>
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Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members* No

**Application Consultant:**

<table>
<thead>
<tr>
<th>N/A</th>
<th>Contact Name</th>
<th>Phone</th>
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</thead>
<tbody>
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<td>Tax ID Number (TIN)</td>
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Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members* No

**ESA Provider:**

<table>
<thead>
<tr>
<th>Phase Engineering, Inc.</th>
<th>Ross Doctoroff</th>
<th>(832) 485-2238</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td><a href="mailto:Ross@PhaseEngineering.com">Ross@PhaseEngineering.com</a></td>
<td>TBD</td>
</tr>
<tr>
<td>Tax ID Number (TIN)</td>
<td>75-2502360</td>
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Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members* No

**PCA Provider:**

<table>
<thead>
<tr>
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<th>Contact Name</th>
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</tr>
</thead>
<tbody>
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<td>Tax ID Number (TIN)</td>
</tr>
</tbody>
</table>

Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members* No

**Other:**

<table>
<thead>
<tr>
<th>RE/Max Bastrop Area</th>
<th>Kay Wesson</th>
<th>(512) 303-4441</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td><a href="mailto:kay@bastropforsale.com">kay@bastropforsale.com</a></td>
<td>$117,766.00</td>
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<td>74-2351615</td>
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Certified Texas HUB? Yes

This is a direct or indirect, financial, or other interest with Applicant or other team members* No

**Other:**

<table>
<thead>
<tr>
<th>N/A</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
</tr>
</tbody>
</table>

Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members*
Development Team Members – Identity of Interest

There is a direct or indirect financial, or other interest between the Applicant and the following team members associated with this development:

St. Elmo Commons, L.P. – to be formed “Development Owner”

JES Dev Co, Inc. – “Developer”

Fairway Construction Co., Inc. – “General Contractor”

Fairway Management, Inc. – “Property Management Company”

Affordable Equity Partners, Inc. – “Tax Credit Syndicator”

The entities listed above share common ownership through different Trust entities and have common principals, officers and/or directors.
The form for the certification will be posted to the Department's website at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm.

NOTE: The certification requires a separate statement be submitted that describes how the accessibility requirements for the physically accessible /hearing and visual impaired Units will be met, along with related parking requirements. Be sure this statement is attached to this certification. Forms signed by the architect in Tabs 23(a), (b), and (c) may meet this requirement.
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 of 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 I (We) have reviewed and understand the Department's fair housing educational materials posted on the Department's website as of the beginning of the Application Acceptance Period.

I (We) certify that all persons who have a property interest in the Development plan hereby acknowledge that the Department may publish the full Development plan on the Department’s website, release the Development plan in response to a request for public information, and make other use of the Development plan as authorized by law.
I (We) certify that 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 §11.101(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 11.101(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

02/22/2019

Date

Mark Odom

Printed Name

24954 Texas

License Number and State

Mark Odom Studio, Inc.

Firm Name (if applicable)
Evidence of Experience Must be Provided Behind this Tab

Pursuant to §11.204(6) of the QAP, a Principal of the Developer, Development Owner, or General Partner must establish that they have experience in the development of 150 units or more.

Evidence of experience behind this tab includes:

- An Experience certificate issued by the Department under the 2014-2018 Uniform Multifamily Rules.
- An Experience certificate issued by the Department under the 2019 QAP.
- An Application for experience and supporting documentation in accordance with §11.204(6)(A)(i)-(ix).
- Evidence from the Department that the application for experience was received and is being processed by the Department.

Alternatively, pursuant to §13.5(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.
- Evidence of SAM.gov registration for the applicant entity will be provided upon award.

Davis Bacon Labor Standards (Direct Loan Applications Only)

NOTE: The Department’s Section 811 PRA program is designed such that Davis Bacon generally does not apply.

24 CFR §92.354, Davis-Bacon Act (40 U.S.C. §§276(a)-276(a)(5), the Davis-Bacon Related Acts, the Contract Work Hours and Safety Standards Act, and the Copeland (Anti-Kickback) Act (40 U.S.C. §276(c)) apply to developments being assisted with Direct Loan funds if (Select all that apply):

- Twelve (12) or more Direct Loan-assisted units will be rehabilitated or constructed under one construction contract.
- Community Development Block Grant (CDBG) funds (including NSP1 Pl) are being used to support the Development, which requires a lower number of units (8) be used as a threshold.
March 7, 2014

Mr. Will Markel
C/o Jim Markel
206 Peach Way
Columbia, Missouri 65203

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2014 UNIFORM MULTIFAMILY RULES

Dear Mr. Markel:

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 Jean Latsha at jean.latsha@tdhca.state.tx.us.

Sincerely,

Jean M. Latsha
Director of Multifamily Finance
The applicant organization will apply for a DUNS number and register for SAM upon award.
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 Certification

<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>
<th>b. Person/entity has at least one other application in the current Application Round.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>St. Elmo Commons, L.P.</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>JES Partnerships-St. Elmo, L.L.C.</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>JES Partnerships Member, L.L.C.</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
<tr>
<td>4.</td>
<td>JES Manager, L.L.C.</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
<tr>
<td>5.</td>
<td>Will Markel</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
<tr>
<td>6.</td>
<td>Peach Way Manager Trust</td>
<td>Yes</td>
<td>Submit Part II</td>
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<tr>
<td>7.</td>
<td>Richard Otto Maly</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
<tr>
<td>8.</td>
<td>Jeffrey Walker Smith</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
<tr>
<td>9.</td>
<td>St. Elmo HUB, L.L.C.</td>
<td>No</td>
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<td>10.</td>
<td>Re/Max Bastrop Area</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
<tr>
<td>11.</td>
<td>Kay Wesson</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
<tr>
<td>12.</td>
<td>Tax Credit Holdings-St. Elmo, L.L.C.</td>
<td>No</td>
<td></td>
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<td>13.</td>
<td>JES Dev Co., Inc.</td>
<td>Yes</td>
<td>Submit Part II</td>
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<tr>
<td>14.</td>
<td>Peach Way Development Trust</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
<tr>
<td>15.</td>
<td>Jeffrey Walker Smith - President, Developer &amp; Guarantor</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
<tr>
<td>16.</td>
<td>William A. Markel - Vice President, Developer &amp; Guarantor</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
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<td>17.</td>
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<td>30.</td>
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</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]  2/25/2019  Its: [Manager]

2/22/2019
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: JES Partnerships Member, LLC - GP Managing Member

Which is:
- [X] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [ ] a Developer for the Applicant for this specific Application
- [ ] an Affiliate to the Applicant
- [ ] a Guarantor on the Application

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>
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<tr>
<td>Chapel Woods</td>
<td>4</td>
<td>Tyler</td>
<td>0.0060%</td>
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<td>Riverwood Commons II</td>
<td>7</td>
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I acknowledge that William A. Markel is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)]

Printed Name: JES Partnerships Member, LLC - GP Managing Member

Date: 2/25/2019

2/22/2019
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part I (b) must complete this form.

Name and role of Person or Entity completing this form:          JES Manager, LLC - Manager of GP

Which is: □ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
□ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
□ a Developer for the Applicant for this specific Application
X □ an Affiliate to the Applicant
□ a Guarantor on the Application

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: ____________________________  JES Manager, LLC - Manager of GP  ________________
Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)  Printed Name  2/25/2019  Date

2/22/2019
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: William A. Markel, Manager of JES Manager, 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  
☐ a Developer for the Applicant for this specific Application  
☒ an Affiliate to the Applicant  
☐ a Guarantor on the Application

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By:  

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)  

William A. Markel, Manager of JES Manager, LLC  
Printed Name  
2/25/2019  
Date
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Peach Way Manager Trust - Member

Which is: 
☐ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
☐ a Developer for the Applicant for this specific Application
☒ an Affiliate to the Applicant
☐ a Guarantor on the Application

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)] Peach Way Manager Trust - Member Printed Name Date 2/25/19

2/21/2019
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: Richard Otto Maly - Trustee

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
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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: ____________________________  Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Richard Otto Maly - Trustee  Printed Name

Date: 2/19/19

2/21/2019
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: _________________________

Which is:  
☐ the Applicant (entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: _________________________

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Jeffrey Walker Smith - Beneficiary

Printed Name

2/25/2019

Date

2/22/2019
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: Re/Max Bastrop Area - Certified HUB / Owner of Adm. GP Member

Which is: [X] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Re/Max Bastrop Area - Certified HUB / Owner of Adm. GP Member
Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)
Printed Name

2/25/2019
Date

2/22/2019
**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: Kay Wesson - Certified HUB Owner

Which is:
- [X] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Kay Wesson - Certified HUB Owner

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Printed Name: Kay Wesson

2/25/2019

Date: 2/22/2019
Part II. Credit Limit Certification

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature]

JES Dev Co, Inc. - Developer & Guarantor
Printed Name
Date: 2/25/2019

2/22/2019
Part II. Credit Limit Certification

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Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Printed Name: [Printed Name]

Date: 2/15/19
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: Jeffrey Walker Smith - Director & President, JES Dev Co, Inc.

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature]

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Jeffrey Walker Smith - Director & President, JES Dev Co, Inc.
Printed Name

2/25/2019

Date

2/22/2019
Part II. Credit Limit Certification

Instructions:
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Name and role of Person or Entity completing this form: William A. Markel - VP & Secretary, JES Dev Co, Inc.

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By: William A. Markel - VP & Secretary, JES Dev Co, Inc.  
Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)  
Printed Name  
Date  
2/25/2019
Part 6
Community Input
Scoring Items
## Community Input Scoring Items

<table>
<thead>
<tr>
<th>TDHCA#: 19179</th>
</tr>
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</table>

### 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

- **X** Resolution(s) of either "no objection" or "support" is included behind this tab.**
  - **City of Austin**
  - Name of Local Government Body
  - Name of Local Government Body (if applicable)
  
  **Note that resolutions are due March 1, 2019**

### 2. Quantifiable Community Participation - §11.9(d)(4)

- Application expects to receive QCP points.

  **Note that QCP Packets are due March 1, 2019 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

### 3. Community Support from State Representative - §11.9(d)(5)

- Application expects to receive points for a letter from a Representative.

- Letter of either "support" or "opposition" is included behind this tab.**

  **Note that letters are due March 1, 2019**

### 4. Input from Community Organizations - §11.9(d)(6)

- 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>A. Ending Community Homelessness Coalition (ECHO)</th>
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<tbody>
<tr>
<td>Name of Community Organization</td>
</tr>
<tr>
<td><strong>Ann Howard</strong></td>
</tr>
<tr>
<td>Contact Name</td>
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<tr>
<td><strong>Support</strong></td>
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<tr>
<td><strong>Opposition</strong></td>
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<tr>
<th>B. Caritas of Austin</th>
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<tbody>
<tr>
<td>Name of Community Organization</td>
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<tr>
<td><strong>Jo Kathryn Quinn</strong></td>
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<tr>
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Supporting Documentation Community Input Scoring

Local Government Support
RESOLUTION NO. 20190207-008

WHEREAS, St Elmo Commons, LP ("Applicant"), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development of approximately 100 units to be located at or near 4510 Terry-O Lane ("Development") within the City of Austin; and

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

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

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

BE IT FURTHER RESOLVED:

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

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

ADOPTED: February 7, 2019

ATTEST:
Jannette S. Goodall
City Clerk
Community Support from the State Representative
Input from Community Organizations

Organization A
February 19, 2019

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

To Whom It May Concern:

On behalf of the Ending Community Homelessness Coalition (ECHO), I am pleased to write this letter of support for JES Dev Co. and its proposed St. Elmo Commons (#19180) located at 4510 and 4514 Terry-O Lane in Austin, Texas, 78745.

ECHO is a nonprofit, tax exempt community organization based in Austin, Texas. ECHO plans, develops, prioritizes, and implements systemic, community-wide strategies to end homelessness in Austin and Travis County. ECHO has a mission to provide dynamic, proactive leadership that engages policymakers and the community to end homelessness. We serve the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our mission.

Please see attached 501 (c)(3) determination letter. We have also attached a brochure which shows that we serve the Austin community and the area where this proposed project is located. Our website is www.austinecho.org and it provides more information about our services and organization.

Thank you for your consideration of their application for funding.

Sincerely,

Ann Howard
Executive Director
Evidence of tax exempt status.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

Date: APR 30 2011

ENDING COMMUNITY HOMELESSNESS
COALITION INC
C/O EDWARD MCHORSE
401 CONGRESS AVE STE 2200
AUSTIN, TX 78701-3744

Employer Identification Number:
27-4449243
DLN:
17053080316001
Contact Person:
MITCHELL P STEELE
Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
September 1, 2010
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.
ENDING COMMUNITY HOMELESSNESS

Sincerely,

[Signature]

Lois G. Lerner
Director, Exempt Organizations

Enclosure: Publication 4221-PC
Publication 78 Data

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes

Deductibility Code: PC

Form 990-N (e-Postcard)

Organizations who have filed a 990-N (e-Postcard) annual electronic notice. Most small organizations that receive less than $50,000 fall into this category.

Tax Year 2010 Form 990-N (e-Postcard)
Copies of Returns (990, 990-EZ, 990-PF, 990-T)

Electronic copies (images) of Forms 990, 990-EZ, 990-PF or 990-T returns filed with the IRS by charities and non-profits.

- Tax Year 2016 Form 990
- Tax Year 2015 Form 990R
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 23, 2019

ENDING COMMUNITY HOMELESSNESS COALITION, INC.
100 N INTERSTATE 35
AUSTIN, TX 78701-4138

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 09-01-2010
- Sales and use tax, as of 03-20-2012
  
  (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: 32042562184

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.
About ECHO

The Ending Community Homelessness Coalition (ECHO) is the lead agency that plans and implements community-wide strategies to end homelessness in Austin and Travis County. We are the backbone for the homeless services system and work closely with nonprofits and government agencies to coordinate assistance and housing for people experiencing homelessness in our community. ECHO manages the community-wide database on homelessness and uses research and evidence-based practices to advocate for the resources to bring the system to scale and meet the need. We believe it is the community’s responsibility to provide a compassionate response and ensure homelessness is rare, brief, and only happens once.

Our Mission is to provide dynamic, proactive leadership that engages policymakers and the community to end homelessness.

Our work:

- We are designated by the community to act as the lead agency for coordinating federal funding dedicated to ending homelessness. ECHO strives for strategic and effective use of that funding to improve outcomes.
- We coordinate the system that connects individuals who are homeless to agencies and services, and we conduct assessments and provide referrals.
- We manage the Homeless Management Information System, a database used by 34 partners that tracks the needs of those experiencing homelessness and is used to monitor and evaluate system performance.
- We work with property owners and managers to develop and maintain a portfolio of housing options.
- We engage a diverse community of experts and facilitate workgroups and task forces to create and implement strategies for system change.
- We educate and train stakeholders and community members about the best practices for ending homelessness.
- We conduct research, write reports, and work on public policy to advance our mission.
- We advocate at City Hall and with other community leaders for adequate funding and policies to address homelessness in Austin. We are a resource to the media and strive to increase public awareness on the issue of homelessness.

ECHO is a 501(c)(3) organization founded in 2011. ECHO has 28 staff members working in all areas of homelessness policy, planning, and services.
Organization B
February 25, 2019

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711–3941

To Whom It May Concern:

On behalf of Caritas of Austin, I am pleased to write this letter of support for JES Dev Co. and its proposed St. Elmo Commons (#19180) located at 4510 and 4514 Terry-O Lane in Austin, Texas, 78745.

Caritas of Austin is a nonprofit, tax exempt community organization based in Austin, Texas. Caritas of Austin’s mission is to prevent and end homelessness for people in Greater Austin. We believe that when every person has a stable place to call home, they can realize their full potential and contribute to the community. We serve the community where these proposed apartments are located. Projects like this are critical affordable housing opportunities that allow us to expand our services and end homelessness for more people.

Please see attached 501 (c)(3) determination letter. We have also attached a brochure which shows that we serve the Austin community and the area where this proposed project is located. Our website is https://www.caritasofaustin.org/ and it provides more information about our services and organization.

Thank you for your consideration of JES Dev Co.’s application for funding.

Sincerely,

Jo Kathryn Quinn

www.caritasofaustin.org
Dear Sir or Madam:

This letter is in response to your telephone request for an address change and updated copy of your organization's determination letter.

Our records indicate that a determination letter issued in April 1977, granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

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

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

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

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

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

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.
Publication 78 Data

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes

Deductibility Code: PC

Copies of Returns (990, 990-EZ, 990-PF, 990-T)

Electronic copies (images) of Forms 990, 990-EZ, 990-PF or 990-T returns filed with the IRS by charities and non-profits.

Tax Year 2016 Form 990
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 25, 2019

CARITAS OF AUSTIN
PO BOX 1947
AUSTIN, TX 78767-1947

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 03-16-1977
- Sales and use tax, as of 04-15-1977
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
- State portion of hotel occupancy tax, charitable as of 04-15-1977
  (provide Texas hotel occupancy tax exemption certificate Form 12-302 to vendor)

Texas taxpayer identification number: 30003063218

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.
2017 BOARD OF DIRECTORS

C. Lane Prickett, President
Melissa Ayala
Emily Blair
John Brindley
Nancy Burns
Monica Crowley
Erik Dithmer
Keith Fern
Lori Freedman
Harvey Giblin
Larry Graham
Jenny Gregorcyk
Monica Guzmán
John Lavorato
Luke Martinez
Tracy Snodgrass
Ramesh Swaminathan
Sel Unite
Amy Villarreal
Troy West
Mike Haggerty, Emeritus
OUR VALUES
Commitment
Equity
Respect
Innovation
Excellence

OUR MISSION
To prevent and end homelessness for people in Greater Austin.

OUR VISION
To make homelessness rare, brief, and nonrecurring in Central Texas.

Documentation of primary purpose the overall betterment of the community.

Active in the City of Austin where development site is located.
In 2017, our mission became bolder. While we have always believed that every person deserves a stable place to call home, last year we began publicly communicating our true aim: **Ending Homelessness Together.**

Our approach to ending homelessness and building wellbeing for people is also reflected in our new logo. It begins with the strong foundation of home, includes multiple layers of support, and considers each person’s uniqueness and potential – as distinct as their thumbprint.

Together with your support, we feel more confident than ever that we can end homelessness as we know it in our community and make Austin more vibrant for all. I am proud to present our 2017 annual report and am grateful for your partnership in making our mission possible. Let’s end homelessness, together.

Jo Kathryn Quinn, Executive Director
“It feels so wonderful to have a home. I feel like I get to be a person again.”

– Karen
families received housing services in 2017

We believe that when people have a stable place to call home, they can reach their full potential and meaningfully contribute to our community.
Homelessness is a devastating experience, but we ensure it does not define a person’s life story. Each of our housing programs provide unique and proven interventions to increase long-term success.
“I wish to live like any other youth. I have achieved some of that now that I am here safe in the United States.”

– Peyman
2017 brought great uncertainty and volatility with relation to refugee resettlement, but we proudly remain committed to welcoming those who have been forced to flee their homes and rebuild their life and future in Austin.

459 refugees resettled
“When I got a job, I was so happy I could not sleep.”

– Samba
A home only remains sturdy with proper support. Our education and employment services construct strong layers of wellbeing by teaching people life and job skills and connecting them to employment opportunities that help them reach their full potential.

Evidence of participation in the community - List of Services
Our Community Kitchen and Pantry build physical wellbeing by making sure people have reliable, healthy food, so they can focus on their life goals. Our food services are provided with the utmost dignity, reminding people daily of their humanity and inherent value.
We cannot prevent and end homelessness and build lasting wellbeing without the daily support of our volunteers. From Community Kitchen service to individuals working directly with clients as they achieve their life goals, our volunteers provide invaluable resources that make our mission possible.
1,644 volunteers provided 37,771 hours of service
2017 REVENUE BY SOURCE

TOTAL REVENUE $13,015,136

FEDERAL & STATE GOVERNMENT $5.13M

LOCAL GOVERNMENT $4.06M

PHILANTHROPIC $3.59M

OTHER $237,000

2017 EXPENSES BY PROGRAM

Administrative 3%
BSS+ Collaborative* 30%
Employment & Education 16%
Housing 16%
Food Services 4%
Refugee Resettlement 14%
Veteran Services 6%
Other Program Support 4%
Fundraising 7%

All numbers are based on audited financials for fiscal year 2017 (October 1, 2016 through September 30, 2017)

*Caritas of Austin is the lead and fiscal agent for Best Single Source Plus, a 13-agency collaborative focused on homelessness prevention and rapid re-housing.
Together with our clients
Together all of our services
Together with community partners
Together with your support
Together, we can end homelessness.
ENDING HOMELESSNESS TOGETHER.

Caritas of Austin

Active in the City of Austin where development site is located.

611 Neches St., Austin, Texas 78701
CaritasOfAustin.org
Part 7

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.

Complete the information below as applicable [§11.205].

1. **Environmental Site Assessment (ESA) (All Multifamily Applications)**
   
   Prepared by: Phase Engineering, Inc.  
   Date of Report: 2/20/2019
   
   - [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.
   - [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.
   - [ ] Development is funded by USDA and is not required to supply an ESA.

2. **Environmental Clearance (Section 811 PRA and Direct Loan applications only)**
   
   All Applications selecting Points for Section 811 PRA Program participation under the Competitive HTC 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.
   
   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.
   
   - [X] Application selected points for the Section 811 PRA Program and includes documentation for the project participating in the Section 811 PRA Program that the project meets the tenets of HUD environmental policy and the requirements of applicable statutes and authorities.
   - [ ] Applicant has submitted an environmental packet to TDHCA and determination is pending.
   - [X] 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.
   - [ ] MFDL Development has already received Environmental Clearance from HUD under 24 CFR Parts 50 or 58.
   - [ ] Documentation of HUD Environmental Clearance is included behind this tab.
   - [ ] Applicant has submitted an environmental packet to TDHCA and clearance is pending.
   - [ ] Applicant has reviewed the environmental clearance materials available on the Department’s website and understands that clearance must be received prior to closing on the loan.  
     [Link](http://www.tdhca.state.tx.us/program-services/environmental/index.htm)
   
   - [X] A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following:
     
     - **Name of Firm:** Phase Engineering, Inc.
     - **Contact Person:** Ross Doctoroff
     - **Contact Telephone:** (832) 485-2238
     - **Email:** Ross@PhaseEngineering.com

3. **Primary Market Area Map**
   
   - [X] Primary Market Area (PMA) map with definition of PMA is included behind this tab.
   
   Prepared by: Apartment MarketData, LLC  
   Date of Report: 1/8/2019
   
   - **Development Site Location:**
     - Longitude: -97.761407
     - Latitude: 30.21312

4. **Property Condition Assessment (PCA)**
   
   Prepared by: TBD  
   Date of Report: 

5. **Appraisal**
   
   Prepared by: TBD  
   Date of Report: 

6. **Site Design and Development Feasibility Report**
   
   Prepared by: Big Red Dog, a division of Wantman Group, Inc.  
   Date of Report: 2/8/2019
Environmental Site Assessment Certification

The Phase I site assessment report recommends:

“A Phase II Environmental Site Assessment is recommended to investigate the potential soil and groundwater impact due to the identified recognized environmental condition(s).”

We certify that we will comply with the recommendation upon award and complete a Phase II Environmental Study prior to Carryover Deliver date.

Will Markel
Vice President & Secretary
JES Dev Co., Inc.
Environmental Clearance (Section 811 PRA) Certification Statement

The applicant hereby certifies, to the best of its knowledge, has reviewed the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and will provide adequate material to meet the tenets. We further understand that additional documents will be provided at the time of Tax Credit Commitment and prior to signing the Rental Assistance Contract.

Will Markel  
Vice President & Secretary  
JES Dev Co., Inc.
February 26, 2019

Mr. Brent Stewart
Texas Dept. of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Public Information Request - Release

Greetings:

As part of the market studies produced for the 2019 9% LIHTC application round, Apartment MarketData, LLC (AMD) certifies that it has read and understands Department Rules specific to the report found in Section 11.303 of the Underwriting Rules and Guidelines. AMD acknowledges that the Texas Department of Housing and Community Affairs (the “Department”) may publish any of the reports on the Department’s website, release it in response to a request for public information, and make other use of the information as authorized by law.”

Sincerely,

[Signature]

Darrell G. Jack
Market Analyst
President
### MARKET ANALYSIS SUMMARY

**Provider:** Apartment MarketData, LLC  
**Date:** 1/8/2019

**Contact:** Darrell G Jack  
**Phone:** (210) 530-0040

<table>
<thead>
<tr>
<th>Development</th>
<th>St. Elmo Commons</th>
<th>Target Population:</th>
<th>General</th>
</tr>
</thead>
</table>

**Site Location:**  
4510 and 4514 Terry-O Ln  
**City:** Austin  
**County:** Travis

**Site Coordinates:**  
Latitude: 30.213120  
Longitude: -97.761407  
*(decimal degree format)*

**Primary Market Area (PMA)** page 32

<table>
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<tr>
<th>Census Tracts</th>
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**Primary Market Area (PMA) page 32**  
Square Miles: 11.23
Required Third Party Reports

Reports are submitted separately as searchable electronic documents in the format of a single file and contain all of the required information and conform to Subchapter D of the Uniform Multifamily Rules.

All persons who have a property interest in these reports hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.
Part 8
Tie-Breakers
### Tie-Breaker Information

#### Tie-Breaker #1 (10 TAC §11.7(1))
Applications proposed to be located in a census tract with a poverty rate below the average poverty rate for all awarded Competitive HTC Applications from the past three years (with Region 11 adding an additional 15% to that value and Region 13 adding an additional 5% to that value), are eligible for the first tie-breaker. Any of the tied Applications that meet the first part of the tie-breaker will progress to the second part. Then the Development in the census tract with the highest percentage of statewide rent burden for renter households at or below 80% Area Median Family Income (AMFI), will win the tie-breaker. Tied Applications that do not meet the first part of the tie-breaker or that are still tied after applying the second part of the tie-breaker will proceed to the second tie-breaker to break the tie.

<table>
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<th>Is Site in a Region other than 11 or 13?</th>
<th>Yes</th>
<th>Poverty Rate = 18.2</th>
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<tbody>
<tr>
<td></td>
<td>No</td>
<td>Poverty Rate is less than 15.629.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is Site in Region 11?</th>
<th>No</th>
<th>Poverty Rate = NA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Applicable Poverty Rate = 30.629</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is Site in Region 13?</th>
<th>No</th>
<th>Poverty Rate = NA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Applicable Poverty Rate = 20.629</td>
</tr>
</tbody>
</table>

| Poverty Rate is less than 20.629. |

Rent Burden Rank = 3358 (lower number wins tie)

#### Tie-Breaker #2 (10 TAC §11.7(2))
Applications proposed to be located the greatest linear distance from the nearest Housing Tax Credit assisted Development that serves the same Target Population and that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report.

<table>
<thead>
<tr>
<th>Development Longitude:</th>
<th>-97.761407</th>
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<tbody>
<tr>
<td>Development Latitude:</td>
<td>30.21312</td>
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</tbody>
</table>

Please triple check longitude and latitude.

<table>
<thead>
<tr>
<th>Target Population:</th>
<th>General</th>
</tr>
</thead>
<tbody>
<tr>
<td>Closest Development serving same Population:</td>
<td>Shady Oaks</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>10152</th>
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<tbody>
<tr>
<td>Address:</td>
<td>4320 S. Congress Ave., Austin, TX 78745</td>
</tr>
<tr>
<td>Year of Award:</td>
<td>2010</td>
</tr>
</tbody>
</table>
Concerted Revitalization Plan ("CRP") Application Packet

The purpose of the packet is to formalize the process by which Concerted Revitalization Plans ("CRP") are described and submitted pursuant to 10 TAC §11.9(d)(7) of the Qualified Allocation Plan ("QAP"). The CRP and all supporting documentation must be uploaded to the Department’s ServU system along with this packet, as a separate document from the Application. Refer to the Multifamily Programs Procedures Manual posted at [http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm](http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm) for an explanation of the process to set-up a Serv-U Account if needed.

Application #19180              Development Name  St. Elmo Commons
Development City Austin        Development County Travis
☒ The Application claims no points under 10 TAC §11.9(c)(4) related to Opportunity Index.

My Development Site is located in an area that is:
☒ Urban
☐ Rural (skip to page 4 of the packet)

☒ My Development Site is located in a distinct area known locally as (or named by the CRP as) South Congress Combined Plan Area that is larger than the assisted housing footprint.

☒ This packet includes a description of the area targeted for revitalization, including common attributes and problems, which can be found at (document name, page number(s), etc) Document Name: South Congress Combined Neighborhood Plan – Page 1 and Page 5 - St. Elmo Commons is located in the East Congress Neighborhood Plan area, one of the three neighborhood planning areas that were combined and reviewed as one unit as the South Congress Combined Neighborhood Plan. The entirety of the plan itself is dedicated to discussing the common attributes and problems of the plan area, but specifically Page 13 provides a summary of the goals of the plan area, Page 14 provides a summary of the priorities of the plan area, and Pages 15-18 provides a demographic overview of the plan area.

☒ This packet includes a description of how this area was once vital and how it has lapsed into a condition requiring concerted revitalization, which can be found at (document name, page number(s), etc) Document Name: [Please see document titled: "Description of How Area Was Once Vital and How it Has Lapsed in to a Condition Requiring Concerted Revitalization"]

☒ A CRP covering the area mentioned above has been developed and executed. The CRP consists of the following local planning document(s):

- South Congress Combined Neighborhood Plan
- South Congress Combined Neighborhood Plan Implementation Tracking Chart

☐ The document(s) is included in its entirety.

NOTE: Per the requirements of 10 TAC §11.9(d)(7)(A)(ii), a plan may consist of one or multiple, but complementary, local planning documents that together create a cohesive agenda for the plan’s specific area. **No more than two (2) local plans may be submitted for each proposed Development.** A Consolidated Plan, One-year Action Plan or any other plan prepared to meet HUD requirements will not meet the requirements, unless evidence is presented that additional efforts have been undertaken to meet the requirements in the QAP. The concerted revitalization plan may be a Tax Increment Reinvestment Zone ("TIRZ") or Tax Increment Finance ("TIF") or similar plan. A city- or county-wide comprehensive plan, by itself, does not equate to a concerted revitalization plan.
The URBAN CRP meets the following criteria as required by 10 TAC §11.9(d)(7)(A)(iii)(I-IV):

1. The concerted revitalization plan, or each of the local planning documents that compose the plan, must have been adopted by the municipality or county in which the Development Site is located.
   - This packet includes the resolution(s) adopting the plan or local planning documents that compose the plan; or
   - This packet includes the resolution(s) of delegation and other evidence in the form of certifications by authorized persons confirming the adoption of the plan(s) and budget(s).

2. The problems in the revitalization area must be identified through a process in which affected local residents had an opportunity to express their views on problems facing the area, and how those problems should be addressed and prioritized. A description of eligible problems for a CRP are found at 10 TAC §11.9(d)(7)(A)(iii)(II)(a) through (c).
   - A description of the process for public input on the problems in the plan can be found at (document name, page number(s), etc) South Congress Combined Neighborhood Plan - Pages 5-12 and 101-114.
   - A description of the problems identified by the process can be found at (document name, page number(s), etc) South Congress Combined Neighborhood Plan – Pages 101-114 provide detail of the problems identified through survey and stakeholder interactions. The problems are prioritized in the Plan as “Goals” acknowledging the presence of the problems and “Objectives” as the targeted efforts to address those problems - see Pages 13-14 for summary. There are 68 “Objective” items defined in the Plan to address the problems identified by the community. Following are locations for the “Goals” and “Objectives” related to the QAP-identified problems: (1) Streets Infrastructure Neglect – Pages 82-83, (2) Sidewalks in Significant Disrepair – Pages 73-80 and (3) Lack of New Affordable Housing Options for Long-Term Residents – Pages 48-49.
   - A description of how the process determined how the problems should be addressed and prioritized can be found at (document name, page number(s), etc) South Congress Combined Neighborhood Plan - Pages 101-114 summarize two prioritization exercises in the form of a survey and a Strength, Opportunities and Challenges Exercise. Pages 5-12 detail all the meetings held and the purpose for each meeting in the planning process.

3. The goals of the adopted plan must have a history of sufficient, documented and committed funding to accomplish its purposes on its established timetable. This funding must be flowing in accordance with the plan, such that the problems identified within the plan are currently being or have been sufficiently addressed.
   - A description of the goals of the plan can be found at (document name, page number(s), etc) South Congress Combined Neighborhood Plan – Page 13. Following are locations for the “Goals” and “Actions” related to the QAP-identified problems: (1) Streets Infrastructure Neglect – Pages 82-83, (2) Sidewalks in Significant Disrepair – Pages 73-80 and (3) Lack of New Affordable Housing Options for Long-Term Residents – Pages 48-49.
   - A description of the plan’s timetable can be found at (document name, page number(s), etc) The South Congress Combined Neighborhood Plan is part of the City of Austin’s Long Range Planning with implementation of Plan objectives guiding the timetable for each Plan. Please see the following current documents that evidence the plan is still in implementation stages: South Congress Combined Neighborhood Plan Implementation Tracking Chart dated 11/27/2018 with several objectives updated in 2018 and/or still in progress. Implementation Status of City-Related Recommendations shows as of 11/27/2018 that the South Congress Combined Neighborhood Plan is 47% complete demonstrating a timetable that extends beyond current. The South Congress Combined Neighborhood Plan Case and Ordinance Information provides a timetable of any amendments to the Plan, of which, the last amendment was 6/16/2016. The South Congress Combined Neighborhood Plan – Future Land Use Map is updated anytime a parcel changes use or zoning and was last updated on August 18, 2016 signifying
the last zoning change for the Plan area was on that date. Other Plans show FLUMs that were updated this month.

☑ A description of sufficient, documented and committed funding for the plan can be found at (document name, page number(s), etc) South Congress Combined Neighborhood Plan Implementation Tracking Chart, pages 10-17 outlines the project that have been completed by the City of Austin, demonstrating a commitment of funding by the city. The funding source for the project are stated in the Staff Comments section and under primary and secondary resource columns. The South Congress Combined Neighborhood Plan, page 29, lists the supports for the plan. Funding for 2018 Projects, page 1-4, provides funding detail on three major Plan projects which documents at least $79,985,000 in funding for the plan.

☑ Evidence that the funding has been flowing to address the problems identified in the plan, or that the problems have been sufficiently addressed, can be found at (document name, page number(s), etc) South Congress Combined Neighborhood Plan Implementation Tracking Chart, pages 1-17 shows that Objectives are being implemented to resolve problems identified in Plan with the targeted funding source and/or responsible agency notated. Each objective shows actions taken toward implementation clearly indicating that each objective has been or will soon be sufficiently addressed. The Implementation Status of City-Related Recommendations shows as of 11/27/2018 that the South Congress Combined Neighborhood Plan is 47% complete further demonstrating that problems identified in the plan and prioritized in the Implementation Chart are sufficiently being addressed.

4. The plan must either be current at the time of Application and must officially continue for a minimum of three years thereafter OR the work to address the items in need of mitigation or rehabilitation has begun and, additionally, the Applicant must include confirmation from a public official who oversees the plan that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles to accomplishing the purposes of the plan.

☐ The plan is current at the time of Application, and the effective period for the plan is _____ and can be found at (document name, page number(s), etc) ____; or

☑ Evidence that the work to address problems in the plan has begun can be found at (document name, page number(s), etc) South Congress Combined Neighborhood Plan Implementation Chart, Pages 1-17; AND.

☑ Confirmation from a public official that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles can be found at (document name, page number(s), etc) Please see Letter from the City of Austin.

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

URBAN CRP Requested Scoring. Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.

1. Applications will receive four (4) points for a letter from the appropriate local official providing documentation of measurable improvements within the revitalization area based on the targeted efforts outlined in the plan and in reference to the requirements of 10 TAC §11.9(d)(7)(A)(i-iv). The letter must also discuss how the improvements will lead to an appropriate area for the placement of housing.
- A letter from a public official is included in this packet (an adopted resolution may be submitted in place of a letter).

2. Applications may receive (2) points in addition to those above if the Development is explicitly identified in a resolution by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality or county (as applicable).
- An adopted resolution from the city of **Austin** is included in this packet (a letter MAY NOT be submitted in place of a resolution).

- An adopted resolution from ____ county is included in this packet (a letter MAY NOT be submitted in place of a resolution).

**NOTE:** A municipality or county may only identify one Development per CRP area during each Application Round for the additional points under this subclause, unless the concerted revitalization plan includes more than one distinct area within the city or county, in which case a resolution may be provided for each Development in its respective area. The resolution from the Governing Body of the municipality or county that approved the plan is required to be submitted in the Application.

If multiple Applications submit resolutions under this subclause from the same Governing Body for the same CRP area, none of the Applications shall be eligible for the additional points, unless the resolutions address the respective and distinct areas described in the plan.

3. Applications will receive (1) point in addition to those under 1. and 2. above if the development is in a location that would score at least 4 points under Opportunity Index, §11.9(c)(4)(B), except for the criteria found in §11.9(c)(4)(A) and subparagraphs §11.9(c)(4)(A)(i) and §11.9(c)(4)(A)(ii).
- Development Site is within the required radius of the eligible amenities and/or services listed below, pursuant to §11.9(c)(4)(B)(i) of the QAP.
- A map showing the Development Site, location of and distance to the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.

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<th>Grocery Store – Fiesta Mart</th>
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<td>Outdoor Recreation – Battle Bend Park</td>
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<td>Healthcare Facility – St. David’s South Austin</td>
<td>College – St. Edwards University</td>
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<tr>
<td>Childcare – Bright Horizons</td>
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Provide any comments or additional information in the box below, if applicable.

The **RURAL CRP** meets the following criteria as required by 10 TAC §11.9(d)(7)(B)(i-iii):
Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.

1. Applications will receive 4 points for the Rehabilitation or demolition and Reconstruction of a development in a rural area that has been leased at 85% or greater for the six months preceding Application by low income households and which was initially constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, the HOME program, or the CDBG program.
- The Application proposes Rehabilitation; or
- The Application proposes demolition and Reconstruction; and
Evidence that the development has been leased at 85% or greater for the six months preceding Application by low income households can be found at (document name, page number(s), etc) ______; and
Evidence that the development was initially constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, the HOME program, or the CDBG program can be found at (document name, page number(s), etc) ______.

Note: The occupancy percentage will not include Units that cannot be occupied due to needed repairs, as confirmed by the PCA or CNA. Demolition and relocation of units must be determined locally to be necessary to comply with the Affirmatively Furthering Fair Housing Rule, or if necessary to create an acceptable distance form Undesirable Site Features or Neighborhood Risk Factors.

2. Applications may receive (2) points in addition to those above if the Development is explicitly identified in a resolution by the municipality (or county if the Development Site is completely outside of a city) as contributing more than any other to the concerted revitalization efforts of the municipality or county (as applicable).
   □ An adopted resolution from the city of _____ is included in this packet (a letter MAY NOT be submitted in place of a resolution); or
   □ An adopted resolution from _____ county is included in this packet (a letter MAY NOT be submitted in place of a resolution);

   Note: Where a Development Site crosses jurisdictional boundaries, resolutions from all applicable governing bodies must be submitted. A municipality or county may only identify one single Development during each Application Round for each specific area to be eligible for the additional points under this subclause. If multiple Applications submit resolutions under this subclause from the same Governing Body for a specific area described in the plan, none of the Applications shall be eligible for the additional points.

3. Applications may receive (1) additional point if the development is in a location that would score at least five (5) points under Opportunity Index, §11.9(c)(4)(B), except for the criteria found in §11.9(c)(4)(A) and subparagraphs §11.9(c)(4)(A)(i) and §11.9(c)(4)(A)(ii).
   □ Development Site is within the required radius of the eligible amenities and/or services listed below, pursuant to §11.9(c)(4)(B)(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.

Provide any comments or additional information in the box below, if applicable.
Urban CRP Eligibility Criteria
South Congress Combined Neighborhood Plan

Figure 1
South Congress Combined Neighborhood Planning Area

1) Distinct Area that is larger than assisted housing footprint
2) Description of area targeted for revitalization
South Congress Combined Neighborhood Plan

Neighborhood Planning in the South Congress Combined Neighborhood Planning Area

Austin City Council Resolution
The Austin City Council passed a resolution on November 6, 2003 instructing the Neighborhood Planning staff to develop neighborhood plans for three combined planning areas in south and southeast Austin: East Riverside/Oltorf, Greater South River City, and South Congress Combined Neighborhood Planning Areas (See Neighborhood Planning Areas: 2004-2005 map on page 6).

Initial Stakeholder Meeting
On March 30, 2004 Neighborhood Planning staff assigned to the South Congress Combined Neighborhood Planning Area (SCCNPA) met with representatives of several neighborhood associations, business owners, non-resident property owners, and agents of non-resident property owners at Pleasant Hill Elementary School. At this meeting, an overview of the neighborhood planning process and a general timeline were presented. Following the staff presentation, there was a question and answer session.

Workshop One
Workshop One was held on June 26, 2004 at Bedichek Middle School. At this workshop, attendees were presented a brief overview of the neighborhood planning process. Following the presentation, there was a question and answer session. Attendees then formed small groups and participated in the Strengths, Opportunities, and Challenges (SOC) exercise. During this brainstorming exercise, people identified areas of their neighborhoods that they considered assets; areas providing opportunities for change; and areas needing improvement. (See Appendix A on page 99 for exercise results.)

Land Use Meeting One
The first Land Use meeting was held on July 14, 2004 at Bedichek Middle School. The attendees received a brief overview of land use planning principles and concepts. Following the presentation they broke into four groups to participate in a future land use mapping exercise. Using the results from Workshop One’s SOC exercise, they were asked to identify one or more types of land uses they desired for areas identified as an opportunity or challenge. Areas identified as strengths remained unchanged on the map. The results of the four groups were incorporated into three future land use scenarios, which were discussed at Land Use Meeting Two.
Vision and Goals

**Vision**

The neighborhoods of the South Congress Combined Neighborhood Planning Area should be quiet and safe communities. Tree-lined neighborhood streets should allow residents to safely travel by foot, bicycle, or car. Commercial streets, especially South Congress Avenue, should become more pedestrian-friendly and safely accessible from nearby neighborhoods. South Congress Avenue should become a mixed-use corridor serving local and regional needs. Parks should be places where people can play, relax, or simply enjoy the outdoors. Public open spaces and natural areas should be preserved as places for wildlife and where people can enjoy nature in the middle of the city.

**Goals**

GOAL ONE: Preserve and enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods.

GOAL TWO: South Congress Avenue should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin.

GOAL THREE: Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.

GOAL FOUR: Improve the accessibility, convenience, and safety for all forms of transportation.

GOAL FIVE: The public open spaces should be preserved and enhanced.
Top Ten Priorities

This list reflects the preferences of participants and stakeholders in the South Congress Combined Neighborhood Planning Area regarding the key issues and priorities for implementation. The numbered items are specific objectives in the neighborhood plan. Below them are some recommended actions to realize the objectives.

1) Improve traffic flow, safety, and ease of travel throughout the area while discouraging the use of neighborhood streets by through traffic.
   
   Widen South Congress Avenue with a continuous left turn lane and bike lanes.
   Consider traffic calming studies and the implementation of such measures.

2) Williamson Creek should be maintained in a natural state.
   
   Engage developers to dedicate or set aside land in the flood plain.
   Investigate the construction of a primitive trail along the creek.

3) Improve infrastructure along South Congress Avenue to make it pedestrian friendly.
   
   Undertake a corridor improvement study for South Congress Avenue.
   Implement new Commercial Design Standards.

4) New development should be compatibly scaled when adjacent to residential uses.

5) Improve pedestrian connections throughout the area.
   
   Complete sidewalk network along arterial routes.

6) Prevent commercial incursion into neighborhoods.

7) Limit the effects of industrial and commercial uses on adjacent neighborhoods.
   
   Allow for greater buffers between residential and non-residential development.
   Restrict commercial and cut-through traffic in neighborhoods.

8) Develop a neighborhood park on the vacant tract of land on the east side of South 1st Street between Ramble Lane and Heartwood Drive.

9) Enhance Battlebend Park.
   
   Plant more significant shade trees.

10) Preserve the character of single-family neighborhoods.
Demographic Profiles of the South Congress Combined Planning Area

Population Change
The total population in the South Congress Combined Neighborhood Planning Area (SCCNPA) grew from 8,796 to 10,143 residents between the year 1990 and 2000, adding 1,300 new residents 13%. By comparison, the average growth rate was 22% in Austin's Urban Core, comprised of all Neighborhood Planning Areas in the City of Austin (see Figure 5 on page 6). Within South Congress Combined, the East Congress Neighborhood Planning Area saw the greatest percentage increase, growing by 27% or an additional 661 people. The West Congress and Sweetbriar planning areas increased by 10% and 11% respectively, or by an additional 273 and 413 people respectively.

![Population Increases: 1990 to 2000](image)

Ethnicity
During the decade of the 1990s, the ethnic mix of the SCCNPA experienced a marked shift. The 1990 census showed that the Hispanic population constituted 37 percent of the population; by 2000, they became the majority ethnic group with 55 percent of the total population. This trend mirrors increases in Hispanic populations throughout the city, as well as the state. During the same time the White ethnic group decreased from 50 to 37 percent. The Black, Asian, and “Other” groups experienced very modest increases.
Housing
During the 1990s, the number of housing units in the SCCNPA increased by a modest 214 new units. The most significant change in housing in the combined planning area was the 393 unit increase in owner-occupied housing units—close to double the amount of new housing units created during the same period. The
increase in home ownership was most dramatic in the East Congress Neighborhood planning area with 251 additional owner-occupied units. The Sweetbriar NPA had the second largest increase with an increase of 142 additional owner-occupied units. The number of rental housing units increased by 82. The census data does not indicate whether these were apartments or houses.
Family Income
Median family income is the average income among households with two or more related persons. Sweetbriar Planning Area family incomes saw a significant increase of $6,253 when adjusted for inflation. West Congress and East Planning Area incomes increased by a more modest, but significant, $5,903 and $3,432 respectively.

<table>
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<th>MFI 1990 Census</th>
<th>Inflation Adjusted 1990 MFI</th>
<th>MFI Census 2000</th>
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<tr>
<td>East Congress</td>
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Note: Income figures for decennial censuses are actually from the year prior to the census, for example, Census 1990 income figures are from 1989, and Census 2000 figures are from 1999.
South Congress Combined Neighborhood Plan

Description of How Area Was Once Vital and How it Has Lapsed into a Condition Requiring Concerted Revitalization

1) Wikipedia – History of South Congress Avenue
2) South Congress Avenue Preservation Plan – Pages 14-18
3) South Congress Combined Neighborhood Plan – Pages 24-26
4) South Congress Combined Neighborhood Plan – 108-114
South Congress

**South Congress** (abbreviated SoCo) is a neighborhood located on South Congress Avenue in Austin, Texas, United States. It is also a nationally known shopping and cultural district famous for its many eclectic small retailers, restaurants, music and art venues and, more recently, food trucks.[6]

South Congress begins at the Colorado River and Ann W. Richards Congress Avenue Bridge and runs due south towards Ben White Boulevard/TX-71. The area bordered by two historic South Austin neighborhoods: Travis Heights to the east and Bouldin Creek to the west.[11]

Since its humble beginnings in the 1850s, South Congress Avenue has been transformed from a rural country road to the capital city gateway and, finally, to the vibrant shopping district that it is today. Many Austinites attribute its enduring popularity to the magnificent and unobstructed view of the Texas State Capitol.[2]

### Contents

- History
- Economy
- Education
- See also
- References

## History

Edwin Waller designed Congress to be Austin’s most prominent thoroughfare in the 1830s. However, Congress did not extend south of the Colorado River until 1852 when James Gilson Swisher donated land for a road that was both the postal route to Austin and the main highway to San Antonio. Growth along South Congress slowed during the 19th century; it was not until the completion of a concrete bridge in 1910 that South Austin had reliable transportation over the river. Rapid growth finally came to South Austin in the 1920s, as the streetcar was expanded down South Congress. As hundreds of bungalows were built in South Austin, more commercial enterprises began appearing south of the river - especially on South Congress.[1]

By 1931, South Congress was finally paved all the way from the river to the railroad at present-day Ben White Boulevard.

Many of South Congress’s icons opened their doors between 1930 and 1960. The Austin Motel opened in 1938 and the Hotel San José shortly thereafter. The hamburger stand that would eventually become the legendary Night Hawk opened on South Congress in 1932. Another major development was the Twin Oaks Shopping Center at the northeast corner of Oltorf Road and South Congress. It was one of Austin’s first “strip” shopping venues when it opened in 1954. South Austin opened further during the 1950s, as the area included Guero’s (1995), Home Slice Pizza (2005), South Congress Cafe (2003) and Hey Cupcake (2007). First Thursday is a community event held each month where business stay open to 10 p.m. or later to celebrate the neighborhood’s boutiques, restaurants and galleries. The event is held on the first Thursday of every month between Barton Springs Road and Elizabeth Street.[10]

During the 1970s, South Congress became a mecca for artists, musicians and their supporters. The legendary Armadillo World Headquarters opened at the corner of South Congress and Barton Springs Boulevard in 1970. Tourist traffic declined on South Congress with the rise of I-35 and many businesses fell into disrepair.[8]

By the late 1980s, small eclectic retailers began popping up along the South Congress Corridor, attracted by cheap rent. The area’s renaissance began at the intersection of South Congress and Monroe by putting their historic buildings to good use to attract eclectic retail business, arts and music venues and restaurants to the area. South Austin’s first skyscrapers appeared at South Congress and Riverside Drive when two new hotels opened. 1988 was a watershed moment for the area, as KentCole and Diana Prechter fixed a beat-up wood-frame building that had operated as Flossie’s bar and the Austex Lounge, and reopened it as Magnolia Cafe South, a second location for their popular homegrown eatery famous for gingerbread pancakes and comfort food. Said they were attracted by the “colorful people” and cheap rent.[7]

Memories of drug dealers and prostitutes began to fade in the 1990s. Austin, a relatively small city for most of its history, suddenly enjoyed a tremendous economic boom that attracted new residents and drove an increased demand for older housing stock in the Travis Heights and Bouldin Creek neighborhoods. That in turn spurred massive renovation along South Congress and throughout old South Austin. The 1990s witnessed the redevelopment of the Austin Theatre, the H-E-B at Oltorf and South Congress and more. Perhaps the most ambitious renovation undertaken was the redevelopment of Penn Field from an industrial plant to a multi-use complex that includes office space, retail and residences. By the end of the decade, South Congress was well on its way to becoming a nationally known shopping and cultural district.[9]

## Economy

The shopping district contains numerous shops, restaurants, and music venues.[6][7] There is a square featuring a number of food trucks serving tacos, falafel, cupcakes, and more. Notable retailers on South Congress include Allens Boots (1977), Lucy in Disguise with Diamonds (1984), Uncommon Objects (1992-2017) and Friends of Sound (1996-2016). Restaurants in the area include Guero’s (1995), Home Slice Pizza (2005), South Congress Cafe (2003) and Hey Cupcake (2007). First Thursday is a community event held each month where business stay open to 10 p.m. or later to celebrate the neighborhood’s boutiques, restaurants and galleries. The event is held on the first Thursday of every month between Barton Springs Road and Elizabeth Street.[10]

Sweet Leaf Tea Company has its headquarters in the Penn Field Business Park in the South Congress neighborhood.[10][13] The company moved to the South Congress neighborhood in 2007. The company moved to Penn Field in December 2009.[16]

## Education

The neighborhood is zoned to the Austin Independent School District. The zoned schools are Travis Heights Elementary School, Fulmore Middle School, and Travis High School.[14] Fulmore was built in 1886,[15] Travis Heights was built in 1938,[16] and Travis was built in 1933.[14]

Austin Community College serves area residents.
St. Edward’s University is located on South Congress Avenue.\(^{[14]}\)

**See also**

- Congress Avenue Historic District

**References**


5. McGraw, Marburger & Associates. "History of South Congress" ([https://docs.google.com/viewer?a=v&q=cache:1174DgI_9KQJ:www.historicbouldincreek.org/PDF/sconhistory.pdf+south+congress+avenue+austin+history&hl=en&gl=us&pid=bl&srcid=ADGEESgTILosO5Y66vzO4Howc3mqJ_V5ijRjRearWHGC01OpwE5g4KECnVyjzjdOoKLW_2XG-okEPE9bzFDkz5LSy6mKJDgWBrzhlUAUgZ2X-qROHypeIhlMrDij0kawm7aM&sig=AHIEtbTrYcZQMmSVBjVZjBaoZkdFlguvOA)](https://docs.google.com/viewer?a=v&q=cache:1174DgI_9KQJ:www.historicbouldincreek.org/PDF/sconhistory.pdf+south+congress+avenue+austin+history&hl=en&gl=us&pid=bl&srcid=ADGEESgTILosO5Y66vzO4Howc3mqJ_V5ijRjRearWHGC01OpwE5g4KECnVyjzjdOoKLW_2XG-okEPE9bzFDkz5LSy6mKJDgWBrzhlUAUgZ2X-qROHypeIhlMrDij0kawm7aM&sig=AHIEtbTrYcZQMmSVBjVZjBaoZkdFlguvOA)). Retrieved October 31, 2011.


16. St. Edward’s University main campus - Maps & Directions ([http://www.stedwards.edu/map/maincampus](http://www.stedwards.edu/map/maincampus)).


This page was last edited on 19 December 2018, at 22:38 (UTC).
OVERVIEW

SOUTH CONGRESS AVENUE PRESERVATION PLAN

For the City of Austin
Date: May 30, 2003

McGRaw MARBURGER & ASSOCIATES
4315 AVENUE C • AUSTIN, TEXAS 78751 • (512) 459-2261
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1920s. One such project, the bathing pool at Stacy Park's artesian well in South Austin, was completed by the Works Progress Administration (WPA). Championed by the South Austin Civic Club, a community improvement organization, the project was endorsed by the city Recreation Department and approved by the city council. The South Austin Civic Club continues to serve its community.

In South Austin, both local and tourist traffic grew during the 1920s and 1930s. Automobiles had become available to the average adult and leisure travel by car had become commonplace by the 1920s. Congress Avenue remained the main travel route from San Antonio and points south into the capital city and roadside businesses and advertising sprang up along the highway. As the Texas capital, Austin had a number of "built-in" attractions including the capitol, the Governor's mansion, and other state offices as well as recreational spots like Barton Springs and shopping venues in the downtown district. During the 1920s, highway billboards began to appear along the highway to attract visitors. At the same time, tourist courts, restaurants and gas stations sprang up along travel routes including South Congress Avenue.

As South Congress Avenue carried increasing numbers of tourist travelers to the city, land uses along its frontage changed to meet the evolving economy. In 1909, business enterprises on South Congress were predominately grocery stores, bakeries and horse sales, blacksmiths and liveries. By 1930, both residential and tourist trade increased. Businesses provided many more services to local residents, such as barber and beauty shops and dry cleaners, but they also catered to tourists with numerous gas stations, tourist camps, and restaurants.

One of the most enduring businesses on South Congress was a hamburger stand near the south end of the Congress Avenue Bridge. Started by Harry Aiken in 1932, it later became the Night Hawk, famous as a gathering place for state politicos. By the end of the decade, numerous tourist courts had sprung up on the highways leading into the city – both on the north side (Guadalupe Street/Georgetown Road), and the south (South Congress Avenue/San Antonio Road). Citing "the expectation of many visitors to the city", the city adopted an ordinance to regulate the growing number of tourist courts (City of Austin Ordinance March, 21, 1940).
Despite a poor economic climate nationwide in the 1930s, South Austin experienced a good deal of progress in its civic projects. In 1932, following the recommendations of planners Koch and Fowler, a new fire station designed by revered local architect Edwin Kreisle replaced an older one on the east side of the 1700 block of South Congress Avenue. By 1939 the South Austin Civic Association helped achieve numerous new civic improvements including the paving of West Mary Street and the construction of a post office, a theater and a junior high school. South Austin had its own newspaper, the *South Austin Advocate*, published by Ford Richie from his office at 1321 South Congress. This newspaper claimed that 10,000 people lived in South Austin in 1939 in 2,360 homes (*South Austin Advocate*, 1939:1).

Although many infrastructural improvements were made, none saved South Austin from the ravages of a major flood in 1935. The huge flood caused $4,000,000 loss to the city, much of it on the south side of the river. The *South Austin Advocate* pressed for greater security for South Austin:

South Austin has always been the worst sufferer from flood damage when the Colorado went on a rampage . . . With the completion of the dams up-stream it is generally conceded that an end to these floods has arrived. . . . Those dams have got to be good (*South Austin Advocate*, 1939:7).
On Saturday April 6, 1940, nearly fifty years after the first dam was built, three hundred people gathered to commemorate the newly completed Austin Dam. It would later be named for one of Austin's most notable public figures, Mayor Tom Miller. The new Tom Miller Dam created the 20-mile-long Lake Austin.

Although domestic construction nationwide all but ceased during World War II, it exploded in the postwar period with new housing starts, schools, office buildings and highway construction. In 1946, the City of Austin voted to approve $940,000 in bonds to build a new highway under the Interstate Highways program and U.S. Highway 81 became Interstate Highway 35 (IH-35). This new route required using East Avenue north of the river and a new bridge, on a southeast diagonal across the river to the mouth of Harper's Creek, on the south side.

Although the new interstate highway provided for through-traffic at greater speeds, it lacked the significant quality that South Congress Avenue had as a visual gateway. Travelers fondly remember turning off the Interstate at the old San Antonio Road (Highway 81) because the view of the Capitol was more important than the speed they were traveling. When they reached the point where the road widened and was on axis with the Capitol their eyes opened to the great avenue in awe (Marburger, October 5, 2002).

Despite the advent of the new interstate highway, tourist accommodations continued to be built along South Congress Avenue until the early 1960s. In 1952 South Congress had 21 motels and motor courts stretching from the railroad (at the current Ben White Boulevard) to the river. It also had 14 restaurants and hamburger stands, 12 gas stations, nine building material stores, and nine grocery stores. That year, the Terrace Motor Hotel was built on South Congress near Fairview Park and it became one of the foremost places to stay while visiting Austin. Designed in a modern style by architects Niggli and Gustafson, it had 256 rooms and was the largest motel built on South Congress. It boasted two restaurants, two pools, and a banquet hall. Laid out over a steep terrain requiring terraces, it became known as the Terrace Convention Center.

Another major development of the 1950s was Twin Oaks Shopping Center, one of the city's earliest "strip" shopping venues. Odus Jung built Twin Oaks Shopping Center at the northeast corner of Oltorf Road and South Congress Avenue for $500,000 in 1954. The complex was named for the large Live Oak trees that were preserved in the middle of the L-shaped center. With its off-street orientation and large parking lot, the Twin Oaks Shopping Center reflects the dependence on the automobile beginning in the early postwar era.

**MODERN CIVIC AND COMMERCIAL ENDEAVORS**

Major civic projects in the 1950s brought citywide interest to the south bank of the Colorado. In 1956 the Congress Avenue Bridge was widened to its full 44-foot width to accommodate more traffic. Four years later, in January 1959, the city auditorium opened on the south side of the river. It was connected by Drake Bridge to a site north of the river that was designated for a new city hall. In 1960, Longhorn
Dam was finished at Pleasant Valley crossing. It was the last in a chain of Colorado River dams started during the Great Depression. Longhorn Dam created Town Lake and ensured a constant water level and the security needed to develop the sand beach beyond its previous potential.

South Congress has been home to a number of notable commercial endeavors. Among them are some of Austin's favorite restaurants. Abraham Kennedy, who emigrated from Linares, Mexico in 1944, opened El Gallo restaurant in a bungalow at 3310 South Congress in 1957. In 1969, he built a much larger new restaurant that is still in operation at the same site. Schlotsky's, a small sandwich shop that opened in the 1300 block of South Congress in 1970, went on to become a national chain. One entrepreneur shaped both the business and civic character of South Austin. Harry Akin, owner of Night Hawk Restaurant, was appointed chairman of the first human rights commission after an impassioned plea for ending segregation. Akin is attributed with breaking the color barrier by serving the first black person at the Night Hawk in 1958. In 1967, Akin was elected mayor and the city council finally passed laws prohibiting segregation in public places.

Beginning in the 1970s, South Austin became a Mecca for musicians, artists and the people who supported them. Among the most memorable music venues in South Austin was the much beloved Armadillo World Headquarters. Austinite Eddie Wilson and his friends opened the Armadillo World Headquarters in the National Guard Armory on Barton Springs Road, off Congress Avenue, in 1970. It was a world-renowned venue for many kinds of music, particularly rock and roll, but the operators lost their lease in 1980 and the building was demolished. In the 1990s, Eddie Wilson returned to the same corner with Threadgill's Restaurant. The restaurant not only continues the tradition of restaurants in the sand beach area, but also houses a vast array of photos and memorabilia from the Armadillo World Headquarters. It also boasts the large neon sign that once graced the Night Hawk Restaurant as well as other historic and nostalgic signs from the area. Another famous music venue in the area is the Continental Club which has been a fixture at 1315 S. Congress for more than 30 years. Today, many of the restaurants on South Congress Avenue including Guero's, El Sol y La Luna, and the San Jose Motel occasionally feature live music.

Although tourists never completely abandoned South Congress Avenue, the speed and convenience of IH-35 drew much of the tourist trade including motels and restaurants to the east in the 1960s and 1970s. As business slowed on South Congress during this period, buildings including restaurants and tourist courts fell into disrepair.

As commercial rents continued to decline in the 1970s, small retailers and artists were attracted to the South Congress Corridor. An example is Designers' Space, which lost its lease downtown and relocated to 1704 S. Congress in 1981. The organization adapted the building (originally a hardware store and "Caldwell's apartments") to house three arts organizations, a number of art studios, studio/living spaces, and a gallery space for events and exhibits. Designers' Space had some limited city funding for its programs. A fire in 1983 gutted the second floor and damaged the first floor. Owner, David Woodland, secured a city corridor program low interest loan to rebuild and Designers' Space used the building until 1987.

In the past few decades, South Congress has experienced a renaissance largely due to its colorful and eclectic retail businesses, music venues, restaurants, and adaptive reuse of historic buildings. The area around Congress and Monroe in particular puts its large number of intact historic buildings to good use by
Historic Overview

attracting eclectic retail businesses, arts and music venues and restaurants to the area. The area continues to attract artists, architects and small independent retailers. In fact, the Monroe segment has become a very popular shopping destination for both residents and visitors and may enjoy more retail success than at any time in its past. Most of the stores sell antiques, collectibles, or unique items that fit in well with the old buildings. Many of the retailers stay open late into the evening one day a month and the street takes on a festive atmosphere on the First Thursday of every month.

Revitalization is not limited to the area around Monroe, however. At the corner of Congress and Riverside there are now two large hotels, and a modern furniture store occupies the Tropics building. The area around the intersection of Live Oak and Congress has several new restaurants, and neighbors recently renovated the old Austin Theater. Farther south at Oltorf and Congress, the HEB grocery store underwent a complete renovation in the 1990s. Two new motels and a restaurant were recently built near Havana and Congress. Perhaps the most ambitious renovation undertaking is the redevelopment of Penn Field close to Ben White Boulevard. Penn Field has been transformed from an industrial plant to a multi-use complex that includes office space, wholesale businesses, a coffee shop and designers' studios.

In addition to its role as a retail street, South Congress remains a heavily traveled major commuter route conveying thousands of passengers between downtown Austin and South Austin. It is the route of the Number One bus line connecting to Lamar, on the north side of the river, and recently trolley cars were reintroduced to help move commuters. The Orange ‘Dillo trolley line goes down South Congress to the Live Oak segment and turns around the Austin Island Park before returning downtown.

The transformation of South Congress Avenue from a rural country road to the capital city gateway and, finally, to the vibrant shopping district that it is today, has been remarkable. Its enduring popularity is due, in part, to its magnificent and unobstructed view of the Texas State Capitol. Thanks to the James Swisher’s vision, residents and visitors who come to South Congress Avenue to enjoy the food, music and unique shopping experience, are treated to an unsurpassed image of the Capitol. Indeed, it is one of the most important design elements in Austin’s urban fabric.
St. Elmo
St. Elmo was located near the present-day intersection of South Congress Avenue and St. Elmo Road. A post office was moved there in 1875, and William W. Puckett served as postmaster. During the mid-1880s, St. Elmo had a school and 25 residents. By the early 1890s it had 200 residents, a general store, a saloon, and a cotton gin. However, by 1900, St. Elmo had begun to decline. Its post office was discontinued in 1902 and community mail was sent to Austin. By 1904, the population had fallen to 104. The St. Elmo community was eventually absorbed into Austin (Smyrl, “St. Elmo, Texas”, 2002).

Motels and Motor Lodges
South Congress Avenue was once the southern gateway into Austin. As travelers approached the city on US 81 (the former name of South Congress Avenue) from the south, they were greeted by a number of small motels and motor lodges. Two of these motels are still in use today.

St. Elmo-tel
A May 12, 1940 Austin Daily Tribune advertisement invited Austinites to come and visit “nineteen units now ready for the traveling public” at the “finest motel in Texas”. Visitors to the St. Elmo-tel could experience such modern conveniences as “hot water instantly available at the turn of the faucet”. The new motel also boasted other amenities such as a kitchens, practice tees, and a croquet court (Kerr 2004). Today, the St. Elmo-tel has twenty-two rooms and is no longer the shining example of a motor lodge it once was. However, it still remains in business, providing modestly-priced housing for short and long-term visitors.

Goodnight Court Motel
Built in 1941, the Goodnight Court motel, along with the St. Elmo-tel, were two of the first motor lodges greeting visitors to Austin. The Goodnight family built a 20-seat coffee shop next to the Goodnight Motel on South Congress. It was opened with partner Sam "Posey" Hill, hence the name Hill's Cafe. The Goodnights bought out Mr. Hill in 1957. Throughout the years, the cafe complex has grown to accommodate nearly 500 people (History, 2005)
Above: Photograph from a postcard soon after the St. Elmo-tel first opened in the 1940s.

Below: Still in operation, the St. Elmo-tel (May 2005) provides Inexpensive lodging for short and long-term visitors.
Above: The Goodnight Court motel—“We Specialize in Cleanliness and Comfort” was built in the early 1940s and was one of the first motels travelers encountered arriving from the south.

Below: Over the years little has changed in the general appearance of the former Goodnight Court motel.
- Less commercial noise at night and less motor mile/cut-through traffic
- NO THRU TRAFFIC, ESPECIALLY FOR VEHICLES FROM NEARBY CAR DEALERSHIPS.

Appendix B
Strengths, Opportunities, and Challenges (SOC)
Exercise Results

South Congress Combined Neighborhood Planning Area
First Community Workshop ("Workshop I")
Bedichek Middle School
Saturday, June 26, 2004
Attendance: 25
Small Group Exercise
“Strengths, Opportunities, and Challenges (SOC)"

Objectives
- Identify issues that can be addressed through the neighborhood planning process
- Identify aspects of your neighborhood you do and do not like

Definitions
strengths: attributes that contribute positively to the character of the neighborhood—things that you like and want to preserve
opportunities: An area where there is a prospect for improvement
challenges: issues that require a concerted effort from multiple groups to resolve.

Parameters
Focus on land use, transportation, and urban design issues

Strengths
Commercial
- Businesses at S. 1st and William Cannon are good (H.E.B., etc)
- Shopping centers along IH-35, Little Texas, and Stassney provide entertainment, services, retail, etc. in close proximity (commercial areas on Stassney and Little Texas have particularly desirable services)

Commercial Corridors
- S. Congress (strength, as well as opportunity and challenge)
- Small businesses and residential along S. 1st between Ben White and St. Elmo has personality; the corridor has tradition-history (i.e. Hill's Café)

Civic
- ACC scheduled to be built just west of South 1st St.
- Schools and churches
- South Austin Hospital in close proximity

Industrial
- Industrial area along Industrial and St. Elmo provides a variety of nearby services
- Industrial area has a series of small industrial businesses (vs. huge ones)

Multi-family
- Apartments and residential on north side of St. Elmo between S. Congress and S. 1st
- New townhomes on south side of St. Elmo near S. 1st (can they change their color?)

Open Spaces and Parks
- Area around Sussex and Fort Clark streets has a quiet and secure natural area that is “tucked away,” yet accessible
- Battlebend Park
- Creek creates a boundary around Fairview
- Creeks (Williamson)
- Electric utility easement provides buffer between houses and commercial at William Cannon and S. 1st
- North Bluff area is rural and has scenic trees
- North Bluff Dr. area is unique and should be protected; is rural and has scenic trees
- Presence of nature (wild spaces important)

Single-family
- Affordability of neighborhoods
- Battlebend is stable, has a strong neighborhood association, has deed restrictions, and is neighborly
- Community’s eclectic nature
- Community’s proximity to downtown
- Cul de sac areas (quiet, secure)
- Diversity of neighborhood
- Fairview has homeowner pride and is nice for walking
- Greenwood Hills neighborhood
- Homeowner pride
- Neighborhood between St. Elmo and creek crossing, just east of S. 1st is stable
• Single family areas are multicultural, diverse, established, and friendly
• Single Family neighborhood general layout
• Sweetbriar neighborhood is established

Transportation
bus
• Bus Service on S. 1st and S. Congress is good
• Bus system is good
pedestrian
• Nice areas to walk
roads
• Streets in industrial area were improved recently

Opportunities
Commercial
• Commercial near creek crossing at S. 1st did not build parking….
• Encourage Whole Foods bake house to have a retail outlet
• More local stores
• Underutilized commercial node at S. Congress and Stassney: could be an attractive node to serve immediate neighborhood and broader South Austin; geographically it is an urban crossroads
• Work with businesses along IH-35 motor mile and the S. Congress corridor south of St. Elmo to ensure the noise levels of their parties are acceptable to themselves and to adjacent neighbors

Commercial Corridors
• Commercial in the area could use a “facelift”: businesses along S. Congress and IH-35, if possible
• S. Congress no longer “far south,” so opportunity to develop it in a new fashion …central city-style development can follow
• S. Congress south of Ben White Blvd. becoming urbanized, so opportunity to improve density of development (and simultaneously improve tax base)
• Residential along S. Congress could be office

Civic
• Identify location for library?
• Vacant property on west side of S. Congress north of Ramble could become park, open space, or community center for kids

Industrial
• Improve industrial area’s look
• Some assets of industrial area (along Industrial Blvd. and St. Elmo) are eclecticism and places of employment: the marketplace could enhance its development over time
Multi-family
- Could be higher density of residential on north side of Sheraton by Industrial area
- Mobile home parks provide areas of affordable housing and are important features of the City. Keep them. Perhaps enhance aesthetics and ensure that they are evenly dispersed rather than concentrated.
- New condos just south of Battlebend Park
- Opportunity to maintain/clean up multifamily on Weidemar at Colonial Park
- Pull PUD plan on vacant property across street from Alexan Properties on Little Texas

Open Space and Parks
- City owns vacant property adjacent to Wasson road on east side
- Greenbelt or bike route could be established along Williamson Creek; include tributaries as part of trail system
- Introduce neighbors to North Bluff and other wild spaces in the community, important features that enhance their quality of life; create advocates for their preservation
- Preserve some of the woody character of vacant lot north of Colonial Park (Battlebend Neighborhood)
- Turn wild spaces into preserves or community parks, whichever is appropriate: undeveloped area at S. 1st and Williamson Creek crossing could be made into a park or playground
- Vacant property between Blueberry Hill and Eberhart could be a park or open space
- Vacant property on west side of S. Congress north of Ramble could become park, open space, or community center for kids

Single-family
- SF Create better sense of boundary between Greenwood Hills/Battle Bend Neighborhoods and industrial area to the north
- SF or MF Check to see if subdivision plans exist for vacant property north of Colonial Park; opportunity for single family here
- SF or MF Opportunity for accessible, affordable, smaller housing integrated through South Congress Combined’s neighborhoods
- SF or MF Opportunity for community’s neighborhood associations to meet and combine efforts
- SF Village neighborhood node at Ben White and S. 1st is an ideal location for those accessibility challenged and those who have the greatest need for a hospital in close proximity; City Market is across S. 1st as well as other businesses and the established neighborhood feels like a pocket village or cottage community that is close knit and safe

Transportation
bike
- Bike route could be established along North Bluff
- Greenbelt or bike route could be established along Williamson Creek; include tributaries as part of trail system
- Cut through Keep traffic to Ben White Blvd. (vs. cutting through n’hood)
- Rail line spur north of Burleson to Bergstrom airport could become an active Commuter Rail line

bus
- Improve bus stops in certain locations

pedestrian
- Repair sidewalks in Sweetbriar neighborhood
- Fence and cliff blocking access from Battle Bend neighborhood to shopping center at Stassney: create paths
- Fill in sidewalk gap in front of apartments on north side of Stassney
- Highlight and communicate need for sidewalks
- Linear pedestrian pathways could follow creek lines to improve pedestrian connectivity
- Ped walkway along IH-35 needed in front of businesses at creek crossing
- Pedestrian network could be created to access H.E.B., entertainment areas (Metropolitan movie theater), restaurants, etc.

roads/ street connectivity
- Create street connectivity from Sheraton in Greenwood Hills neighborhood to business along IH-35
- Focus attention on enhancing S. Congress as a vital commercial corridor (S. 1st, on the other hand, is narrow); opportunity to focus energy on project that would have the greatest effect on enhancing the community
- Realignment of North Bluff
- S. Congress no longer “far south,” so opportunity to develop it in a new fashion. …central city-style development can follow

Challenges
Commercial / Commercial and Residential mix
- Area bound by Stassney, IH-35, North Bluff, and S. Congress a challenge: how the mix of uses interact; compatibility, lack of complete plan for how area will develop, balance of residential and commercial, SMART housing opportunity
- Adjacent commercial corridors create noise issues community-wide
- Hill’s Café has parties and functions- this creates parking challenges, noise issues, and also some dumping
- Rather than attend themselves, non-resident property owners may send representatives: could be a challenge when crafting land use recommendations.
- How to develop North Bluff area in a coherent, unified style with so many individual property owners?
Commercial Corridors
- IH-35 commercial between St. Elmo and Shelby needs clean-up
- Junk yard, pawn shop, used car dealership at S. Congress and Ramble
- Roadwork on S. 1st and S. Congress (seems endless): hinders progress and opportunity for land use changes; roadwork on S. 1st is currently between Ben White and Williamson Creek crossing
- IH-35 car lots create traffic noise and general noise- residences need mitigation

Creeks
- Creeks need clearing of debris after flooding
- Erosion along creek

General Observations
- A lot of people won’t participate in the process, but will object at the end
- A particular S. Congress commercial project did not come through on verbal agreement with Mockingbird, other neighbors regarding its development: neighbors no longer trust property owners and developers
- Finding funds to make improvements will be tough
- Natural forces of market are going to effect development of area

Industrial
- Creeping of industrial to Ben White frontage
- Emissions from concrete plant in industrial area
- Industrial areas at intersection of S. 1st and Stassney need cleaning up
- Junkyard and perhaps mobile home parks need cleaning up
- Junkyard at Stassney and S. Congress

Service Issues
- Gangs and crime in industrial area
- Homeless camps along Williamson Creek (campsites are a danger to those living there and to adjacent property owners feel uncomfortable)
- Transients camping under bridges
- Transients in general
- Vacant lot =north of Colonial Park Rd. needs clean-up
- Junkyard needs cleaning up
- Mobile home parks would be better neighboring uses if cleaned up
- Flooding at creek crossing at S. Congress
- Flooding in Fairview neighborhood
- Flooding in North Bluff area
- Drainage ditch at Williamson Creek just west of IH-35 not maintained/cleaned; flooding in this area, especially north between IH-35 commercial and residences
Single- and Multi-family (Residential combined)
- Area bound by Stassney, IH-35, North Bluff, and S. Congress a challenge: how the mix of uses interact; compatibility, lack of complete plan for how area will develop, balance of residential and commercial, SMART housing opportunity
- Houses along Mockingbird and adjacent streets need protection
- Neighborhoods need mitigation of noise from major corridors
- One run-down residential area in South Congress Combined……
- Poor maintenance in Fairview
- Neighborhoods need mitigation of noise from major corridors

Transportation

pedestrian
- Fairview needs sidewalks
- Lack of sidewalks
- Lack of sidewalks on S. 1st between Eberhart and William Cannon (mobility issues)
- Lots of pedestrian traffic to Pleasant Hill Elementary: need traffic lights at North Bluff and S. Congress, improved safety, and sidewalks
- No sidewalk along part of S. Congress at Ramble

Roads/connectivity/traffic
- Access problems through Fairview
- Roadwork on S. 1st and S. Congress (seems endless): hinders progress; roadwork on S. 1st is currently between Ben White and Williamson Creek crossing
- Fairview has limited-to-no access to arterials with lights at intersections: increasing number of wrecks
- Traffic on S. 1st (a narrow road)
- Neighborhoods totally contained by corridors
- Construction on S. Congress causing cut-through in Battlebend
- Customers testing cars from IH-35 dealers: speed in them through Battlebend neighborhood
- Cut-through traffic in Fairview and Battlebend neighborhoods
- Cut-through traffic on Ramble road in Fairview
- Speeding traffic along Mockingbird
Appendix E
Plan Ordinance

ORDINANCE NO. 20050818-Z001

AN ORDINANCE AMENDING THE AUSTIN TOMORROW COMPREHENSIVE PLAN BY ADOPTING THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN.

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

PART 1. FINDINGS.

(A) In 1979, the City Council adopted the “Austin Tomorrow Comprehensive Plan.”

(B) Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.

(C) On March 30, 2004, the City of Austin Neighborhood planning staff assigned to the South Congress Combined Neighborhood Planning Area met with representatives of several neighborhood associations, business owners, non-resident property owners, and agents of non-resident property owners to complete a neighborhood plan. The South Congress Combined Neighborhood Plan followed a process first outlined by the Citizens’ Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. The City Council endorsed this approach for neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. The City Council directed the Planning Commission to consider the plan in a 2003 resolution. During the planning process, the South Congress Combined Neighborhood planning team gathered information and solicited public input through the following means:

(1) neighborhood planning team meetings;
(2) collection of existing data;
(3) neighborhood inventory;
(4) neighborhood survey;
(5) neighborhood workshops; and
(6) community-wide meetings.

(D) South Congress Combined Neighborhood Plan recommends action by the neighborhood planning team, the City, and by other agencies to preserve and improve the neighborhood. The South Congress Combined Neighborhood Plan has five major goals:

(1) preserve and enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods;

(2) transform South Congress Avenue into a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin;

(3) focus mixed-use development and commercial uses along major commercial corridors and in specialized districts;

(4) improve the accessibility, convenience, and safety of all forms of transportation; and

(5) preserve and enhance the public open spaces.

(E) The South Congress Combined Neighborhood Plan goals include more focused objectives. In turn, each of these objectives is supported by specific action items. These action items are the key recommendations of the South Congress Combined Neighborhood Plan.

(F) On July 26, 2005, the Planning Commission held a public hearing on the South Congress Combined Neighborhood Plan, and recommended adoption of the plan by the City Council.

(G) The South Congress Combined Neighborhood Plan is appropriate for adoption as an element of the Austin Tomorrow Comprehensive Plan. The South Congress Combined Neighborhood Plan furthers the City Council’s goal of achieving appropriate, compatible development within the area. The South Congress Combined Neighborhood Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

PART 2. ADOPTION AND DIRECTION.

(A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add the South Congress Combined Neighborhood Plan as Section 5-20 of the Comprehensive Plan, as set forth in Exhibit A to this ordinance, which is incorporated as part of this ordinance.
(B) The city manager shall prepare zoning cases consistent with the land use recommendations in the Plan.

(C) The city manager shall provide periodic updates to the City Council on the status of the implementation of the South Congress Combined Neighborhood Plan.

(D) The specific provisions of the South Congress Combined Neighborhood Plan take precedence over any conflicting general provision in the Austin Tomorrow Comprehensive Plan.

PART 3. EFFECTIVE DATE.

This ordinance takes effect on August 29, 2005.

PASSED AND APPROVED

August 18, 2005

Will Wynn
Mayor

APPROVED

David Allan Smith
City Attorney

ATTEST

Shirley A. Brown
City Clerk
Neighborhood Planning in the South Congress Combined Neighborhood Planning Area

Austin City Council Resolution
The Austin City Council passed a resolution on November 6, 2003 instructing the Neighborhood Planning staff to develop neighborhood plans for three combined planning areas in south and southeast Austin: East Riverside/Oltorf, Greater South River City, and South Congress Combined Neighborhood Planning Areas (See Neighborhood Planning Areas: 2004-2005 map on page 6).

Initial Stakeholder Meeting
On March 30, 2004 Neighborhood Planning staff assigned to the South Congress Combined Neighborhood Planning Area (SCCNPA) met with representatives of several neighborhood associations, business owners, non-resident property owners, and agents of non-resident property owners at Pleasant Hill Elementary School. At this meeting, an overview of the neighborhood planning process and a general timeline were presented. Following the staff presentation, there was a question and answer session.

Workshop One
Workshop One was held on June 26, 2004 at Bedichek Middle School. At this workshop, attendees were presented a brief overview of the neighborhood planning process. Following the presentation, there was a question and answer session. Attendees then formed small groups and participated in the Strengths, Opportunities, and Challenges (SOC) exercise. During this brainstorming exercise, people identified areas of their neighborhoods that they considered assets; areas providing opportunities for change; and areas needing improvement. (See Appendix A on page 99 for exercise results.)

Land Use Meeting One
The first Land Use meeting was held on July 14, 2004 at Bedichek Middle School. The attendees received a brief overview of land use planning principles and concepts. Following the presentation they broke into four groups to participate in a future land use mapping exercise. Using the results from Workshop One’s SOC exercise, they were asked to identify one or more types of land uses they desired for areas identified as an opportunity or challenge. Areas identified as strengths remained unchanged on the map. The results of the four groups were incorporated into three future land use scenarios, which were discussed at Land Use Meeting Two.
Figure 5
Neighborhood Planning Areas: 2004-2005
Services Forum
On August 4, 2004 the Services Forum for the South Congress Combined Neighborhood Planning Area was held at the Onion Creek Lodge. The Services Forum provided the opportunity for stakeholders to meet representatives from City of Austin departments and discuss a variety of issues that affect their neighborhoods, but fall outside the scope of the Neighborhood Planning process. The City departments and divisions represented at the forum were:

- Austin Energy
- Austin Fire Department
- Austin Police Department
- Building Code Enforcement
- Austin Public Library
- Parks and Recreation
- Austin/Travis County Health and Human Services
- Transportation, Planning, and Sustainability
- Watershed Protection and Development Review
- Zoning Code Enforcement.

In addition, a representative from the Capital Metropolitan Transit Authority (CMTA) was available to answer questions relating to area bus service and a representative from the Texas Department of Transportation was on hand to answer questions about state-maintained roads, such as IH-35 and South Congress Avenue.

Land Use Meeting Two
The Second Land Use meeting was held on September 22, 2004 at Bedichek Middle School. The attendees heard a brief presentation on land use decision-making principles and divided into three groups to continue and complete the land use exercise begun at the First Land Use Meeting. Following the end of this exercise, several representatives of landowners seeking zoning changes presented their proposals to the group.

Land Use Meeting Three
The Third Land Use Meeting was held on October 27, 2004 at Bedichek Middle School. Three small groups conducted an exercise to develop a single draft Future Land Use Map (FLUM) from three future land use scenarios derived from the results of the previous Land Use meetings and Workshop One (See pages 8-10 for the three scenario maps). Scenario “A” represented the greatest amount of change and increasing density with a significant amount of mixed-use along the major corridors and applying high-density single-family in selected areas. Scenario “B” represented a more moderate amount of mixed-use land use designation along the corridors. Scenario “C” represented the least amount of change in the planning area and reflected a continuation of the existing land use patterns.
Figure 6
Future Land Use Scenario “A”
South Congress Combined Neighborhood Plan

Figure 7
Future Land Use Scenario “B”
Figure 8
Future Land Use Scenario “C”
Transportation Meeting
The Transportation Meeting was held on December 1, 2004 at Bedichek Middle School. At this meeting attendees reviewed the sidewalk, bicycle, public transit, and road networks. For each of the transportation topics, suggestions were given to Neighborhood Planning staff.

Land Use and Zoning Meeting One
The first meeting to discuss how the future land use map relates to zoning recommendations was held on January 12, 2005 at Bedichek Middle School. Neighborhood Planning and Zoning staff presented a draft future land use map (FLUM) and the initial zoning recommendations for the SCCNPA. Part of the presentation focused on the connection between the FLUM and the zoning recommendations.

Land Use and Zoning Meeting Two
The second meeting to discuss the zoning recommendations and infill options was held on February 2, 2005 at Bedichek Middle School. Neighborhood Planning staff presented the zoning recommendations that were based on input from Land Use and Zoning Meeting One. Different infill and design tool options available for the area were also presented and discussed.

Urban Design and Parks and Open Space Meeting
The Urban Design and Parks and Open Space Meeting was held on February 23, 2005. In an open house format, participants indicated their preferences on a number of pictures of different types of buildings (commercial, apartments, mixed-use, and single-family) and sidewalks and streetscapes in a dot voting exercise. Following this exercise, the participants discussed the results of the voting exercise and indicated the specific design elements they did or did not care for in the images.

Property Owner Meeting
On April 27, 2005, a meeting was held to discuss the proposed zoning recommendations with owners of property affected by the proposals. After a presentation by Neighborhood Planning staff, the attendees divided into two groups to discuss rezoning recommendations in the East Congress Neighborhood Planning Area and to discuss rezonings in the West Congress and Sweetbriar Neighborhood Planning Areas.

Open House
On June 18, 2005 an open house was held at Bedichek Middle School. This meeting marked the final public opportunity for the community to comment on the neighborhood plan before it was presented to the Planning Commission and City Council. The open house was organized around panels presenting elements of the plan: land use and zoning, urban design, neighborhood sidewalks, and infill options and design tools.
South Congress Combined Neighborhood Plan

**Planning Commission**
The plan was presented to the Planning Commission on July 26, 2005. Following the staff presentation and public hearing, the Commission recommended the plan and attendant rezonings, with several minor changes, move forward to the City Council.

**City Council**
The plan and rezonings to implement the land use element of the plan was presented to the Austin City Council for their consideration on August 18, 2005. One small area was postponed until early September 2005 and the remaining portion was unanimously approved after a brief discussion.
Appendix A

Initial Survey Results

The number after the response indicated the number of responses as of 6-14-04. A total of 88 survey responses were received.

Quality of Life/Land Use/Transportation

1.) In what neighborhood planning area do you live, own property, work, or operate a business?
   - East Congress: 32
   - Sweetbriar: 26
   - West Congress: 29
   - Other: 0

2.) In the South Congress Combined Neighborhood Planning Area you…
   - Own a house: 65
   - Rent a house or apartment: 9
   - Own a business: 5
   - Work: 8
   - Own property but do not live in the planning area: 11
   - Other: 4

3a.) What aspects of your neighborhood do you like the most? (Top five responses)
   - Mature trees: 55
   - Easy access to freeways: 42
   - Close to neighborhood stores and services (auto repair, restaurants, dry cleaning, etc.): 41
   - Reasonably priced housing: 38
   - Access to public transportation: 36
   - “Other” responses
     - Close to downtown and 78704
     - No main street within one block of where I actually reside
     - Proximity to downtown
     - Centralized location
     - Access to downtown
     - Location is easy for customers to find.
     - The larger-sized lots.
     - You seem to be focusing on the residential attributes and ignoring the commercial development in the area
     - Fairly close to downtown
     - Big lot
     - Easy access for people to find us
Wild places
Close to downtown Austin
Traffic control

Bike lanes on Congress
Open land behind Falcon Ridge apartment complex

3b.) Which of those do you wish your neighborhood had? (Top 5 responses in addition to the “Other” category)

- Sidewalks: 42
- Quiet: 40
- Sense of community: 38
- Historic character: 36
- Well maintained front yards: 33

“Other” responses
- More housing
- Entertainment
- More restaurants
- More sidewalks
- Wish there were more speed humps
- Better street lighting
- Less noise from IH 35
- Adequate drainage
- Upgrade park facilities
- South Congress at least 4 lanes
- Open all year swimming-ex: Stacey pool
- Community playground and civic center for youth
- speed bumps on S.1st
- Direct access south to Stassney and shopping without going on the freeway frontage road
- No individual illegal fireworks every July 4th
- Parking for Hills Cafe so it does not "park the neighborhood" for an event
- Direct street going north and south behind the car lots so they don't drive through the neighborhood to go around
- Less seedy apartments
- Less seedy hotels
- More new residential development
- Separation from commercial zones
- Reduced noise from IH 35
- Reduced traffic from IH-35 & local businesses
- A swimming pool for the kids in the neighborhood
- Social services
- NO businesses operating out of homes!
- A neighborhood pool -- closest one is Garrison
- No cars parked in front yards
- Clean from litter
- No graffiti
- Keep drainage area cleaner.
- Diversity of
businesses.
- Cleaner and better
- Maintained area.
- Better neighborhood traffic control
- A lot of seniors live in area - we need transportation within the neighborhood. How do seniors get to the closest grocery store, library, and clinic?
- Need sidewalks repaired
- Better traffic control
- Bike lanes
- Slower traffic
- Closer public park
- Less traffic noise and
- Overhead light pollution
- Bicycle paths on major roadways
- Access to rapid transit service (such as the DART system in Dallas)
- Community greenbelt area
- Police patrols
- Street lights
- I do not feel I am in a neighborhood, but rather have metal buildings on a major artery, zoned commercial, very near a major freeway and adjoining a railroad
- Commercial
- Development on Major Roads
- Better Street Lighting
- Speeding rules enforced
- Turn signal on stoplight

at S. First and St. Elmo
- Bike routes
- Speed bumps on St. Elmo
- Less apartments, more homes
- Fewer abandoned cars traffic calming
- Free of clutter and debris, and trash
- No homeless people living under the bridges
- More bright lighting sidewalk on Congress
- TRAFFIC CONTROL SIGNAL LIGHT SO CONGRESS/RAMBLE LANE
- HAPPY WITH NEIGHBORHOOD
- Cycle paths
- Newer/better maintained playground
- Public swimming pool
- Speed slowing devices
- Neighborhood watch
- Posted speed limits/bumps
- Wild places protected well maintained
- Existing businesses
- more wildflower areas swimming pool in Battlebend Park
- crosswalks to Battlebend park
- I don't have #5--your questionnaire made me list a fifth one. Grrrr.
- Fewer rental properties
- Safe pedestrian access
- Well defined intersections
- Leashed dogs for safety while walking in neighborhood
Less cut through traffic from So First to Stassney & vice versa
Speed bumps
Neighborhood organization!
Less cut-through traffic
More bike lanes!
Assurance that open land won't be destroyed

4.) What aspects of your neighborhood do you like least? (Top five choices in addition to three other responses that relate to the state and appearance of multi-family and commercial property.)

- Cut-through traffic on residential streets: 45
- Traffic noise: 43
- Deteriorating single-family property (including houses and duplexes): 40
- Commercial encroachment into residential areas: 38
- Lack of sidewalks: 35
- Appearance of commercial corridors: 29
- Deteriorating commercial property: 27
- Deteriorating multi-family property (including triplexes, duplexes, and apartments): 24
- “Other” responses
  - watershed is inadequate
  - double parking on sidewalk
  - entrance ramp to freeway closed.
  - high cable costs, due to monopoly of time warner cable
  - congress being only 2 lanes
  - limited library and swimming pool access
  - neighborhood streets used as test-drive track by Motor Mile dealerships
  - perpetual road work on Congress, Ben White and I-35
  - broken down cars in front yards
  - people driving too fast and no speed bumps
  - drainage area filled with debris and not kept clean by city.
  - Junkyard at Little Texas and Congress
  - overhead light pollution at night
  - Transients
  - Noise (especially dogs)
  - once again your questions are totally ignoring the commercial/industrial character of this area
  - S. Congress only two lanes
  - noisy neighbors
  - Lack of nice trees, ie, pecan, oak, elm
  - litter from apartment complexes
  - Numerous rental properties, which aren't well kept
  - trash in yards/carports
  - motor mile test drivers
  - industrial noise at NIGHT!
  - the damn ice cream men!!
5.) What are the most important land use issues affecting your neighborhood?  
(Top five responses)
- Preserving/enhancing environmental features: 43
- Commercial uses adjacent to residential areas: 40
- Preserving the character of the neighborhood: 33
- Lack of parks: 28
- Lack of pedestrian friendly commercial corridors: 27
“Other” responses
- Condition of existing houses
- Lack of proper drainage
- We could walk to Stassney stores if there was access across Williamson creek - even just pedestrian access and walking the frontage road across the creek bridge is a nightmare
- Apartments adjacent to single family
- Business operating out of private homes (roofing)
- Dilapidated areas along S Congress between Ben White and Wm Cannon
- Drainage.
- Unattractive commercial business - junk cars - pawnshops
- Maintaining attractive greenbelt
- Do you have a different questionnaire for owners of commercial properties?
- Lack of Commercial investment
- Too many apartments
- Cut-through traffic
- Appearance of Commercial Properties
- The open space on S. Congress and Ramble was supposed to become a park 35 years ago. The builder Walter Carrington used this as a selling pitch when selling homes at that time. It's a dumping site for debris and it's all overgrown with trees and shrubs. It's depressing, I have lived in this area since I was 6 years old and it saddens me to see the area trashed out and dirty.
- Save and preserve wild areas
- Commercial/multi use
- New zoning for multi family on So. Congress

6.) What are the most important localized transportation issues affecting your neighborhood.  
(Top six responses in addition to Other” category)
- Lack of sidewalks: 36
- Dangerous intersections: 35
- Unsafe for pedestrians: 35
- Lack of bicycle trails and/or lanes: 34
- Lack of walking trails: 28
• Sidewalks in poor condition: 24
• “Other” responses
  ▪ Frontage road on William canon needs a U-turn because traffic is always backed up.
  ▪ Cut through traffic
  ▪ Congress reducing to two lanes by elementary school
  ▪ Lack of representative government due to at large city council elections
  ▪ South Congress 2-lane segment
  ▪ Prolonged road construction
  ▪ Walking along the frontage road (or bicycling) is extremely difficult
  ▪ You must access either Congress or the frontage road northbound to return home if you go to Stassney to shop
  ▪ Roads are not very wide (S. 1st)
  ▪ Constant road construction
  ▪ Apartments generating additional traffic
  ▪ Speeding in residential areas
  ▪ Use of streets as I-35 cut-through
  ▪ speeding cars
  ▪ speeding on Congress.
  ▪ no access to rapid transit service
  ▪ Speeding in residential areas
  ▪ Good roads with capacity
  ▪ Access to railroad
  ▪ Synchronized traffic signals
  ▪ S. Congress only two Lanes
  ▪ Cut-through and overflow traffic
  ▪ Fine the way it is
  ▪ We have Good Transportation Arterials
  ▪ Poor Visibility from hills on S. First
  ▪ Traffic Backs up on S. First/Congress at Peak hours
  ▪ Invasive traffic from car dealerships
  ▪ Business traffic speeding thru
  ▪ Dangerous intersections (1st & Ramble)
  ▪ Dangerous intersections (S. Congress & Ramble)
  ▪ Dangerous intersections (Hearwood & First)
  ▪ Lack of curb & gutter
  ▪ No bus svc to westlake where I work
  ▪ Cut-through traffic
  ▪ SPEEDING
  ▪ Proximity of car dealerships creates high-speed test-drive traffic
Vision

Below are the top responses from the “Vision” section of the initial survey. These responses, in addition to the survey responses listed above, were used to fashion a draft vision statement (below) for the planning area.

- Quiet, safe, and well-lit street: 66
- Well-maintained neighborhood: 60
- Pedestrian and bike friendly neighborhood with tree-lined streets and sidewalks: 51
- Preserve and enhance local parks, trails, and other public green spaces: 48
- A neighborhood safely traveled through: 43
- Neighborhood friendly businesses: 33
- Preservation of character of residential neighborhoods: 31
- Protect, preserve, and enhance environmental features and natural areas: 30
- Revitalize existing commercial corridors: 28
- Safe, accessible and efficient public transportation system: 27
- A neighborhood with a strong sense of community that is active in neighborhood affairs: 25
- “Other” responses
  - A commitment from Campo and the City to complete the Congress Ave renovations through this area
  - Money to complete the south ramps at I-35 and Ben White
  - Clean up existing apartments and hotels in area
  - Cleaning up the streets trash and litter
  - Well-maintained drainage ditches.
  - Quiet, safe and appropriately lit streets
  - Removal of conditions / businesses which seem to attract transients
  - Adequate utilities
  - Buffer from residential properties
  - Reasonable tax values and rates for industrial users
  - That the residential area recognize the need for industrial uses near railroads and major roadways
  - That residential property owners in the area recognize that their taxes will go up if industrial/commercial uses are forced out of the city of Austin
  - That commercial/industrial users don't have their zoning taken away from them
  - That commercial/industrial users are encouraged to improve their properties with expedited approvals
  - Lighted, clean, safe sidewalk on S. Congress to Hill's Café
  - Get the men out from under the bridges on S. 1st 4800 block, and near Ramble and S. Congress bridge.
  - TRAFFIC CONTROL
  - SPEEDING TRAFFIC ON RAMBLE LANE
  - SPEED HUMPS ON RAMBLE LANE
  - Business friendly
- Less commercial noise at night and less motor mile/cut-through traffic
- NO THRU TRAFFIC, ESPECIALLY FOR VEHICLES FROM NEARBY CAR DEALERSHIPS.

Appendix B
**Strengths, Opportunities, and Challenges (SOC)**

**Exercise Results**

South Congress Combined Neighborhood Planning Area
First Community Workshop ("Workshop I")
Bedichek Middle School
Saturday, June 26, 2004
Attendance: 25
Small Group Exercise
“Strengths, Opportunities, and Challenges (SOC)"

**Objectives**
- Identify issues that can be addressed through the neighborhood planning process
- Identify aspects of your neighborhood you do and do not like

**Definitions**
- **strengths:** attributes that contribute positively to the character of the neighborhood—things that you like and want to preserve
- **opportunities:** An area where there is a prospect for improvement
- **challenges:** issues that require a concerted effort from multiple groups to resolve.

**Parameters**
Focus on land use, transportation, and urban design issues

**Strengths**

**Commercial**
- Businesses at S. 1st and William Cannon are good (H.E.B., etc)
- Shopping centers along IH-35, Little Texas, and Stassney provide entertainment, services, retail, etc. in close proximity (commercial areas on Stassney and Little Texas have particularly desirable services)

**Commercial Corridors**
- S. Congress (strength, as well as opportunity and challenge)
• Small businesses and residential along S. 1\textsuperscript{st} between Ben White and St. Elmo has personality; the corridor has tradition-history (i.e. Hill’s Café)

Civic
• ACC scheduled to be built just west of South 1\textsuperscript{st} St.
• Schools and churches
• South Austin Hospital in close proximity

Industrial
• Industrial area along Industrial and St. Elmo provides a variety of nearby services
• Industrial area has a series of small industrial businesses (vs. huge ones)

Multi-family
• Apartments and residential on north side of St. Elmo between S. Congress and S. 1\textsuperscript{st}
• New townhomes on south side of St. Elmo near S. 1\textsuperscript{st} (can they change their color?)

Open Spaces and Parks
• Area around Sussex and Fort Clark streets has a quiet and secure natural area that is “tucked away,” yet accessible
• Battlebend Park
• Creek creates a boundary around Fairview
• Creeks (Williamson)
• Electric utility easement provides buffer between houses and commercial at William Cannon and S. 1\textsuperscript{st}
• North Bluff area is rural and has scenic trees
• North Bluff Dr. area is unique and should be protected; is rural and has scenic trees
• Presence of nature (wild spaces important)

Single-family
• Affordability of neighborhoods
• Battlebend is stable, has a strong neighborhood association, has deed restrictions, and is neighborly
• Community’s eclectic nature
• Community’s proximity to downtown
• Cul de sac areas (quiet, secure)
• Diversity of neighborhood
• Fairview has homeowner pride and is nice for walking
• Greenwood Hills neighborhood
• Homeowner pride
• Neighborhood between St. Elmo and creek crossing, just east of S. 1\textsuperscript{st} is stable
• Single family areas are multicultural, diverse, established, and friendly
• Single Family neighborhood general layout
• Sweetbriar neighborhood is established

Transportation
  
  *bus*
  • Bus Service on S. 1\textsuperscript{st} and S. Congress is good
  • Bus system is good
  
  *pedestrian*
  • Nice areas to walk

*roads*
• Streets in industrial area were improved recently

Opportunities

**Commercial**
• Commercial near creek crossing at S. 1\textsuperscript{st} did not build parking…. 
• Encourage Whole Foods bake house to have a retail outlet
• More local stores
• Underutilized commercial node at S. Congress and Stassney: could be an attractive node to serve immediate neighborhood and broader South Austin; geographically it is an urban crossroads
• Work with businesses along IH-35 motor mile and the S. Congress corridor south of St. Elmo to ensure the noise levels of their parties are acceptable to themselves and to adjacent neighbors

**Commercial Corridors**
• Commercial in the area could use a “facelift”: businesses along S. Congress and IH-35, if possible
• S. Congress no longer “far south,” so opportunity to develop it in a new fashion ….central city-style development can follow
• S. Congress south of Ben White Blvd. becoming urbanized, so opportunity to improve density of development (and simultaneously improve tax base)
• Residential along S. Congress could be office

**Civic**
• Identify location for library?
• Vacant property on west side of S. Congress north of Ramble could become park, open space, or community center for kids

**Industrial**
• Improve industrial area’s look
• Some assets of industrial area (along Industrial Blvd. and St. Elmo) are eclecticism and places of employment: the marketplace could enhance its development over time
Multi-family
- Could be higher density of residential on north side of Sheraton by Industrial area
- Mobile home parks provide areas of affordable housing and are important features of the City. Keep them. Perhaps enhance aesthetics and ensure that they are evenly dispersed rather than concentrated.
- New condos just south of Battlebend Park
- Opportunity to maintain/clean up multifamily on Weidemar at Colonial Park
- Pull PUD plan on vacant property across street from Alexan Properties on Little Texas

Open Space and Parks
- City owns vacant property adjacent to Wasson road on east side
- Greenbelt or bike route could be established along Williamson Creek; include tributaries as part of trail system
- Introduce neighbors to North Bluff and other wild spaces in the community, important features that enhance their quality of life; create advocates for their preservation
- Preserve some of the woody character of vacant lot north of Colonial Park (Battlebend Neighborhood)
- Turn wild spaces into preserves or community parks, whichever is appropriate: undeveloped area at S. 1st and Williamson Creek crossing could be made into a park or playground
- Vacant property between Blueberry Hill and Eberhart could be a park or open space
- Vacant property on west side of S. Congress north of Ramble could become park, open space, or community center for kids

Single-family
- SF Create better sense of boundary between Greenwood Hills/Battle Bend Neighborhoods and industrial area to the north
- SF or MF Check to see if subdivision plans exist for vacant property north of Colonial Park; opportunity for single family here
- SF or MF Opportunity for accessible, affordable, smaller housing integrated through South Congress Combined’s neighborhoods
- SF or MF Opportunity for community’s neighborhood associations to meet and combine efforts
- SF Village neighborhood node at Ben White and S. 1st is an ideal location for those accessibility challenged and those who have the greatest need for a hospital in close proximity; City Market is across S. 1st as well as other businesses and the established neighborhood feels like a pocket village or cottage community that is close knit and safe

Transportation
bike
- Bike route could be established along North Bluff
- Greenbelt or bike route could be established along Williamson Creek; include tributaries as part of trail system
- Cut through Keep traffic to Ben White Blvd. (vs. cutting through n’hood)
- Rail line spur north of Burleson to Bergstrom airport could become an active Commuter Rail line

bus
- Improve bus stops in certain locations

pedestrian
- Repair sidewalks in Sweetbriar neighborhood
- Fence and cliff blocking access from Battle Bend neighborhood to shopping center at Stassney: create paths
- Fill in sidewalk gap in front of apartments on north side of Stassney
- Highlight and communicate need for sidewalks
- Linear pedestrian pathways could follow creek lines to improve pedestrian connectivity
- Ped walkway along IH-35 needed in front of businesses at creek crossing
- Pedestrian network could be created to access H.E.B., entertainment areas (Metropolitan movie theater), restaurants, etc.

roads/ street connectivity
- Create street connectivity from Sheraton in Greenwood Hills neighborhood to business along IH-35
- Focus attention on enhancing S. Congress as a vital commercial corridor (S. 1st, on the other hand, is narrow); opportunity to focus energy on project that would have the greatest effect on enhancing the community
- Realignment of North Bluff
- S. Congress no longer “far south,” so opportunity to develop it in a new fashion. …central city-style development can follow

Challenges

Commercial / Commercial and Residential mix
- Area bound by Stassney, IH-35, North Bluff, and S. Congress a challenge: how the mix of uses interact; compatibility, lack of complete plan for how area will develop, balance of residential and commercial, SMART housing opportunity
- Adjacent commercial corridors create noise issues community-wide
- Hill’s Café has parties and functions- this creates parking challenges, noise issues, and also some dumping
- Rather than attend themselves, non-resident property owners may send representatives: could be a challenge when crafting land use recommendations.
- How to develop North Bluff area in a coherent, unified style with so many individual property owners?
Commercial Corridors
- IH-35 commercial between St. Elmo and Shelby needs clean-up
- Junk yard, pawn shop, used car dealership at S. Congress and Ramble
- Roadwork on S. 1st and S. Congress (seems endless): hinders progress and opportunity for land use changes; roadwork on S. 1st is currently between Ben White and Williamson Creek crossing
- IH-35 car lots create traffic noise and general noise- residences need mitigation

Creeks
- Creeks need clearing of debris after flooding
- Erosion along creek

General Observations
- A lot of people won’t participate in the process, but will object at the end
- A particular S. Congress commercial project did not come through on verbal agreement with Mockingbird, other neighbors regarding its development: neighbors no longer trust property owners and developers
- Finding funds to make improvements will be tough
- Natural forces of market are going to effect development of area

Industrial
- Creeping of industrial to Ben White frontage
- Emissions from concrete plant in industrial area
- Industrial areas at intersection of S. 1st and Stassney need cleaning up
- Junkyard and perhaps mobile home parks need cleaning up
- Junkyard at Stassney and S. Congress

Service Issues
- Gangs and crime in industrial area
- Homeless camps along Williamson Creek (campsites are a danger to those living there and to adjacent property owners feel uncomfortable)
- Transients camping under bridges
- Transients in general
- Vacant lot =north of Colonial Park Rd. needs clean-up
- Junkyard needs cleaning up
- Mobile home parks would be better neighboring uses if cleaned up
- Flooding at creek crossing at S. Congress
- Flooding in Fairview neighborhood
- Flooding in North Bluff area
- Drainage ditch at Williamson Creek just west of IH-35 not maintained/cleaned; flooding in this area, especially north between IH-35 commercial and residences
Single- and Multi-family (Residential combined)

- Area bound by Stassney, IH-35, North Bluff, and S. Congress a challenge: how the mix of uses interact; compatibility, lack of complete plan for how area will develop, balance of residential and commercial, SMART housing opportunity
- Houses along Mockingbird and adjacent streets need protection
- Neighborhoods need mitigation of noise from major corridors
- One run-down residential area in South Congress Combined……
- Poor maintenance in Fairview
- Neighborhoods need mitigation of noise from major corridors

Transportation

pedestrian

- Fairview needs sidewalks
- Lack of sidewalks
- Lack of sidewalks on S. 1st between Eberhart and William Cannon (mobility issues)
- Lots of pedestrian traffic to Pleasant Hill Elementary: need traffic lights at North Bluff and S. Congress, improved safety, and sidewalks
- No sidewalk along part of S. Congress at Ramble

Roads/connectivity/traffic

- Access problems through Fairview
- Roadwork on S. 1st and S. Congress (seems endless): hinders progress; roadwork on S. 1st is currently between Ben White and Williamson Creek crossing
- Fairview has limited-to-no access to arterials with lights at intersections: increasing number of wrecks
- Traffic on S. 1st (a narrow road)
- Neighborhoods totally contained by corridors
- Construction on S. Congress causing cut-through in Battlebend
- Customers testing cars from IH-35 dealers: speed in them through Battlebend neighborhood
- Cut-through traffic in Fairview and Battlebend neighborhoods
- Cut-through traffic on Ramble road in Fairview
- Speeding traffic along Mockingbird
Objective 4.4

*Improve traffic flow, safety, and ease of travel throughout the area while discouraging the use of neighborhood streets by through traffic.*

**Commercial Corridors**

**Recommendation 18**
Widen South Congress Avenue between Williamson Creek and William Cannon Drive to allow for four travel lanes, a continuous turn lane, and bicycle lanes.

**Recommendation 19**
Undertake a study of the intersection of William Cannon Drive and North Bluff Lane to improve safety, visibility and functionality for motorists.

The turn lane funneling traffic from Interstate Highway 35 onto westbound William Cannon Drive is noted for the high number of automobile accidents. Improving safety should be considered as part of this study.

**Recommendation 20**
Conduct a study of the intersection of Mira Drive and Stassney Lane to improve safety, visibility, and usability for automobiles as development in the area increases.

**Neighborhood Streets**

**Recommendation 21**
Consider the suitability of conducting a traffic calming study in the West Congress Planning Area, examining the effects of through traffic on Ramble Lane from South 1st Street to South Congress Avenue.

**Recommendation 22**
Consider the suitability of conducting a traffic calming study in the Sweetbriar Planning Area, examining the effects of through traffic on Eberhart Lane from South 1st Street to South Congress Avenue.

**Recommendation 23**
Consider the suitability of conducting traffic calming studies and implementing such measures in the Greenwood Hills and Battle Bend Springs neighborhoods in the East Congress Planning Area.
Recommendation 24 Investigate widening North Bluff Drive to accommodate the increased in traffic from development.

Recommendation 25 Investigate methods to mitigate traffic congestion around Pleasant Hill School during drop-off and pick-up times.

Sources

GOAL FOUR

Improve the accessibility, convenience, and safety for all forms of transportation.

Austin’s quality of life, entertainment options, business and employment prospects, natural amenities, and educational opportunities have consistently placed the city on numerous national “best of” lists. This popularity has made Austin more attractive to greater numbers of people from across the country and overseas. However, as they continue to move to Central Texas an increased strain is being placed on the road and highway system. Consequently, the City of Austin is rapidly becoming one of the most congested cities of its size in the United States. According to the US Census Bureau, in 2003 Austinites spent an average of seven days in their cars coming and going to work (US Census Bureau). Adding additional capacity to area roadways can relieve some congestion. Promoting alternative modes of transportation by making them more attractive and available will improve mobility on a neighborhood, city, and regional basis.

The focus of the transportation element of the South Congress Combined Neighborhood Planning Area (SCCNPA) plan is improving the local transportation network and creating more viable transportation options—making it easier to walk or bicycle to the park, bus stop, or nearby store. The recommendations also place the planning area in the context of regional networks, making recommendations to facilitate trips passing through the planning area and connecting to the city and region as a whole.

Objective 4.1

*Improve pedestrian connections throughout area.*

*Interstate Highway 35 Frontage Road*

There are well-worn footpaths along the southbound frontage road of Interstate Highway 35 from Ben White Boulevard to Stassney Lane. Sidewalk ramps are in place, but there are no sidewalks or safe pedestrian crossings over Williamson Creek. Consequently, residents in nearby neighborhoods cannot safely walk or bicycle to restaurants and businesses located around the corner from them at the intersection of Stassney Lane and Interstate Highway 35. Those neighborhoods include Battle Bend Springs, Greenwood Hills, a number of multi-family developments, and a new subdivision at Colonial Park Boulevard currently under construction. The only current safe route is a long, roundabout one beginning at Sheraton Drive and continuing along South Congress Avenue to Stassney Lane.
Figure 23
Current Sidewalk Network and Existing and Potential Local Attractors
Figure 24
Proposed Sidewalk Network
**Recommendation 1**  Construct continuous sidewalks along the southbound frontage road of Interstate Highway 35 between Ben White Boulevard and Stassney Lane, including a pedestrian bridge over Williamson Creek.

**Recommendation 2**  Construct continuous sidewalks along the southbound frontage road of Interstate Highway 35 between Stassney Lane and William Cannon Drive.

*The frontage road bridge over Williamson Creek (above) does not have a dedicated space for pedestrians. To cross the bridge, people must walk on the edge of the outside lane with or against the flow of fast-moving, continuous traffic.*

*Worn paths (right) indicate pedestrians are walking along this segment of the southbound frontage road of Interstate Highway 35.*
**Interstate Highway 35 Frontage Road and William Cannon Drive**
The current configuration of the intersection of William Cannon Drive and the southbound frontage road of Interstate Highway 35 does not provide safe access for pedestrians and bicyclists to the retail centers south of William Cannon Drive or those on the east side of Interstate Highway 35. Planned and future residential development along nearby North Bluff Lane could generate increased pedestrian, bicycle, and automobile traffic to these commercial areas.

**Recommendation 3**  
Ensure that there are adequate pedestrian and bicycle facilities to serve the area around the intersection of William Cannon Drive and North Bluff Drive and the intersection of William Cannon Drive and Interstate Highway 35.

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The intersection of Interstate Highway 35 and William Cannon Drive lacks pedestrian and bicycle facilities. The lack of these facilities makes crossing the overpass a hazardous trip for people not traveling by car.

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**Ben White Boulevard**
Ben White Boulevard should serve as one of several gateways into Austin from the Austin Bergstrom International Airport. Currently, one-story buildings of varying age and condition characterize the eastbound Ben White Boulevard frontage road. The proposed changes to land use and zoning along this segment from commercial and industrial to mixed-use could promote significant redevelopment.

**Recommendation 4**  
Improve the pedestrian facilities along the eastbound Ben White Boulevard frontage road between South 1st Street and Interstate Highway 35 by providing the following as redevelopment occurs:
- Widened sidewalks.
- A grassy strip between the sidewalk and the curb.
- Species of street trees providing a significant canopy at maturity.
South Congress Avenue
The pedestrian infrastructure for South Congress Avenue in the SCCNPA is best characterized as fragmented. Sidewalks are installed along the street from Ben White Boulevard to Williamson Creek, but the number of curb cuts and wide driveways contribute to a disjointed pedestrian environment. South of the creek, the sidewalk network is, at best, incomplete. Pedestrians are often forced to walk along the shoulder of the road or in parking lots and driveways.

Looking south from Williamson Creek down South Congress Avenue. The lack of sidewalks, curbs, and gutters may be a significant impediment to redevelopment along portions of South Congress Avenue.

Recommendation 5 Complete the sidewalk network along the east and west sides of South Congress Avenue from Williamson Creek to William Cannon Drive.

Other Commercial Corridors
The majority of the other commercial corridors in the SCCNPA have sidewalks, with two significant exceptions. The first is the majority of the south side of Stassney Lane between South Congress Avenue and the frontage road of Interstate Highway 35. The second are the streets that run east/west through the St. Elmo industrial district. Adding sidewalks in these two areas would improve pedestrian safety and accessibility in the planning area.

Recommendation 6 Install a pedestrian crossing, if warranted, on Stassney Lane between South Congress Avenue and Mira Drive.

When the tracts of vacant land south of Stassney Lane are developed, the need for better pedestrian connectivity will become more important. Regardless of how this property is developed—mixed-use or as apartments—the internal pedestrian network should connect all parts of the
development and promote accessibility to the nearby stores and restaurants.

**Recommendation 7** Build a sidewalk along St. Elmo Road linking the frontage road of Interstate Highway 35 to South Congress Avenue.

**Neighborhoods**

Sidewalk networks of various quality serve the different residential neighborhoods in the SCCNPA. The Sweetbriar, Battlebend Springs, and Fairview neighborhoods have good sidewalk networks, whereas the Greenwood Hills and Pleasant Hill neighborhoods do not. The gaps in existing sidewalk networks should be filled sidewalk and connections should be created where there currently are none.

**Recommendation 8** Build new sidewalks along local neighborhood streets in the following locations:

**West Congress Neighborhood Planning Area**

- Build a sidewalk on Mockingbird Lane from Harvest Lane to South Congress Avenue.
- Build a sidewalk on the south side of Ramble Lane from South 1st Street to South Congress Avenue.
- Build a sidewalk along Creekline Drive between Heartwood Drive and Ramble Lane.

**East Congress Neighborhood Planning Area**

- Complete sidewalk on north side of New Castle Drive and west side of Sussex Drive to connect with sidewalks to be built by developers of vacant properties on the north side. *If a route on the opposite side is determined to be more desirable or more cost efficient, consider adding a sidewalk to the south side of New Castle Drive, the west side of Sussex Drive, and the south side of Colonial Park Boulevard between Sussex Drive and Weidemar Lane.*
- Build a sidewalk on west side of Suburban Drive from Battlebend Park to Westmoreland Drive.
- Build a sidewalk along Sheraton Avenue from Suburban Drive/Lucksinger Lane to connect with the new construction at the eastern edge of Sheraton Avenue.
- Build a sidewalk along Westmoreland Drive from Suburban Drive to Fort Clark Drive; Fort Clark Drive to New Castle Drive; New Castle Drive to Colonial Park Boulevard.
South Congress Combined Neighborhood Plan

Sweetbriar Neighborhood Planning Area

- Build a sidewalk along North Bluff Drive (preferably the south side) from South Congress Avenue to William Cannon Drive.
- Build a sidewalk along Blythewood Drive between Treys Way and Bramble Road.
- Build a sidewalk along Sandra Street between Glen Meadow Drive and South Congress Avenue.
- Build a sidewalk along Bramble Drive from Cedardale Drive to South First Street.

Objective 4.2

*Improve the regional and local bicycle network throughout the area.*

The CAMPO 2030 plan establishes an arterial bicycle network designating bike lanes on all arterials. Bicycle lanes along some of the SCCNPA arterials are incomplete and some have no connections to other routes. The following recommendations focus on improving the bicycle infrastructure within the planning area.

*Recommendation 9* Create striped bicycle lanes along South Congress Avenue from Williamson Creek to William Cannon Drive.

South of Williamson Creek there are no curbs or gutters. When the road is eventually widened, bicycle lanes should be added.

*Recommendation 10* Create a continuous bike route on William Cannon Drive, and consider the feasibility of filling the gap between South First Street and South Congress Avenue.

*Recommendation 11* Ensure that bicycle lanes along arterials in the South Congress Combined Neighborhood Planning Area are clearly identified and maintained.

Street improvements or alterations, signs, pavement markers, or other means of clarifying the bicycle routes should be considered.

*Recommendation 12* Determine the feasibility of creating an off-street pathway connecting the neighborhoods north of Williamson Creek to the businesses along Stassney Lane.
Objective 1.6

**Preserve affordable housing options.**

One of the themes repeated throughout the planning process was the affordability of the houses in the neighborhoods located in the planning area. This is a neighborhood characteristic many of the participants in the planning process would like to see maintained. However, if local real estate trends continue, this area will see an increase in demand and property values, and possibly the onset of large-scale redevelopment of single-family lots with larger homes. All of these factors would threaten the affordability of the SCCNPA. Concerned homeowners should continually monitor the market, as well as examine strategies of other neighborhoods that have undergone similar transitions, to identify appropriate strategies to mitigate the negative effects of market and development pressures on the area.

*North Bluff Drive’s wooded and rural nature should be preserved as the area develops. The mature forest canopy could provide an important amenity to future development.*

*The mobile home park located on South Congress Avenue in the Sweetbriar Neighborhood Planning Area provides reasonably priced housing for some of the residents of the SCCNPA.*
Recommendation 8  Monitor changes in residential real estate for signs of market and development pressure and implement strategies to maintain affordability.

Recommendation 9  Apply the mixed-use future land use designation to commercial properties on arterial roads to encourage combined residential and commercial projects, resulting in increased housing options and more housing units.

Recommendation 10  Maintain the mobile home park at South Congress Avenue and North Bluff Drive.
### South Congress Combined Neighborhood Plan Implementation Tracking Chart

**South Congress Combined Neighborhood Plan Implementation Tracking Chart**

<table>
<thead>
<tr>
<th>Action Item/ Recommendation</th>
<th>Priority Ranking and Fiscal Year</th>
<th>Status</th>
<th>Staff Comments</th>
<th>Contact Team Comments</th>
<th>Primary Resource</th>
<th>Secondary Resource</th>
</tr>
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<tbody>
<tr>
<td><strong>NOT COMPLETE</strong></td>
<td></td>
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<tr>
<td><strong>Capital Improvement Project</strong></td>
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<tr>
<td>4.15.e</td>
<td>81</td>
<td># Not Ranked</td>
<td>Not Currently Feasible or Recommended</td>
<td>8/2014 (PDRD): These is a buffered bike lane in this location. 12/2011 (CapMetro): As part of the BRT program, Capital Metro will be working with City of Austin to build new bus stops at several of the locations identified on this list. Where sufficient right of way exists, pullout bays will be built.</td>
<td>Priority 5 Sweetbriar FY 2010-11</td>
<td>Capital Metro</td>
</tr>
<tr>
<td>10/2010: The following locations were identified by the Contact Team: Northbound just south of Sheraton</td>
<td></td>
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<tr>
<td>81</td>
<td>Determine the feasibility of creating bus pullout bays at strategic or congested stops along South Congress Avenue.</td>
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<tr>
<td>4.15.f</td>
<td>81</td>
<td># Not Ranked</td>
<td>Not Currently Feasible or Recommended</td>
<td>8/2014 (PDRD): This stop has been eliminated. 12/2011 (CapMetro): As part of the BRT program, Capital Metro will be working with City of Austin to build new bus stops at several of the locations identified on this list. Where sufficient right of way exists, pullout bays will be built.</td>
<td>Priority 5 Sweetbriar FY 2010-11</td>
<td>Capital Metro</td>
</tr>
<tr>
<td>10/2010: The following locations were identified by the Contact Team: Northbound south of Wasson</td>
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<tr>
<td>4.16.b</td>
<td>81</td>
<td># 3</td>
<td>Not Yet Initiated</td>
<td></td>
<td>Priority 6 Sweetbriar FY 2010-11</td>
<td>Capital Metro</td>
</tr>
<tr>
<td>10/2010: The following locations were identified by the Contact Team: Northbound at Stassney</td>
<td></td>
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<tr>
<td>76</td>
<td>Construct continuous sidewalks along the southbound frontage road of Interstate Highway 35 between Ben White Boulevard and Stassney Lane including a pedestrian bridge over Williamson Creek.</td>
<td># 4 West Congress, FY 2017-18</td>
<td>Planned Project</td>
<td>5/2015 (PZD): Improved bicycle and pedestrian facilities are proposed with the Mobility35 project. Design is underway, but construction is not funded.</td>
<td>1/2011 (Contact Team): It is a high priority of the contact team to have a pedestrian bridge over Williamson Creek; not necessarily the construction of the sidewalks.</td>
<td>Public Works</td>
</tr>
<tr>
<td>84</td>
<td>Install restroom facilities at Battlebend Park.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>8/2014 (PDRD): Typically, restroom facilities are not provided at neighborhood parks.</td>
<td></td>
<td>PARD</td>
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</table>

**City of Austin Planning and Development Review Department**

**Plan Adopted 8/18/2005**
<table>
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<tr>
<td>2.2 54</td>
<td></td>
<td>Conduct a corridor study along South Congress Avenue to determine means to enhance the streetscape and street life. See plan for a list of suggested improvements.</td>
<td># 3 West Congress, 5 East Congress, FY 2017-18</td>
<td>Planned Project</td>
<td>8/2018: South Congress Avenue Corridor Mobility Plan is planned as part of 2016 Mobility Bond. The plan will make recommendations to improve safety, mobility and connectivity. 1/2010 (PDR): Staff has not been directed to conduct the referenced corridor study although some preliminary engineering and streetscape improvements have been completed through the South Congress Improvement Project. 6/2010 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2010-11 CIP 5-Year Plan.</td>
<td>Priority 3 West Congress FY 2010-11</td>
<td>Austin Transportation Department</td>
<td>Planning &amp; Zoning Department</td>
</tr>
<tr>
<td>4.2 76</td>
<td></td>
<td>Construct continuous sidewalks along the southbound frontage road of Interstate Highway 35 between Stassney Lane and William Cannon Drive.</td>
<td># Not Ranked</td>
<td>Planned Project</td>
<td>5/2015 (PZD): Improved bicycle and pedestrian facilities are proposed with the Mobility35 project. Design is underway, but construction is not funded. 1/2010 (Public Works): 3,000 linear feet at $25/square foot or $125 linear foot for the average 5’ sidewalk. All estimates are at today's construction costs and are subject to change in the future. Sidewalk Matrix Score: Very Low/Low. Included in Sidewalk Master Plan. Note: TxDOT right-of-way.</td>
<td>1/2011 (Contact Team): Contact Team no longer desires a sidewalk in this location; they feel it is not beneficial to the area. Priority 9 East Congress and 7 Sweetbriar FY 2010-11</td>
<td>Public Works</td>
<td>TxDOT</td>
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<tr>
<td>4.3 77</td>
<td></td>
<td>Ensure there are adequate pedestrian and bicycle facilities to serve the area around the intersection of William Cannon Drive and North Bluff Drive and the intersection of William Cannon Drive and Interstate Highway 35.</td>
<td># Not Ranked</td>
<td>Partially Complete</td>
<td>11/2016: Part of I-35 from Stassney Lane to William Cannon project includes improvements to bicycle and pedestrian accommodations. 1/2014 (PDR): There are sidewalks on both sides of William Cannon at this location, including the IH-35 overpass, but there are no pedestrian or bicycle facilities on North Bluff.</td>
<td></td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>4.4a 77</td>
<td></td>
<td>Improve the pedestrian facilities along the eastbound Ben White Boulevard frontage road between South 1st Street and Interstate Highway 35 by providing widened sidewalks as redevelopment occurs.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>5/2015 (PZD): Wider sidewalks are not required by City Code but could be required by potential code changes or through a PUD.</td>
<td></td>
<td>Public Works</td>
<td>TxDOT</td>
</tr>
<tr>
<td>4.4b 77</td>
<td></td>
<td>Improve the pedestrian facilities along the eastbound Ben White Boulevard frontage road between South 1st Street and Interstate Highway 35 by providing a grassy strip between the sidewalk and curb as redevelopment occurs.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
<td></td>
<td>Public Works</td>
<td>TxDOT</td>
</tr>
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</table>

**Funded by 2016 Mobility Bond: $675,000 - project is 43% complete**

**Funded by TxDOT Mobility 35 - $78.8M - project initiated**
<table>
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<tr>
<td>4.4c 77</td>
<td>11/27/2018</td>
<td>Improve the pedestrian facilities along the eastbound Ben White Boulevard frontage road between South 1st Street and Interstate Highway 35 by providing species of street trees providing a significant canopy at maturity as redevelopment occurs.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>7/2015 (PAZ): PAZ staff recommended this location to TxDOT staff for the 2016 Green Ribbon program. However, if landscaping is installed, it may not be along the sidewalk due to utility constraints and inadequate space. Landscaping on private property is more likely to provide the desired shade. 6/2010 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2010-11 CIP 5-Year Plan. 1/2010 (PDR): This recommendation calls for sidewalks and street trees along portions of Ben White Blvd, South 1st and IH-35. This area is within TxDOT right-of-way and will need to be addressed by that agency.</td>
<td>Priority 10 West Congress FY 2010-11</td>
<td>Public Works</td>
<td>TxDOT</td>
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<tr>
<td>5.4 85</td>
<td></td>
<td>Increase the number of significant shade trees in Battlebend Park.</td>
<td># Not Ranked</td>
<td>Partially Complete</td>
<td>12/2010 (PARD): 45 Trees were planted throughout Battlebend Park in 2006-2007.</td>
<td></td>
<td></td>
<td>PARD</td>
</tr>
<tr>
<td>4.5 78</td>
<td>12/2014</td>
<td>Complete the sidewalk network along the east and west sides of South Congress Avenue from Williamson Creek to William Cannon Drive.</td>
<td># 1 Sign</td>
<td>Planned Project</td>
<td>12/2014 (PDRD): The Public Works Dep't will be installing a sidewalk on S. Congress from W. Mockingbird to Stassney soon. 6/2014 (PDRD): TxDOT plans to fill sidewalk gaps and upgrade existing sidewalks to ADA standards along both sides of South Congress Avenue between Eberhart Lane and Foremost Drive. TxDOT will also install a sidewalk on the east side from Eberhart to Little Texas. Design is complete, and the contract is expected to be awarded next week. 6/2010 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2010-11 CIP 5-Year Plan. 1/2010 (Public Works): Funding pending future mobility bond program. 9,000 linear feet at $25/square foot or $125 linear foot for the average S’ sidewalk. All estimates are at today’s construction costs and are subject to change in the future. Sidewalk Matrix Score: High/Very High. Included in Sidewalk Master Plan.</td>
<td>Priority 7 East Congress and 4 Sweetbriar FY 2010-11</td>
<td>Public Works</td>
<td></td>
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<tr>
<td>5.5</td>
<td>88</td>
<td>Investigate creating a primitive trail system along the segment of Williamson Creek within the planning area, with the goal of connecting it to the trail planned along Williamson Creek east of Interstate Highway 35.</td>
<td>#1 Combined NPA, FY 2014-15</td>
<td>Planned Project</td>
<td>11/2016: Tier II urban trail. 12/2015 (PARD): The Emerald Wood Community Garden group applied to NPP on October 1st, 2015. Their application included a primitive trail, a crossing over the drainage channel under the bridge, and lighting under the 1st street bridge. We have prepared their application summary and budget to take forward to our board on January 12th, 2016. If this project gets approved by the board we will move forward with the construction. We will provide the materials for the trail but the neighborhood will be responsible for the construction of the trail. 1/2014 (PDRD): This recommendation is in the Bike Plan. 6/2010 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2010-11 CIP 5-Year Plan.</td>
<td>Priority 8 West Congress and 8 Sweetbriar FY 2010-11</td>
<td>Public Works</td>
<td>PARD</td>
</tr>
<tr>
<td>4.6</td>
<td>78</td>
<td>Install a pedestrian crossing, if warranted, on Stassney Lane between South Congress Avenue and Mira Drive</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
<td></td>
<td>Austin Transportation Department</td>
<td>Public Works</td>
</tr>
<tr>
<td>4.7</td>
<td>79</td>
<td>Build a sidewalk route along St. Elmo Road that links South Congress Avenue to the frontage road of Interstate Highway 35.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>6/2010 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2010-11 CIP 5-Year Plan. 1/2010 (Public Works): Funding pending future mobility bond program. 5,000 linear feet at $25/square foot or $125 linear foot for the average 5’ sidewalk. All estimates are at today’s construction costs and are subject to change in the future. Sidewalk Matrix Score: High/Very High. Included in Sidewalk Master Plan.</td>
<td>1/2011 (Contact Team): Request sidewalk along St. Elmo to the first street that turns south. Priority 9 West Congress FY 2010-11</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>5.7</td>
<td>89</td>
<td>Develop the City of Austin-owned property on the east side of South 1st Street south of Heartwood Lane into a neighborhood-friendly open space with passive uses. These uses would include areas for quiet contemplation. The area should be mowed up to the distinctly denser greenbelt along the creek, and native flora and trees should be left intact.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
<td></td>
<td>Priority 5 West Congress FY 2010-11</td>
<td>PARD</td>
</tr>
<tr>
<td>4.8a</td>
<td>79</td>
<td>Build a sidewalk on Mockingbird Lane from Harvest Lane to South Congress Avenue. (West Congress Planning Area)</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
<td></td>
<td>Public Works</td>
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</tbody>
</table>

City of Austin Planning and Development Review Department

Page 4

Plan Adopted 8/18/2005
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<tbody>
<tr>
<td><strong>4.8b</strong> Build sidewalk on the south side of Ramble Lane from South 1st Street to South Congress Avenue. (West Congress Planning Area)</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
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<td>Public Works</td>
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<tr>
<td><strong>4.8c</strong> Build a sidewalk along Creekline Drive between Heartwood Drive and Ramble Lane. (West Congress Planning Area)</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
<td></td>
<td>Public Works</td>
<td></td>
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<tr>
<td><strong>4.8f</strong> Build a sidewalk along Sheraton Avenue from Suburban Drive/Lucksinger Lane to connect with the new construction at the eastern edge of Sheraton Avenue. (East Congress Planning Area)</td>
<td>#1 East Congress, FY 2017-18</td>
<td>Planned Project</td>
<td>2/2016 (PAZ): This sidewalk is now anticipated to be completed under a different (future) contract if funding is available. 4/2015 (PZD): This sidewalk is scheduled for construction this year, funded by 2012 bonds. 1/2010 (Public Works): Funding pending future mobility bond program. 2,000 linear feet at $25/square foot or $125 linear foot for the average 5’ sidewalk. All estimates are subject to change in the future. Sidewalk Matrix Score: Low/Medium. Included in Sidewalk Master Plan.</td>
<td></td>
<td>Priority 2 East Congress FY 2010-11</td>
<td>Public Works</td>
</tr>
<tr>
<td><strong>4.8g</strong> Build a sidewalk along Westmoreland Drive from Suburban Drive to Fort Clark Drive; Fort Clark Drive to New Castle Drive; New Castle Drive to Colonial Park Boulevard. (East Congress Planning Area)</td>
<td>#3 East Congress, FY 2017-18</td>
<td>Not Yet Initiated</td>
<td>1/2010 (Public Works): Funding pending future mobility bond program. 1,200 linear feet at $25/square foot or $125 linear foot for the average 5’ sidewalk. All estimates are at today’s construction costs and are subject to change in the future. Sidewalk Matrix Score: Low/Medium. Included in Sidewalk Master Plan. (Note: approximately half of sidewalk already exists). 6/2010 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2010-11 CIP 5-Year Plan.</td>
<td></td>
<td>Priority 4 East Congress FY 2010-11</td>
<td>Public Works</td>
</tr>
<tr>
<td><strong>4.8h</strong> Build a sidewalk along North Bluff Drive (preferably the south side) from South Congress Avenue to William Cannon Drive. (Sweetbriar Planning Area)</td>
<td>#5 Sweetbriar, FY 2017-18</td>
<td>Not Yet Initiated</td>
<td>6/2010 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2010-11 CIP 5-Year Plan. 1/2010 (Public Works): Funding pending future mobility bond program. 3,600 linear feet at $25/square foot or $125 linear foot for the average 5’ sidewalk. All estimates are at today’s construction costs and are subject to change in the future. Sidewalk Matrix Score: High. Included in Sidewalk Master Plan.</td>
<td></td>
<td>Priority 9 Sweetbriar FY 2010-11</td>
<td>Public Works</td>
</tr>
<tr>
<td>Action Item/ Rec #</td>
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<tr>
<td>4.8i</td>
<td>80</td>
<td>Build a sidewalk along Blythewood Drive between Treys Way and Bramble Road. (Sweetbriar Planning Area)</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>6/2010 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2010-11 CIP 5-Year Plan. 1/2010 (Public Works): Funding pending future mobility bond program. 1,500 linear feet at $25/square foot or $125 linear foot for the average 5' sidewalk. All estimates are at today's construction costs and are subject to change in the future. Sidewalk Matrix Score: Medium/High. Included in Sidewalk Master Plan.</td>
<td>Priority 10 Sweetbriar FY 2010-11</td>
</tr>
<tr>
<td>4.8k</td>
<td>80</td>
<td>Build a sidewalk along Bramble Drive from Cedardale Drive to South First Street. (Sweetbriar Planning Area)</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>1/2010 (Public Works): Funding pending future mobility bond program. 700 linear feet at $25/square foot or $125 linear foot for the average 5' sidewalk. All estimates are at today's construction costs and are subject to change in the future. Sidewalk Matrix Score: High. Included in Sidewalk Master Plan. 6/2010 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2010-11 CIP 5-Year Plan.</td>
<td>Priority 2 Sweetbriar FY 2010-11</td>
</tr>
<tr>
<td>4.9</td>
<td>80</td>
<td>Create striped bicycle lanes along South Congress Avenue from Williamson Creek to William Cannon Drive.</td>
<td># 3 Combined NPA, FY 2014-15</td>
<td>Underway</td>
<td>5/2015 (PZD): This project is under construction. 6/2014 (PDRD): TXDOT plans to add 5’ bike lanes to South Congress between Eberhart Lane and Foremost Drive. Design is complete, and the contract is expected to be awarded next week. 3/2014 (Public Works): The bicycle program has already made request to TXDOT. Parts of this request are already scheduled in TXDOT projects. 1/2010 (Public Works): Recommended in Bicycle Plan but not programmed at this time. (Note: portion within TXDOT right-of-way).</td>
<td>Priority 8 East Congress and 6 West Congress FY 2010-11</td>
</tr>
<tr>
<td>2.10</td>
<td>58</td>
<td>Design and implement streetscape improvements to create a unique district along South Congress Avenue.</td>
<td># 2 West Congress, FY 2017-18</td>
<td>Not Yet Initiated</td>
<td>1/2010 (PDR): Staff has not been directed to identify potential improvements within this section of South Congress. No funding is currently identified for these improvements. 6/2010 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2010-11 CIP 5-Year Plan.</td>
<td>Priority 2 West Congress FY 2010-2011</td>
</tr>
<tr>
<td>4.10</td>
<td>80</td>
<td>Create a continuous bike route on William Cannon Drive, and consider the feasibility of filling the gap between South First Street and South Congress Avenue.</td>
<td># Not Ranked</td>
<td>Planned Project</td>
<td>8/2018: Multi modal improvements planned for construction with 2016 Mobility Bond funding. 1/2014 (PDRD): The Bike Plan recommends a bike lane in this location.</td>
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<tr>
<td>Action Item/Rec #</td>
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<tr>
<td>4.12 80</td>
<td></td>
<td>Determine the feasibility of creating an off-street pathway connecting the neighborhoods north of Williamson Creek to the businesses along Stassney Lane.</td>
<td>2 Sweetbriar, FY 2017-18</td>
<td>Not Yet Initiated</td>
<td>8/14/2014 (PDRD): The Austin Bicycle Plan recommends a multi-use path along Williamson Creek that could provide this connection.</td>
<td></td>
</tr>
<tr>
<td>4.13 81</td>
<td></td>
<td>Investigate establishing an off-street east-west pathway connecting the Battle Bend and Greenwood Hills neighborhoods to South Congress Avenue</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>1/2014 (PDRD): The Bike Plan recommends a multi-use path along Williamson Creek.</td>
<td></td>
</tr>
<tr>
<td>4.16.a 81</td>
<td></td>
<td>Determine the feasibility of creating bus pullout bays at strategic or congested stops along South 1st Street. 10/2010: The following locations were identified by the Contact Team: Southbound south of Stassney</td>
<td>4 Sweetbriar, FY 2017-18</td>
<td>Not Yet Initiated</td>
<td></td>
<td>Priority 6 Sweetbriar FY 2010-11</td>
</tr>
<tr>
<td>4.18 82</td>
<td></td>
<td>Widen South Congress Avenue between Williamson Creek and William Cannon Drive to allow for four travel lanes, a continuous turn lane, and bicycle lanes.</td>
<td>1 West Congress, 2 East Congress, FY 2017-18</td>
<td>Planned Project</td>
<td>6/2014 (PDRD): TXDOT plans to expand South Congress to a 4-lane divided arterial with 5’ bike lanes between Eberhart Lane and Foremost Drive. Design is complete, and the contract is expected to be awarded next week. The roadway north of Eberhart Lane has four regular travel lanes but no center turn lane or bicycle lanes.</td>
<td></td>
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<tr>
<td>4.19 82</td>
<td></td>
<td>Undertake a study of the intersection of William Cannon Drive and North Bluff Lane to improve safety, visibility and functionality for motorists.</td>
<td># Not Ranked</td>
<td>Planned Project</td>
<td>7/2018: design and construction of mobility, safety, connectivity improvements planned using 2016 mobility bond funds.</td>
<td></td>
</tr>
<tr>
<td>4.20 82</td>
<td></td>
<td>Conduct a study of the intersection of Mira Drive and Stassney Lane to improve safety, visibility, and usability for automobiles, particularly as development in the area increases.</td>
<td># Not Ranked</td>
<td>Unknown</td>
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Funded by 2016 Mobility Bond: $510,000 - project is complete.
<table>
<thead>
<tr>
<th>Action Item/Rec #</th>
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<tr>
<td>4.21 82</td>
<td>Consider the suitability of conducting a traffic calming study in the West Congress Planning Area examining the effects of through traffic on Ramble Lane from South 1st Street to South Congress Avenue.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>8/2014 (PDRD): To learn more about the Local Area Traffic Management program, including how to submit an application for traffic calming on a particular street, visit the City’s website at <a href="http://www.austintexas.gov/department/local-area-traffic-management">http://www.austintexas.gov/department/local-area-traffic-management</a>.</td>
<td></td>
<td>Austin Transportation Department</td>
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</tr>
<tr>
<td>4.22 82</td>
<td>Consider the suitability of conducting a traffic calming study in the Sweetbriar Planning Area examining the effects of through traffic on Eberhart Lane from South 1st Street to South Congress Avenue.</td>
<td># Not Ranked</td>
<td>Partially Complete</td>
<td>7/2017: new crosswalk stripes at William Cannon and Eberhart. 8/2014 (PDRD): To learn more about the Local Area Traffic Management program, including how to submit an application for traffic calming on a particular street, visit the City’s website at <a href="http://www.austintexas.gov/department/local-area-traffic-management">http://www.austintexas.gov/department/local-area-traffic-management</a>.</td>
<td></td>
<td>Austin Transportation Department</td>
<td></td>
</tr>
<tr>
<td>4.23 82</td>
<td>Consider the suitability of conducting traffic calming studies and implementing such measures in the Greenwood Hills and Battle Bend Springs neighborhoods in the East Congress Planning Area.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>3/2016 (ATD): Speed cushions are expected to be installed on Suburban Drive this year. 5/2015 (PZD): Traffic calming devices have been installed on Battle Bend Blvd. from Suburban Dr. to Presidio Road per request 12B-0059 in 2014 and on Colonial Park Blvd from Shelby Lane to Weidemar Lane per request 12A-0003 in 2012-2013. The Suburban Drive project is in design. 3/2014 (PDRD): Speed humps are in place on Westmorland Drive, installed prior to plan adoption. Speed mitigation request 13B-0012 for Sheraton Ave. from Suburban Drive to Old Castle Road is eligible for traffic calming but is not yet funded. 3/2013 (ATD): Speed mitigation request 12A-0018 for Suburban Drive from Sheraton Avenue to Battle Bend Blvd. is eligible and funded for traffic calming.</td>
<td>Priority 5 East Congress FY 2010-11</td>
<td>Austin Transportation Department</td>
<td></td>
</tr>
<tr>
<td>4.24 83</td>
<td>Investigate widening North Bluff Drive to accommodate the increase in traffic from current and future development.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
<td></td>
<td>Austin Transportation Department</td>
<td></td>
</tr>
<tr>
<td>4.25 83</td>
<td>Investigate methods to mitigate traffic congestion around Pleasant Hill School during drop-off and pick-up times.</td>
<td># Not Ranked</td>
<td>Unknown</td>
<td></td>
<td></td>
<td>Austin Transportation Department</td>
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## Non-Capital Improvement Project

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<tr>
<th>Action Item/Rec #</th>
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<th>Contact Team Comments</th>
<th>Primary Resource</th>
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</tr>
</thead>
<tbody>
<tr>
<td>2.1</td>
<td>54</td>
<td>Investigate the creation of programs or incentive packages to promote new pedestrian-oriented development or redevelopment. These may include public/private partnerships and/or changes to the land development code.</td>
<td># 2 West Congress, FY 2017-18</td>
<td>Ongoing</td>
<td>5/2014 (PDRD): Residents are encouraged to participate in the land development code revision process, CodeNext.</td>
<td>Priority 1 West Congress FY 2010-11</td>
<td>Contact Team</td>
<td>Planning &amp; Zoning Department</td>
</tr>
<tr>
<td>5.2</td>
<td>84</td>
<td>Increase the frequency of Austin Park Police and the Austin Police Department patrols in Battlebend Park as resources allow.</td>
<td># 1 East Congress, 4 West Congress, FY 2017-18</td>
<td>Unknown</td>
<td></td>
<td>Priority 6 East Congress FY 2010-11</td>
<td>APD</td>
<td></td>
</tr>
<tr>
<td>3.4</td>
<td>62</td>
<td>Establish agreements between the neighborhoods and the automobile dealerships to discourage the use of neighborhood streets for high-speed test-driving.</td>
<td># 1 Sweetbriar, 5 West Congress, FY 2017-18</td>
<td>Ongoing</td>
<td></td>
<td></td>
<td>Contact Team</td>
<td>Property Owners</td>
</tr>
<tr>
<td>2.5</td>
<td>56</td>
<td>Create an association of businesses along the portion of South Congress Avenue running through the planning area.</td>
<td># 2 East Congress, FY 2017-18</td>
<td>Not Yet Initiated</td>
<td></td>
<td></td>
<td>Contact Team</td>
<td></td>
</tr>
<tr>
<td>2.6</td>
<td>56</td>
<td>Consolidate curb cuts along South Congress Avenue and, where feasible, design joint access driveways as sites are developed or redeveloped.</td>
<td># 3 West Congress, 5 East Congress and Sweetbriar, FY 2017-18</td>
<td>Not Yet Initiated</td>
<td></td>
<td></td>
<td>Development Services Department</td>
<td>Austin Transportation Department</td>
</tr>
<tr>
<td>3.7</td>
<td>64</td>
<td>Encourage the planting of hardwood trees near the right-of-way of Stassney Lane between South Congress Avenue and South 1st Street on both developed properties and with new development</td>
<td># 2 West Congress, 4 East Congress and Sweetbriar, FY 2017-18</td>
<td>Not Yet Initiated</td>
<td>5/2015 (PZD): The City’s Urban Forest Grant Program provides grants for tree plantings. TreeFolks offers a yard evaluation and possibly free trees to individual property owners under the NeighborWoods program.</td>
<td>Priority 3 Sweetbriar FY 2010-11</td>
<td>Contact Team</td>
<td>Development Services Department</td>
</tr>
<tr>
<td>Action Item/Rec #</td>
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<tr>
<td>1.8</td>
<td>Monitor changes in residential real estate for signs of market and development pressure and implement strategies to maintain affordability.</td>
<td># 1 West Congress, 3 East Congress and Sweetbriar, FY 2017-18</td>
<td>Ongoing</td>
<td></td>
<td></td>
<td>Contact Team</td>
<td>NHCD</td>
<td></td>
</tr>
<tr>
<td>4.11</td>
<td>Ensure bicycle lanes along arterials in the South Congress Combined Neighborhood Planning Area are clearly identified and maintained.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>6/2014 (PDRD): TxDOT plans to add 5’ bike lanes to South Congress between Eberhart Lane and Foremost Drive. Design is complete, and the contract is expected to be awarded next week. 4/2014 (PDRD): The bike lanes on South Congress from Ben White Blvd. to Wasson Rd. were improved to buffered bike lanes in 2013. 1/2010 (Public Works): Included in operational budget.</td>
<td>Priority 7 West Congress and 10 East Congress FY 2010-11</td>
<td>Austin Transportation Department</td>
<td></td>
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</tr>
<tr>
<td>2.12</td>
<td>Create parking areas for larger commercial and mixed-use developments of a sufficient size to avoid on-street parking in adjacent neighborhoods.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>8/2014 (PDRD): The City Code continues to require off-site parking for all new development.</td>
<td></td>
<td>Property Owners</td>
<td>Planning &amp; Zoning Department</td>
<td></td>
</tr>
<tr>
<td>4.17</td>
<td>Add covered shelters to bus stops where appropriate.</td>
<td># 2 Sweetbriar, FY 2017-18</td>
<td>Partially Complete</td>
<td>1/2014 (PDRD): Stops along the MetroRapid 801 route will have shelters. 12/2011 (CapMetro): Capital Metro has minimum standards for bus shelters and other improvements. Stops are evaluated on a regular basis and per request.</td>
<td></td>
<td>Capital Metro</td>
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**COMPLETE**

**Capital Improvement Project**

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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>4.15.b</td>
<td>Determine the feasibility of creating bus pullout bays at strategic or congested stops along South Congress Avenue. 10/2010: The following locations were identified by the Contact Team: Southbound at Sandra Street</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>8/2014 (PDRD): This pull-out bay is complete. 12/2011 (CapMetro): Capital Metro will be working with City of Austin to build new bus stops at several of the locations identified on this list. Where sufficient right of way exists, pullout bays will be built.</td>
<td></td>
<td>Capital Metro</td>
<td>TxDOT</td>
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<tr>
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<td>Priority Ranking and Fiscal Year</td>
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<td>Secondary Resource</td>
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<tr>
<td>4.15.c Determine the feasibility of creating bus pullout bays at strategic or congested stops along South Congress Avenue. 10/2010: The following locations were identified by the Contact Team: Southbound at Ramble</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>8/2014 (PDRD): This pull-out bay is complete. 12/2011 (CapMetro): As part of the BRT program, Capital Metro will be working with City of Austin to build new bus stops at several of the locations identified on this list. Where sufficient right of way exists, pullout bays will be built.</td>
<td>Priority 5 Sweetbriar FY 2010-11</td>
<td>Capital Metro</td>
<td>TxDOT</td>
<td></td>
</tr>
<tr>
<td>4.15.d Determine the feasibility of creating bus pullout bays at strategic or congested stops along South Congress Avenue. 10/2010: The following locations were identified by the Contact Team: Southbound just north of William Cannon</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>8/2014 (PDRD): This pull-out bay is complete. 12/2011 (CapMetro): As part of the BRT program, Capital Metro will be working with City of Austin to build new bus stops at several of the locations identified on this list. Where sufficient right of way exists, pullout bays will be built.</td>
<td>Priority 5 Sweetbriar FY 2010-11</td>
<td>Capital Metro</td>
<td>TxDOT</td>
<td></td>
</tr>
<tr>
<td>5.3 Increase the number of tables and barbeque pits in Battlebend Park.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>8/2014 (PDRD): Today, there are several picnic tables with grills in the southwest side of the park.</td>
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<tr>
<td>4.8d Complete sidewalk on north side of Newcastle Drive and west side of Sussex Drive to connect with sidewalks to be built by developers of vacant properties on the north side. (East Congress Planning Area) Note: If a route on the opposite side is determined to be more desirable or more cost efficient, consider adding sidewalk to the south side of New Castle Drive, the west side of Sussex Drive, and the south side of Colonial Park Boulevard between Sussex Drive and Weidemar Lane.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>1/2010 (Public Works): Sidewalk exists on all recommended routes. Completed by non-city entity.</td>
<td>Priority 3 East Congress FY 2010-11</td>
<td>Public Works</td>
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<tr>
<td>4.8e Build a sidewalk on west side of Suburban Drive from Battlebend Park to Westmorland Drive. (East Congress Planning Area)</td>
<td>79</td>
<td>#5 Combined NPA, FY 2014-15</td>
<td>Complete</td>
<td>11/2015 (PA2): This sidewalk was completed in May. 1/2014 (PDRD): The Neighborhood Partnering Program has awarded funding to the application received for this project from the Battle Bend Springs HOA and the Greenwood Hills Neighborhood Association last June. 7/2011: (Public Works): Battle Bend Springs has submitted an application for this item to be considered for the Neighborhood Partnership Program. 2/2011 (Public Works): The absent sidewalk matrix score is based on several factors that are not arbitrary, such as proximity to attractors, income, health status, etc. the score will not change. 6/2010 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2010-11 CIP 5-Year Plan. 1/2010 (Public Works): Funding pending future mobility bond program. 200 linear feet at $25/square foot or $125 linear foot for the average 5’ sidewalk. All estimates are at today’s construction costs and are subject to change in the future. Sidewalk Matrix Score: Medium. Included in Sidewalk Master Plan. 1/2011 (Contact Team): The HOA President has taken photos of the area and no sidewalk exists. The Contact Team feels the need for a sidewalk is high and requests that Public Works re-evaluate the Sidewalk Matrix Score. The contact team also requests that the sidewalk be constructed on both sides of the road. Priority 1 East Congress FY 2010-11</td>
<td>Public Works</td>
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</tr>
<tr>
<td>4.8j Build a sidewalk along Sandra Street between Glen Meadow Drive and South Congress Avenue. (Sweetbriar Planning Area)</td>
<td>80</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>4/2015 (PZD): The sidewalk construction was completed on 1/2/2015. 12/2014 (PDRD): This sidewalk is under construction. 1/2010 (Public Works): Funding pending future mobility bond program. 800 linear feet at $25/square foot or $125 linear foot for the average 5’ sidewalk. All estimates are at today’s construction costs and are subject to change in the future. Sidewalk Matrix Score: Medium/High. Included in Sidewalk Master Plan. 6/2010 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2010-11 CIP 5-Year Plan.</td>
<td>Priority 1 Sweetbriar FY 2010-11</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>4.15a Determine the feasibility of creating bus pullout bays at strategic or congested stops along South Congress Avenue. 10/2010: The following locations were identified by the Contact Team: Northbound at Little Texas</td>
<td>81</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>8/2014 (PDRD): This pull-out bay was installed in early 2014. 12/2011 (CapMetro): As part of the BRT program, Capital Metro will be working with City of Austin to build new bus stops at several of the locations identified on this list. Where sufficient right of way exists, pullout bays will be built.</td>
<td>Priority 5 Sweetbriar FY 2010-11</td>
<td>Capital Metro</td>
<td>TxDOT</td>
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<tr>
<td>1.1 Establish generous setbacks between commercial, multi-family or mixed-use development and adjacent, single-family neighborhoods.</td>
<td>5/2009 (M. Laursen, PDR): Conditional overlays added to the zoning at time of plan adoption.</td>
<td>Complete</td>
<td># Not Ranked</td>
<td>Planning &amp; Zoning Department</td>
<td></td>
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</tr>
<tr>
<td>3.1 Allow mixed-use and commercial land uses along the frontage road of Ben White Boulevard west of South Congress Avenue to give flexibility to property owners and developers.</td>
<td>5/2009 (M. Laursen, PDR): Conditional overlays added to the zoning at time of plan adoption.</td>
<td>Complete</td>
<td># Not Ranked</td>
<td>Planning &amp; Zoning Department</td>
<td></td>
<td></td>
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<tr>
<td>1.2 Limit most commercial and mixed-use development to the planning area’s arterial roads or to established commercial districts or nodes.</td>
<td>5/2009 (M. Laursen, PDR): Conditional overlays added to the zoning at time of plan adoption.</td>
<td>Complete</td>
<td># Not Ranked</td>
<td>Planning &amp; Zoning Department</td>
<td></td>
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</tr>
<tr>
<td>3.2 Allow greater heights and a wider variety of commercial and mixed-use land uses along Ben White Boulevard from South Congress Avenue to Interstate 35 and on Interstate 35 from Ben White Boulevard to St Elmo Road.</td>
<td>5/2009 (M. Laursen, PDR): Rezonings approved concurrently with plan adoption.</td>
<td>Complete</td>
<td># Not Ranked</td>
<td>Planning &amp; Zoning Department</td>
<td></td>
<td></td>
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<tr>
<td>1.3 Allow the &quot;Impervious Cover and Parking Placement&quot; design tool for the entire planning area.</td>
<td>5/2009 (M. Laursen, PDR): Adopted for the North Bluff subdistrict within Sweetbriar, and all of East Congress and West Congress</td>
<td>Complete</td>
<td># Not Ranked</td>
<td>Planning &amp; Zoning Department</td>
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<tr>
<td>2.3 Denote commercial properties along South Congress Avenue with a mixed-use future land use notation to promote mixed-use development.</td>
<td></td>
<td>Complete</td>
<td># Not Ranked</td>
<td>Planning &amp; Zoning Department</td>
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<tr>
<td>3.3 Maintain the current commercial land use pattern along this portion of Interstate Highway 35.</td>
<td></td>
<td>Complete</td>
<td># Not Ranked</td>
<td>Planning &amp; Zoning Department</td>
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<tr>
<td>1.4 Apply neighborhood design tools to the older neighborhoods in the South Congress Combined Neighborhood Planning Area. See plan for a list of design tools and subdistricts.</td>
<td># Not Ranked</td>
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<td>Planning &amp; Zoning Department</td>
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<td>2.4 Denote residentially-occupied properties along South Congress Avenue with a mixed-use future land use designation to allow for mixed-use development.</td>
<td># Not Ranked</td>
<td>Complete</td>
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<tr>
<td>1.5 Increase the required setbacks between single-family and commercial and industrial uses.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>5/2009 (M. Laursen, PDR): Conditional overlays added to the zoning at time of plan adoption.</td>
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<tr>
<td>3.5 Assign the mixed-use future land use category to the vacant or easily redeveloped sites along Stassney Lane and Little Texas Lane to encourage vibrant, mixed-use, pedestrian-oriented development.</td>
<td># Not Ranked</td>
<td>Complete</td>
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<td>1.6 Limit vehicular access from commercial uses into residential neighborhoods where safe and practical.</td>
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<td>5/2009 (M. Laursen, PDR): Conditional overlays added to the zoning at time of plan adoption.</td>
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<td>3.6 Designate properties along Stassney Lane between South Congress Avenue and South 1st Street with the mixed-use future land use category.</td>
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<td>Priority Ranking and Fiscal Year</td>
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<td>Staff Comments</td>
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<tr>
<td>5.6 88 Engage developers and property owners with property in or along the 100-year flood plain of Williamson Creek and its tributaries early in the development process, working with them to set aside greenbelt and open space parcels for trail construction and parkland.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>12/2013 (WPD) The Watershed Protection Ordinance, passed 10/17/2013, facilitates creation and protection of open space by improving opportunities for transfer of development intensity. It also increases protection for open space by extending buffers for all creeks to begin at 64 acres of drainage; increasing development setbacks for creeks in previously unprotected or less-protected Suburban watersheds; providing additional buffers for critical environmental features; requiring development to be outside of an erosion hazard zone to keep buildings, roadways and utilities from being constructed in harms way.</td>
<td>Priority 4 West Congress FY 2010-11</td>
<td>PARD</td>
<td>Watershed Protection Department</td>
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<td>1.7 47 Allow the residential infill and neighborhood corner store options in the North Bluff Drive/Crow Lane area.</td>
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<td>Complete</td>
<td>5/2009 (M. Laursen, PDR): Approved for North Bluff Subdistrict</td>
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<td>2.7 56 Locate parking lots and parking structures beside, behind or beneath new commercial or mixed-use developments.</td>
<td># Not Ranked</td>
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<td>5/2009 (M. Laursen, PDR): This has been completed with the adoption of the Commercial Design Standards</td>
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<tr>
<td>2.8 56 Orient new commercial or mixed-use development along South Congress Avenue toward the street and provide street trees and other amenities promoting a more pleasant pedestrian environment.</td>
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<td>5/2009 (M. Laursen, PDR): This has been completed with the adoption of the Commercial Design Standards</td>
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<td>3.8 64 Allow commercial mixed-use development on properties located at the intersection of South 1st Street and Stassney Lane.</td>
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<tr>
<td>1.9 49 Apply the mixed-use future land use designation to commercial properties on arterial roads to encourage combined residential and commercial projects resulting in increased housing options and more housing units.</td>
<td># Not Ranked</td>
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<td>Plan page #</td>
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<tr>
<td>2.9</td>
<td>56</td>
<td>Create internal pedestrian and automobile circulation patterns reflecting traditional street networks in new commercial or mixed-use development on larger tracts located along South Congress Avenue.</td>
<td># Not Ranked</td>
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<td>5/2009 (M. Laursen, PDR): This has been completed with the adoption of the Commercial Design Standards</td>
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<tr>
<td>3.9</td>
<td>66</td>
<td>Allow mixed-use development on the commercial sites at the northeast corner of William Cannon Drive and South 1st Street and the nearby commercial property along South 1st Street.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>5/2009 (M. Laursen, PDR): This has been completed with the adoption of the Commercial Design Standards</td>
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<td>1.10</td>
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<td>Maintain the mobile home park at South Congress Avenue and North Bluff Drive.</td>
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<td>Complete</td>
<td>5/2009 (M. Laursen, PDR): Adopted FLUM designates this area as mobile homes.</td>
<td>Planning &amp; Zoning Department</td>
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<tr>
<td>3.10</td>
<td>68</td>
<td>Allow mixed-use on the commercially zoned or occupied properties along South 1st Street between Ben White Boulevard and St. Elmo Road.</td>
<td># Not Ranked</td>
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<td>5/2009 (PDR): This has been completed with the adoption of the Commercial Design Standards</td>
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<tr>
<td>2.11</td>
<td>58</td>
<td>Ensure the street lighting along the corridor is both continuous and appropriately hooded so that the environment feels safe and is attractively lit at night.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>5/2009 (PDR): This has been completed with the adoption of the Commercial Design Standards</td>
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<td>Austin Energy</td>
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<td>3.11</td>
<td>68</td>
<td>Designate the commercial properties at the intersection of South 1st Street and Stassney Lane with the mixed-use future land use category to encourage mixed-use redevelopment adding to the vitality of the corridor.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>5/2009 (PDR): This has been completed with the adoption of the Commercial Design Standards</td>
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<tr>
<td>3.12</td>
<td>70</td>
<td>Allow mixed-use along South 1st Street between Bramble Road and Blueberry Hill, supporting mostly small-scale office and residential uses.</td>
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<td>5/2009 (PDR): This has been completed with the adoption of the Commercial Design Standards</td>
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<td>4.14 Support the implementation of a rapid bus route along South Congress Avenue as proposed in the Capital Metropolitan Transportation Authority's (CMTA) All Systems Go plan adopted in 2004.</td>
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<td>12/2013 (PDRD): MetroRapid service is scheduled to begin on 1/26/2014.</td>
<td>Contact Team</td>
<td>Capital Metro</td>
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## Implementation Status of City-Related Recommendations

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Please note: “City-Related Recommendations” includes all recommendations for which the City of Austin is the primary implementing agency. Recommendations that would be implemented primarily by other agencies, community groups, or private property owners are excluded. This report was prepared by the City of Austin Planning and Zoning Department for the sole purpose of comprehensive planning. The City makes no warranty regarding specific accuracy or completeness.
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<th>Plan Name (Year Adopted)</th>
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Goals, Objectives, and Recommendations

By adopting the plan, the City Council demonstrates the City’s commitment to the implementation of the plan. However, every recommendation listed in this plan will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item. Approval of the plan does not legally obligate the City to implement any particular action item. The implementation will require specific actions by the neighborhood, the City and by other agencies. The Neighborhood Plan will be supported and implemented by

- City Boards, Commissions and Staff
- City Departmental Budgets
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action.
Funding for 2018 Projects – South Congress Combined Neighborhood Plan

Three Major Projects:

1) William Cannon Drive Corridor Mobility Plan – identified in South Congress Combined Neighborhood Plan as Objective 4.19 on Page 82 of the South Congress Combined Neighborhood Plan. Funded with 2016 Mobility Bond funds - $510,000 – project complete.
2) South Congress Avenue Mobility Plan – identified in South Congress Combined Neighborhood Plan as Objective 2.2 on Page 54 of the South Congress Combined Neighborhood Plan. Funded with 2016 Mobility Bond funds - $675,000 – project 43% complete.
3) Improvements along I-35 – identified in South Congress Combined Neighborhood Plan as Objective 4.1 and 4.2 on Page 76 – part of $78.8M in Mobility35 funds through TxDOT.
Urban CRP Scoring Criteria
February 27, 2019

Ms. Marni Holloway, Director
Multifamily Finance Division
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

RE: Letter from City Documenting Measurable Improvements
St. Elmo Commons – TDHCA #19180 – Development located in the South Congress Combined Neighborhood Plan Area

Dear Ms. Holloway:

Please accept this letter as documentation required by the Texas Department of Housing and Community Affairs (TDHCA) per the 2019 Housing Tax Credit Program Qualified Allocation Plan for the award of points in Section 11.9 (d)(7)(A)(iv)(I) as follows: “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 targeted efforts outlined in the plan and in reference to the requirements of 10 TAC §11.9(d)(7)(A)(iii)(I-IV). The letter must also discuss how the improvements will lead to an appropriate area for the placement of housing.”

The proposed St. Elmo Commons is located in the South Congress Combined Neighborhood Plan. The South Congress Combined Neighborhood Plan was adopted on August 18, 2005 by the City of Austin. The plan is still current as evidenced by the “Implementation Tracking Chart” that is updated regularly by Neighborhood Planning and Zoning staff. The plan will continue in effect until complete which we expect would be at least three years from now as many plan action items and recommendations are currently planned, in process or not yet initiated. As of the last Implementation Tracking Chart update dated 11/27/2018, the plan was 47% complete.

The targeted efforts defined through the “Goals” of the plan include retaining affordability in the plan neighborhood including supporting appropriately sited mixed-use developments that include housing and addressing street infrastructure neglect and sidewalks in disrepair thereby improving the accessibility, convenience and safety for all forms of transportation through the neighborhood. The measurable improvements to address these targeted efforts include:

1) As indicated on the City of Austin Development Services Department Emerging Projects site, Far South Congress Avenue is experiencing a building boom with numerous mixed-use projects emerging totaling over 1,500 multi-family, rental units, a good number of single-family units and new retail and restaurant spaces.

2) The development of Saint Elmo Public Market – located less than a .25 mile from St. Elmo Commons- is a mixed-use development that brings a host of amenities to the surrounding neighborhood including approximately 40,000 square feet of public food market, 108,000 square feet of creative office space, 385 apartments and a boutique hotel. The site offers numerous employment opportunities for future residents of St. Elmo Commons.

3) The area east of St. Elmo Road off South Congress Avenue, where St. Elmo Commons is to be located, just closed a $16M deal on a site that currently contains a 60,000 sf office and commercial campus that features creative office space and restaurant/brewery space, which
is another mixed use anchor for the neighborhood. Development of this scale offers unparalleled employment opportunities for future residents of St. Elmo Commons.

4) In 2016, Austin voters passed a $720M Mobility Bond to be utilized for transportation and mobility improvements in priority areas. The South Congress Combined Neighborhood Plan Area had two major corridor studies listed as desired Objectives in the Plan: a William Cannon Drive Corridor Study and South Congress Avenue Corridor Study. The William Cannon Drive Mobility Plan received an investment of $510,000 of 2016 Mobility Bond funds and is now complete. The South Congress Avenue Mobility Plan received an investment of $675,000 of 2016 Mobility Bond Funds is currently 43% complete. These studies will make recommendations to improve safety and connectivity along these corridors as requested in the Plan.

5) The Texas Department of Transportation’s Mobility35 plan includes various Objectives listed in the South Congress Combined Neighborhood Plan including improved bicycle and pedestrian facilities along I35 between Stassney Lane and William Cannon Drive and a pedestrian bridge over Williamson Creek. The project investment is $78.8M. The project started in 2016 and is planned to complete this year.

6) Capital Metro, the City’s transportation authority, has expanded services and routes where noted as lacking in the Plan area that improves public transit opportunities in the area. These improvements have created a more desirable place to locate housing, specifically affordable housing, as proposed by St. Elmo Commons. The improvements to sidewalk connectivity and public transit access will improve mobility in the target population in the Plan area. The unprecedented investment and development of commercial space in the Plan area provides residents of St. Elmo Commons with unlimited employment opportunities. Finally, St. Elmo Commons represents a much-desired assurance of affordability in an area that has exploded with multifamily development with little to non being affordable.

Since the creation of the South Congress Combined Neighborhood Plan, the Plan area has greatly improved through targeted planning, development and investment and is a very appropriate area for the location of St. Elmo Commons.

The Goals and Objectives as outlined in the South Congress Combined Neighborhood Plan are on schedule and we see no obstacles to those objectives, if proven feasible. Objectives from the Plan will continued to be implemented through a variety of budgeted authorities including the 2016 Mobility Bond and City of Austin Five-Year Capital Improvement Plan.

Please do not hesitate to contact me with any questions or concerns. I can be reached at (512) 974-3192.

Sincerely,

[Signature]

James B. May, AICP
Community Development Manager
WHEREAS, St Elmo Commons, LP ("Applicant"), its successors, assigns, or affiliates, proposes to construct affordable rental housing development to be located at or near 4510 Terry-O Lane ("Development") within the City of Austin using 9% Low Income Housing Tax Credits; and

WHEREAS, the Development will be located within the South Congress Combined Neighborhood Plan Area, which was initially adopted on August 18, 2005, in Ordinance No. 20050818-Z001; and

WHEREAS, the Texas Department of Housing and Community Affairs awards two points to an applicant if the governing body confirms that the particular tax credit project will contribute most significantly to concerted revitalization efforts in a specific area of the municipality; NOW THEREFORE,

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

The City Council confirms and designates the Applicant’s proposed Development as the development that will contribute most significantly to the concerted revitalization efforts within the South Congress Combined Neighborhood Plan Area.
BE IT FURTHER RESOLVED:

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

ADOPTED: February 7, 2019

ATTEST:

Jannette S. Goodall
City Clerk
Opportunity Index
Selected Points Categories and Evidence
for Concerted Revitalization Plan

1. Grocery
2. Pharmacy
The Development Site is located within 1 mile of a pharmacy.

Services at This Store

- **Auto Care Center**
  - Open until 8 pm

- **Pharmacy**
  - Closed until 9 am
  - Mon - Fri | 9 am - 9 pm
  - Sat | 9 am - 7 pm
  - Sun | 10 am - 6 pm
  - Refill a prescription
  - $4 Prescriptions

- **Photo Center**
  - Open until 10 pm

- **Pickup**
  - Open until 8 pm

- **Vision Center**
  - Closed until 9 am

See All →
Walmart Austin - E Ben White Blvd
@Walmart1253

About

FIND US

710 E Ben White Blvd
Austin, Texas

Call (512) 443-6601

Evidence the Amenity is operational.

Open Now 12:00 AM - 12:00 AM

Price Range $ 

http://www.walmart.com

Shopping & Retail
3. Health Facility
4. Child Care
   and DFPS license
Child Care Search Result Details

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

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AUSTIN, TX 78741 |
| Mailing Address: | 3819 S IH 35
AUSTIN, TX 78741 |
| Phone Number: | 737-800-4700 |
| County: | TRAVIS |
| Website Address: | www.brighthorizons.com/irs |
| Email Address: | futurestars@brighthorizons.com |
| Administrator/Director Name: | LaVonda Lyles |
| Type of Issuance: | Full Permit |
| Issuance Date: | 8/7/2013 |
| Permit Renewal Due By Date: | 8/7/2019 |
| Conditions on Permit: | No |
| Accepts Child-Care Subsidies: | Yes |
| Hours of Operation: | 06:00 AM-06:00 PM |
| Days of Operation: | Monday - Friday |
| Total Capacity: | 134 |
| Licensed to Serve Ages: | Infant, Toddler, Pre-Kindergarten, School |
| Number Of Admin Penalties: | 0 |
| Corrective Action: | No |
| Adverse Action: | No |
| Temporarily Closed: | No |

Three Year Inspection Summary

http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilityDetails.asp?type=DC&fid=1119472
Children grow fast.
Bright Horizons grows with them.

At Bright Horizons®, we’re right there with your child – providing an individualized, flexible curriculum that’s designed to inspire children at every age and stage.

In our early education programs, children grow from curious toddlers into explorative preschoolers, guided by knowledgeable child development professionals who actively engage children through intentional teaching practices that guide each child’s social, physical, emotional, and cognitive development. Parents go to work knowing their children are happy, safe, and well cared for, and children move to the elementary years socially prepared, excited to learn, and well-versed in the language, math, and science skills they’ll need to succeed.

Our own The World at Their Fingertips® curriculum informs every area of the Bright Horizons experience.

- **Language Works:** Integrates listening, reading, speaking, and writing
- **Math Counts:** Focuses on counting, sorting, pattern recognition, and problem solving
- **Science Rocks:** Encourages children to question, experiment, observe, and use the scientific method
- **Caring Matters:** Focuses on children’s social-emotional development and positive guidance
- **ArtSmart:** Helps children uncover their talents and express themselves through art, music, dance, and theater
- **Toward a Better World:** Helps children learn respect for the world, its diverse people, and the environment
- **Well Aware:** Fosters a positive attitude by helping children develop healthy habits and routines

The Development Site is within 2 miles of a center that is licensed by the Department of Family and Protective Services ("DFPS") specifically to provide a school-age program or to provide a child care program for infants, toddlers, and/or pre-kindergarten.
Our Programs

Our carefully crafted programs are age appropriate, all with the goal of encouraging curious, happy, and confident children who, above all, fully experience the joys of childhood.

The Growing World of Toddlers: Our hands-on toddler program promotes the development of age-specific skills in children ages 16 months to 3 years by:

- Offering age-appropriate learning opportunities to encourage individual skills, self-confidence, and independence
- Creating learning centers that include language and reading, math, fine motor, art, dramatic play, science and sensory exploration, and outdoor learning
- Providing activities to develop large motor skills such as climbing and throwing
- Establishing a relaxed environment to accommodate the unique disposition of the age

READY for SCHOOL: Our preschool and kindergarten prep programs for three to five-year-olds engage children intellectually, physically, emotionally, and socially, inspiring curiosity and creativity by:

- Targeting developmental and academic milestones in the areas of language and literacy, mathematical reasoning, and scientific investigation
- Introducing flexible curriculum that can engage each individual and adapt to each group
- Providing independent, teacher-directed, and small-group activities and experiences
- Creating multi-disciplinary learning centers that encourage individual skills and emerging interests in academics, creative expression, and outdoor learning

GETTING STARTED

At Bright Horizons, we understand that your child’s education is a priority and that choosing the right program is a big decision. To get started:

- Go to our website at brighthorizons.com/visit.
- Find an early education center near you and schedule a visit.
- Download a program checklist created by our own child development leaders, to help you identify the important aspects of an early education program.
- Contact us at 866-854-1958 at anytime to learn more.

© 2016 Bright Horizons Family Solutions LLC. All Rights Reserved.
Bright Horizons / Children's Choice at Future Stars
@BHFutureStars

About

Bright Horizons / Children's Choice at Future Stars is committed to providing the highest-quality child care and early education in the world.

Preschool · Day Care · Child Care Service
5. Indoor Recreation
Welcome to Crux Climbing Center! From experienced climbers to Austinites looking for a new workout option, Crux has something for everyone. This 22,000 square foot facility is stocked with rope climbing, bouldering, and strength training areas, a flex space for fitness and yoga classes, locker rooms, a kids' area, and a lounge space.

Founded by local Austin climbers, Matt Twyman and Kevin Goradia, Crux is designed to be much more than a gym—it’s a place where you can form a community. The lounge...
space gives you a great place to hang out with old friends or meet new ones after your workout. Friendly staff is always on hand to answer questions or help you out if you get stuck. Social events ranging from small, intimate community gatherings to large, blow-your-mind competitions are held at Crux all year long.

We’re excited to be a part of this South Austin neighborhood, and we hope you'll enjoy the atmosphere that we’ve built for you.
CALENDAR

FEATURED EVENTS

Evidence Amenity is operational.
Date Night

2 for $32
Feb. 14th

TWO DAY PASSES TO CRUX
+ TWO DRINKS AT COSMIC
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<td>Adam M. Available</td>
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<tr>
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</tr>
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<td>12p</td>
<td>Dynamic Circuit w/ Matt</td>
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<tr>
<td>12p</td>
<td>Power Vinyasa w/ Ellis</td>
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<td>Primal Fusion Yoga w/ Khalea</td>
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<td>Abs and Glutes w/ Mallorie</td>
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<tr>
<td>12p</td>
<td>Align &amp; Flow</td>
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6. Outdoor Recreation
Development Site is within 1 mile of an outdoor, dedicated, and permanent recreation facility available to the public.

**Accessing the Park**

**ADDRESS**
121 Sheraton Ave, Austin, TX 78745
(https://goo.gl/maps/iZojaiNR5F82)

**Quick Facts**

**WANT TO ADOPT THIS PARK?**
Check out our [Adopt-A-Park](/Adopt-A-Park) page for info.

**Popular For:**
• Basketball
• Picnics

For more park information or reservations visit: Austin Parks & Recreation (http://www.austintexas.gov/department/parks-and-recreation)

Evidence Amenity is operational.

More Photos
7. University and Accreditation
### Independent Universities

**Download the Excel Version**

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<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
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<tr>
<td>Abilene Christian University</td>
<td>Phil Schubert, President</td>
<td>(325) 674-2412</td>
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<tr>
<td>Amberton University</td>
<td>Melinda Reagan, President</td>
<td>(972) 279-6511</td>
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<tr>
<td>Austin College</td>
<td>Marjorie Hass, President</td>
<td>(903) 813-3001</td>
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<tr>
<td>Baylor University</td>
<td>Judge Ken Starr, Chancellor/President</td>
<td>(254) 710-3555</td>
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<tr>
<td>Concordia University Texas</td>
<td>Thomas Cedel, President</td>
<td>(512) 313-3000</td>
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<tr>
<td>Dallas Baptist University</td>
<td>Adam C. Wright, President</td>
<td>(214) 333-5130</td>
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<tr>
<td>East Texas Baptist University</td>
<td>Lawrence Ressler, Interim President</td>
<td>(903) 923-2222</td>
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<tr>
<td>Hardin-Simmons University</td>
<td>Lanny Hall, President</td>
<td>(325) 670-1226</td>
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<tr>
<td>Houston Baptist University</td>
<td>Robert Sloan, Jr, President</td>
<td>(281) 649-3450</td>
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<tr>
<td>Howard Payne University</td>
<td>William (Bill) Ellis, President</td>
<td>(325) 649-8000</td>
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<tr>
<td>Huston-Tillottson University</td>
<td>Larry Earvin, President</td>
<td>(512) 505-3001</td>
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<tr>
<td>Jarvis Christian College</td>
<td>Lester Newman, President</td>
<td>(903) 793-8090</td>
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<tr>
<td>LeTourneau University</td>
<td>Dale Lunsford, President</td>
<td>(903) 233-3100</td>
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<td>Lubbock Christian University</td>
<td>L. Tim Perrin, Chancellor</td>
<td>(806) 720-7127</td>
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<tr>
<td>McMurry University</td>
<td>Sandra Harper, President/CEO</td>
<td>(325) 793-3801</td>
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<tr>
<td>Our Lady of the Lake University of San Antonio</td>
<td>Jane Ann Slater, President</td>
<td>(210) 431-3950</td>
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<tr>
<td>Paul Quinn College</td>
<td>Michael Sorrell, President</td>
<td>(214) 379-5515</td>
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<tr>
<td>Rice University</td>
<td>David Leebron, President</td>
<td>(713) 348-5050</td>
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<tr>
<td>Schreiner University</td>
<td>Charlie T. McCormick, President</td>
<td>(830) 792-7346</td>
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<tr>
<td>South Texas College of Law Houston</td>
<td>Donald Guter, President/Dean</td>
<td>(713) 659-8040</td>
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<tr>
<td>Southern Methodist University</td>
<td>Gerald Turner, President</td>
<td>(214) 768-3300</td>
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<tr>
<td>Southwestern Adventist University</td>
<td>Ken Shaw, President</td>
<td>(817) 202-6202</td>
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### Latest News

- **02/04/2019**: Dual Credit Student Outcomes Data Updated
- **01/31/2019**: Data Resources for 2019 LBB Measures
- **01/25/2019**: Dual Credit Enrollment Data Updated for 2018
- **01/24/2019**: Enrollment Forecast 2019-2030 for Texas Institutions of Higher Education
- **12/12/2018**: 2016 Annual Texas Success Initiative Assessment (TSIA) Summary Score Report

### e-UPDATES

- [subscribe to updates](http://www.txhighereddata.org/Interactive/Institutionsshow.cfm?Type=2&Level=1)
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<td>Southwestern Assemblies of God University</td>
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<tr>
<td>St. Edward's University</td>
<td>3501 South Congress Avenue</td>
<td>Austin, TX 78704</td>
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<td>(512) 448-8411</td>
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<tr>
<td>St. Mary's University</td>
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<td>San Antonio, TX 78228</td>
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<td>(210) 436-3722</td>
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<td>Texas Christian University</td>
<td>2820 South University Drive</td>
<td>Fort Worth, TX 76129</td>
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<td>(817) 257-7783</td>
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<td>Texas College</td>
<td>2404 North Grand Avenue</td>
<td>Tyler, TX 75702</td>
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<td>Texas Lutheran University</td>
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<td>Texas Wesleyan University</td>
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<td>Trinity University</td>
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<td>University of Dallas</td>
<td>1845 E. Northgate Dr.</td>
<td>Irving, TX 75062-4799</td>
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<tr>
<td>University of Mary Hardin-Baylor</td>
<td>900 College Street</td>
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<tr>
<td>University of St. Thomas</td>
<td>3820 Montrose Boulevard</td>
<td>Houston, TX 77006</td>
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<td>University of the Incarnate Word</td>
<td>4301 Broadway, CPO # 303</td>
<td>San Antonio, TX 78209</td>
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<tr>
<td>Wayland Baptist University</td>
<td>1500 W. 7th Street</td>
<td>Plainview, TX 79072-6998</td>
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<tr>
<td>Wiley College</td>
<td>711 Wiley Avenue</td>
<td>Marshall, TX 75670-5199</td>
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The Development Site is located within 5 miles of an accredited university and has the authority to confer bachelor's degrees.
Photography and Media Arts
Political Science
Pre-Dental
Pre-Law
Pre-Medical
Pre-Physical Therapy
Pre-Veterinary
Psychology
Religious and Theological Studies
Social Work
Sociology
Spanish
Special Education
Teacher Education
Theater Arts
Video Game Development
Writing and Rhetoric

**Undecided about your major? Explore!** Take a look inside each school to learn about what our students and faculty in the majors are up to. Still not sure? Our Academic Counselors can help you select what's right for your interests.
Maps and Directions

The university has a physical campus where classes are regularly held for students pursuing their degrees.

Interactive Campus Map

Driving Directions

Open in Google Maps

From Loop 1 (Mopac)/Ben White Boulevard

From southbound Loop 1 (Mopac), exit at Loop 360. Stay on Loop 360 when it changes to Highway 71 East.

Exit at South Congress Avenue.

Turn left on South Congress Avenue.

Turn right on Woodward Street. Our campus will be just ahead on the left.

Turn left at the first campus entrance, Andre Drive.

From Interstate 35

From southbound I-35, take the Woodward Street exit (number 231).

From northbound I-35, exit at Ben White Boulevard. Remain on the access road until you reach Woodward Street.

Head west on Woodward Street. The campus is ahead on the right.

Turn right at the second campus entrance, Andre Drive.

Visitor Parking

Visitors planning a trip to campus can obtain a free guest ePermit by contacting the university department sponsoring their visit or by purchasing a visitor ePermit (Pay-to-Park) online. Individuals receiving a free guest ePermit will be directed...
Crime Data
Neighborhood Scout Report
The Development Site is located in a census tract with a property crime rate of 26 per 1,000 persons or less as defined by neighborhoodscout.com, or local law enforcement data sources.
AUSTIN, TX (WINDLEDGE DR / OLD CASTLE RD) REAL ESTATE

AVERAGE HOME VALUES

<table>
<thead>
<tr>
<th>Median Home Value:</th>
<th>$241,492</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Real Estate Taxes:</td>
<td>$5,210 (2.2% effective rate)</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD HOME PRICES

<table>
<thead>
<tr>
<th>Price Range</th>
<th>% of Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>$275,503 - $413,004</td>
<td>23.7%</td>
</tr>
<tr>
<td>$137,502 - $275,502</td>
<td>67.8%</td>
</tr>
<tr>
<td>$68,506 - $137,501</td>
<td>2.0%</td>
</tr>
<tr>
<td>$0 - $68,500</td>
<td>1.2%</td>
</tr>
<tr>
<td>$1,377,510 - $1,033,008</td>
<td>5.4%</td>
</tr>
<tr>
<td>$688,506 - $1,033,008</td>
<td>0.0%</td>
</tr>
<tr>
<td>$551,005 - $688,506</td>
<td>0.0%</td>
</tr>
<tr>
<td>$413,004 - $551,005</td>
<td>0.0%</td>
</tr>
<tr>
<td>$275,503 - $413,004</td>
<td>5.4%</td>
</tr>
</tbody>
</table>

YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD

9 YEARS AND 5 MONTHS

AVERAGE MARKET RENT

<table>
<thead>
<tr>
<th>Average Market Rent:</th>
<th>$1,968 per month</th>
</tr>
</thead>
</table>

GROSS RENTAL YIELD:

10.58

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Median Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Beds or More</td>
<td>$2,130</td>
</tr>
<tr>
<td>2 Beds or More</td>
<td>No Data</td>
</tr>
<tr>
<td>1 Bed</td>
<td>$1,230</td>
</tr>
<tr>
<td>Studio</td>
<td>No Data</td>
</tr>
</tbody>
</table>
SETTING

COASTAL  LAKEFRONT  FARMS

NEIGHBORHOOD LOOK AND FEEL

DENSLEY URBAN  URBAN  SUBURBAN  RURAL  REMOTE

NEIGHBORHOOD LOOK AND FEEL

DENSLEY URBAN  URBAN  SUBURBAN  RURAL  REMOTE

NEIGHBORHOOD LOOK AND FEEL

DENSLEY URBAN  URBAN  SUBURBAN  RURAL  REMOTE

HOUSING MARKET DETAILS

AGE OF HOMES

2000 or Newer  21.8%
1970 - 1999  50.5%
1940 - 1969  27.7%
1939 or Older  0.0%

TYPES OF HOMES

Single-Family  75.5%
Townhomes  8.6%
Small Apt. Buildings  9.9%
Apt. Complexes  6.0%
Mobile Homes  0.0%
Other  0.0%

HOME SIZE

No Bedroom  1.5%
1 Bedroom  6.2%
2 Bedrooms  16.5%
3 Bedrooms  63.5%
4 Bedrooms  11.1%
5 or more bedrooms  1.3%

SPECIAL PURPOSE HOUSING

Incarcerated  0.0%
College Dorms  0.0%
Military Housing  0.0%
Public Housing  0.0%
HOMEOWNERSHIP

HOMEOWNERSHIP RATE

- Owners: 61.7%
- Renters: 38.3%
- Seasonally Vacant: 0.0%
- Vacant Year-Round: 10.3%

Report date: Thursday, November 29, 2018

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### LIFESTYLE

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Time Homebuyers</td>
<td>89.2%</td>
<td>Very Good</td>
</tr>
<tr>
<td>Young Single Professionals</td>
<td>88.9%</td>
<td>Very Good</td>
</tr>
<tr>
<td>Luxury Communities</td>
<td>59.2%</td>
<td>Poor</td>
</tr>
<tr>
<td>Retirement Dream Areas</td>
<td>36.8%</td>
<td>Poor</td>
</tr>
<tr>
<td>Family Friendly</td>
<td>23.8%</td>
<td>Poor</td>
</tr>
<tr>
<td>College Student Friendly</td>
<td>10.4%</td>
<td>Poor</td>
</tr>
<tr>
<td>Vacation Home Locations</td>
<td></td>
<td>Poor</td>
</tr>
</tbody>
</table>

### SPECIAL CHARACTER

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hip Trendy</td>
<td>68.8%</td>
<td>Fair</td>
</tr>
<tr>
<td>Quiet</td>
<td>56.8%</td>
<td>Poor</td>
</tr>
<tr>
<td>Urban Sophisticates</td>
<td>50.1%</td>
<td>Poor</td>
</tr>
<tr>
<td>Walkable</td>
<td>30.4%</td>
<td>Poor</td>
</tr>
<tr>
<td>Nautical</td>
<td></td>
<td>Poor</td>
</tr>
</tbody>
</table>
AGE / MARITAL STATUS

AGE

- Under 5 Years: 5.9%
- 5 To 17: 11.3%
- 18 To 29: 19.4%
- 30 To 44: 26.6%
- 45 To 64: 27.3%
- 65 Years And Over: 9.6%

MARITAL STATUS

- Single: 52.1%
- Married: 34.2%
- Divorced: 10.3%
- Widowed: 2.4%

GENDER RATIO

- Male: 55.4%
- Female: 44.6%

MILITARY & COLLEGE STATUS

- Active Military: 0.0%
- Attending College: 4.7%

HOUSEHOLD TYPES

ONE PERSON HOUSEHOLDS

- This Neighborhood: 27.0%
- Nation: 27.7%

SAME SEX PARTNERS

- This Neighborhood: 2.3%
- Nation: 0.4%

MARRIED COUPLE WITH CHILD

- This Neighborhood: 14.4%
- Nation: 19.2%

SINGLE PARENT WITH CHILD

- This Neighborhood: 7.3%
- Nation: 9.3%
EMPLOYMENT INDUSTRIES

<table>
<thead>
<tr>
<th>Industry</th>
<th>% of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>14.7%</td>
</tr>
<tr>
<td>Accommodation</td>
<td>14.3%</td>
</tr>
<tr>
<td>Professional, scientific, and technical services</td>
<td>11.7%</td>
</tr>
<tr>
<td>Education</td>
<td>8.6%</td>
</tr>
<tr>
<td>Transportation</td>
<td>4.7%</td>
</tr>
<tr>
<td>Other</td>
<td>6.5%</td>
</tr>
<tr>
<td>Public Service</td>
<td>6.3%</td>
</tr>
<tr>
<td>Construction</td>
<td>6.1%</td>
</tr>
<tr>
<td>Real estate</td>
<td>4.9%</td>
</tr>
<tr>
<td>Wholesale</td>
<td>4.8%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>4.4%</td>
</tr>
<tr>
<td>Healthcare</td>
<td>4.2%</td>
</tr>
<tr>
<td>Administration</td>
<td>4.1%</td>
</tr>
<tr>
<td>Arts</td>
<td>1.5%</td>
</tr>
<tr>
<td>Information Technology</td>
<td>0.6%</td>
</tr>
<tr>
<td>Management</td>
<td>0.0%</td>
</tr>
<tr>
<td>Finance</td>
<td>0.0%</td>
</tr>
<tr>
<td>Utilities</td>
<td>0.0%</td>
</tr>
<tr>
<td>Mining</td>
<td>0.0%</td>
</tr>
<tr>
<td>Agriculture</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

COMMUTE TO WORK

AVERAGE ONE-WAY COMMUTE TIME

<table>
<thead>
<tr>
<th>Commute Time</th>
<th>% of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 15 minutes</td>
<td>18.8%</td>
</tr>
<tr>
<td>15-30 minutes</td>
<td>45.5%</td>
</tr>
<tr>
<td>30-45 minutes</td>
<td>26.4%</td>
</tr>
<tr>
<td>45-60 minutes</td>
<td>7.4%</td>
</tr>
<tr>
<td>Over 60 minutes</td>
<td>1.4%</td>
</tr>
</tbody>
</table>
MEANS OF TRANSPORT

- Drives Alone: 83.3%
- Carpool: 11.3%
- Bus: 3.8%
- Subway / Train: 0.0%
- Bike: 1.2%
- Walk: 0.4%
- Work at Home: 4.6%

VEHICLES PER HOUSEHOLD

- 0 Vehicles: 4.0%
- 1 or 2 Vehicles: 53.9%
- 3 or More Vehicles: 42.1%

MIGRATION & MOBILITY

- Moved Last Year: 13.3%
-Born out of State: 37.8%
-Foreign Born: 14.2%

RACE & ETHNIC DIVERSITY

DIVERSITY INDEX

66

(100 is the most diverse)

More diverse than 66% of U.S. neighborhoods.

OCCUPATIONS

- Executives, managers, & professionals: 33.2%
- Sales and service workers: 41.2%
- Office support workers: 12.9%
- Factory workers & laborers: 12.7%
- Farmers, foresters, & fishers: 0.0%
ANCESTRIES & LANGUAGES SPOKEN

ANCESTRY (TOP 20)

<table>
<thead>
<tr>
<th>Ancestry</th>
<th>% of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mexican</td>
<td>35.6%</td>
</tr>
<tr>
<td>German</td>
<td>12.8%</td>
</tr>
<tr>
<td>Irish</td>
<td>9.1%</td>
</tr>
<tr>
<td>English</td>
<td>5.0%</td>
</tr>
<tr>
<td>Italian</td>
<td>3.5%</td>
</tr>
<tr>
<td>Spanish</td>
<td>3.5%</td>
</tr>
<tr>
<td>Scottish</td>
<td>3.2%</td>
</tr>
<tr>
<td>Sub. African</td>
<td>3.2%</td>
</tr>
<tr>
<td>African</td>
<td>3.2%</td>
</tr>
<tr>
<td>Scandinavian</td>
<td>3.2%</td>
</tr>
<tr>
<td>European</td>
<td>1.7%</td>
</tr>
<tr>
<td>U.S. or American</td>
<td>1.5%</td>
</tr>
<tr>
<td>French</td>
<td>1.4%</td>
</tr>
<tr>
<td>Norwegian</td>
<td>1.1%</td>
</tr>
<tr>
<td>Central American</td>
<td>1.0%</td>
</tr>
<tr>
<td>British</td>
<td>0.9%</td>
</tr>
<tr>
<td>Scots-Irish</td>
<td>0.9%</td>
</tr>
<tr>
<td>Polish</td>
<td>0.8%</td>
</tr>
<tr>
<td>Dutch</td>
<td>0.8%</td>
</tr>
<tr>
<td>Austrian</td>
<td>0.6%</td>
</tr>
</tbody>
</table>

LANGUAGES SPOKEN (TOP 20)

<table>
<thead>
<tr>
<th>Language</th>
<th>% of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>English</td>
<td>65.6%</td>
</tr>
<tr>
<td>Spanish</td>
<td>32.0%</td>
</tr>
<tr>
<td>Italian</td>
<td>3.5%</td>
</tr>
<tr>
<td>German/French</td>
<td>2.0%</td>
</tr>
<tr>
<td>Polish</td>
<td>0.8%</td>
</tr>
<tr>
<td>Arabic</td>
<td>0.2%</td>
</tr>
<tr>
<td>Vietnamese</td>
<td>0.0%</td>
</tr>
<tr>
<td>Urdu</td>
<td>0.0%</td>
</tr>
<tr>
<td>Tagalog</td>
<td>0.0%</td>
</tr>
<tr>
<td>Russian</td>
<td>0.0%</td>
</tr>
<tr>
<td>Portuguese</td>
<td>0.0%</td>
</tr>
<tr>
<td>Persian</td>
<td>0.0%</td>
</tr>
<tr>
<td>Native American</td>
<td>0.0%</td>
</tr>
<tr>
<td>Mon-Khmer</td>
<td>0.0%</td>
</tr>
<tr>
<td>Korean</td>
<td>0.0%</td>
</tr>
<tr>
<td>Japanese</td>
<td>0.0%</td>
</tr>
<tr>
<td>Langa. of India</td>
<td>0.0%</td>
</tr>
<tr>
<td>Greek</td>
<td>0.0%</td>
</tr>
<tr>
<td>French</td>
<td>0.0%</td>
</tr>
<tr>
<td>Chinese</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

UNEMPLOYMENT RATE

<table>
<thead>
<tr>
<th>Region</th>
<th>% of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>This Neighborhood</td>
<td>6.4%</td>
</tr>
<tr>
<td>Nation</td>
<td>4.1%</td>
</tr>
</tbody>
</table>

AVERAGE INCOME

PER CAPITA INCOME

<table>
<thead>
<tr>
<th>Region</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>This Neighborhood</td>
<td>$29,529</td>
</tr>
<tr>
<td>Nation</td>
<td>$29,829</td>
</tr>
</tbody>
</table>
**MEDIAN HOUSEHOLD INCOME**

This Neighborhood: $60,223  
Nation: $55,322

**EDUCATION**

**PERCENT WITH COLLEGE DEGREE**

This Neighborhood: 32.0%  
Nation: 31.2%

**PERCENT WITH ADVANCE DEGREE**

This Neighborhood: 9.4%  
Nation: 11.9%

**INCOME AND EDUCATION**
AUSTIN, TX (WINLEDGE DR / OLD CASTLE RD) CRIME

67 Vital Statistics. 3 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>(100 is safest)</td>
</tr>
</tbody>
</table>

Safer than 10% of U.S. neighborhoods.

VIOLENT CRIME INDEX

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>(100 is safest)</td>
</tr>
</tbody>
</table>

Safer than 23% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE

<table>
<thead>
<tr>
<th>MURDER INDEX</th>
<th>RAPE INDEX</th>
<th>ROBBERY INDEX</th>
<th>ASSAULT INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>9</td>
<td>18</td>
<td>31</td>
</tr>
</tbody>
</table>

100 is safest

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)

MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 164 in Windledge Dr / Old Castle Rd
1 IN 241 in Austin
1 IN 230 in Texas
AUSTIN VIOLENT CRIMES

POPULATION: 947,890

<table>
<thead>
<tr>
<th></th>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>40</td>
<td>758</td>
<td>1,055</td>
<td>2,080</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>0.04</td>
<td>0.80</td>
<td>1.11</td>
<td>2.19</td>
</tr>
</tbody>
</table>

UNITED STATES VIOLENT CRIMES

POPULATION: 323,127,513

<table>
<thead>
<tr>
<th></th>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>17,250</td>
<td>130,603</td>
<td>332,198</td>
<td>803,007</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>0.05</td>
<td>0.40</td>
<td>1.03</td>
<td>2.49</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

8

(100 is safest)

Safer than 8% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE

<table>
<thead>
<tr>
<th>BURGLARY INDEX</th>
<th>THEFT INDEX</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>5</td>
<td>62</td>
</tr>
</tbody>
</table>

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)

My chances of becoming a victim of a property crime

1 IN 17 in Windledge Dr / Old Castle Rd
1 IN 28 in Austin
1 IN 36 in Texas
AUSTIN PROPERTY CRIMES

POPULATION: 947,890

<table>
<thead>
<tr>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>5,277</td>
<td>26,818</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>5.57</td>
<td>28.29</td>
</tr>
</tbody>
</table>

UNITED STATES PROPERTY CRIMES

POPULATION: 323,127,513

<table>
<thead>
<tr>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>1,515,096</td>
<td>5,638,455</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>4.69</td>
<td>17.45</td>
</tr>
</tbody>
</table>

CRIME PER SQUARE MILE

[Graph showing crime rates per square mile]
AUSTIN, TX (WINDLEDGE DR / OLD CASTLE RD) SCHOOLS

SCHOOL RATING INFORMATION

<table>
<thead>
<tr>
<th>SCHOOL QUALITY</th>
<th>NEIGHBORHOOD SCHOOL QUALITY RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Rates the quality of all K-12 public schools that serve this neighborhood.</td>
</tr>
<tr>
<td>(100 is best)</td>
<td>Better than 14% of U.S. schools.</td>
</tr>
</tbody>
</table>

Better than 14% of U.S. schools.

NEIGHBORHOOD SCHOOL QUALITY RATING

SCHOOLS THAT SERVE THIS NEIGHBORHOOD *

<table>
<thead>
<tr>
<th>SCHOOL DETAILS</th>
<th>GRADES</th>
<th>QUALITY RATING COMPARED TO TX</th>
<th>QUALITY RATING COMPARED TO NATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedichek Middle School</td>
<td>06-08</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>6800 Bill Hughes Rd</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin, TX, 78745</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crockett H S School</td>
<td>09-12</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>5601 Manchaca Rd</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin, TX, 78745</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fulmore M S School</td>
<td>06-08</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>201 E Mary St</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin, TX, 78704</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Galindo Elementary School</td>
<td>PK-05</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>3800 S 2 Nd St</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin, TX, 78704</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Linder Elementary School</td>
<td>01-05</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>2801 Metcalfe Rd</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin, TX, 78741</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pleasant Hill Elementary School</td>
<td>PK-05</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>6405 Cir S Rd</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin, TX, 78745</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Travis H S School</td>
<td>09-12</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>1211 E Oltorf St</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin, TX, 78704</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

| Adults In Neighborhood With College Degree Or Higher | 32.0% |
| Children In The Neighborhood Living In Poverty | 40.2% |

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THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

Students Enrolled in This District: 83,648
Schools in District: 130
Students Per Classroom: 14

DISTRICT QUALITY COMPARED TO TEXAS

5
(10 is best)
Better than 49.5% of TX school districts.

DISTRICT QUALITY COMPARED TO U.S. 10

4
(10 is best)
Better than 37.5% of US school districts.

Public School Test Scores (No Child Left Behind)

Proficiency in Reading and Math:
- District: 44%
- State: 42%

Proficiency in Reading:
- District: 46%
- State: 41%

Proficiency in Math:
- District: 42%
- State: 42%

School District Enrollment By Group

ETHNIC/RACIAL GROUPS

<table>
<thead>
<tr>
<th>Group</th>
<th>THIS DISTRICT</th>
<th>THIS STATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>White (non-hispanic)</td>
<td>27.4%</td>
<td>29.2%</td>
</tr>
<tr>
<td>Black</td>
<td>8.1%</td>
<td>12.9%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>60.4%</td>
<td>53.4%</td>
</tr>
<tr>
<td>Asian Or Pacific Islander</td>
<td>4.0%</td>
<td>4.1%</td>
</tr>
<tr>
<td>American Indian Or Native Of Alaska</td>
<td>0.2%</td>
<td>0.4%</td>
</tr>
</tbody>
</table>

ECONOMIC GROUPS

<table>
<thead>
<tr>
<th>Group</th>
<th>THIS DISTRICT</th>
<th>THIS STATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economically Disadvantaged</td>
<td>56.9%</td>
<td>58.7%</td>
</tr>
<tr>
<td>Free Lunch Eligible</td>
<td>51.5%</td>
<td>52.7%</td>
</tr>
<tr>
<td>Reduced Lunch Eligible</td>
<td>5.4%</td>
<td>6.0%</td>
</tr>
</tbody>
</table>
### Educational Expenditures

<table>
<thead>
<tr>
<th>FOR THIS DISTRICT</th>
<th>PER STUDENT</th>
<th>TOTAL</th>
<th>% OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instructional Expenditures</td>
<td>$5,625</td>
<td>$480,093,750</td>
<td>44.2%</td>
</tr>
<tr>
<td>Support Expenditures</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student</td>
<td>$435</td>
<td>$37,127,250</td>
<td>3.4%</td>
</tr>
<tr>
<td>Staff</td>
<td>$684</td>
<td>$56,672,400</td>
<td>5.2%</td>
</tr>
<tr>
<td>General Administration</td>
<td>$73</td>
<td>$6,230,550</td>
<td>0.6%</td>
</tr>
<tr>
<td>School Administration</td>
<td>$611</td>
<td>$52,148,850</td>
<td>4.8%</td>
</tr>
<tr>
<td>Operation</td>
<td>$1,070</td>
<td>$91,324,500</td>
<td>8.4%</td>
</tr>
<tr>
<td>Transportation</td>
<td>$350</td>
<td>$29,672,500</td>
<td>2.8%</td>
</tr>
<tr>
<td>Other</td>
<td>$408</td>
<td>$34,822,800</td>
<td>3.2%</td>
</tr>
<tr>
<td>Total Support</td>
<td>$3,611</td>
<td>$308,198,850</td>
<td>28.4%</td>
</tr>
<tr>
<td>Non-instructional Expenditures</td>
<td>$3,477</td>
<td>$296,761,950</td>
<td>27.3%</td>
</tr>
<tr>
<td>Total Expenditures</td>
<td>$12,714</td>
<td>$1,085,139,900</td>
<td>100.0%</td>
</tr>
</tbody>
</table>
SCOUT VISION® SUMMARY

RISING STAR INDEX ①

Very Low

Appreciation Potential (3 years)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX ①

Blue Chip

Past Appreciation and existing fundamentals

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast ①

SCOUT VISION® HOME VALUE TRENDS AND FORECAST

<table>
<thead>
<tr>
<th>TIME PERIOD</th>
<th>TOTAL APPRECIATION</th>
<th>AVG. ANNUAL RATE</th>
<th>COMPARED TO METRO*</th>
<th>COMPARED TO AMERICA*</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Year Forecast:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018 Q3 - 2021 Q3</td>
<td>6.45% ↑</td>
<td>2.10% ↑</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Latest Quarter:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018 Q1 - 2018 Q2</td>
<td>1.00% ↑</td>
<td>4.04% ↑</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Last 12 Months:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017 Q2 - 2018 Q2</td>
<td>4.46% ↑</td>
<td>4.46% ↑</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>Last 2 Years:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2016 Q2 - 2018 Q2</td>
<td>14.28% ↑</td>
<td>6.90% ↑</td>
<td>8</td>
<td>7</td>
</tr>
<tr>
<td>Last 5 Years:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2013 Q2 - 2018 Q2</td>
<td>61.22% ↑</td>
<td>10.02% ↑</td>
<td>9</td>
<td>10</td>
</tr>
<tr>
<td>Last 10 Years:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2008 Q2 - 2018 Q2</td>
<td>70.92% ↑</td>
<td>5.50% ↑</td>
<td>9</td>
<td>10</td>
</tr>
<tr>
<td>Since 2000:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Q1 - 2018 Q2</td>
<td>156.17% ↑</td>
<td>5.44% ↑</td>
<td>9</td>
<td>10</td>
</tr>
</tbody>
</table>

* 10 is highest
KEY PRICE DRIVERS AT THIS LOCATION

Pros

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

+ Income Trend
+ Access to High Paying Jobs

Cons

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

- Crime
- Neighborhood Look & Feel
- Regional Housing Market Outlook
- Vacancies
- School Performance

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS

<table>
<thead>
<tr>
<th>Similar Price</th>
<th>Price advantage score</th>
<th>RATINGS: 1=Strong Disadvantage 2=Disadvantage 3=Similar Price 4=Advantage 5=Strong Advantage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>$133</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>Neighborhood price per sqft</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>$135</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>Average Nearby Home Price per sqft</td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ACCESS TO HIGH PAYING JOBS

<table>
<thead>
<tr>
<th>Excellent</th>
<th>Jobs score</th>
<th>RATINGS: 1=Limited 2=Below Average 3=Average 4=Very Good 5=Excellent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

JOBS WITHIN AN HOUR

<table>
<thead>
<tr>
<th>WITHIN</th>
<th>HIGH-PAYING* JOBS</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 minutes</td>
<td>4870</td>
</tr>
<tr>
<td>10 minutes</td>
<td>34281</td>
</tr>
<tr>
<td>15 minutes</td>
<td>136313</td>
</tr>
<tr>
<td>20 minutes</td>
<td>208184</td>
</tr>
<tr>
<td>30 minutes</td>
<td>332350</td>
</tr>
<tr>
<td>45 minutes</td>
<td>404547</td>
</tr>
<tr>
<td>60 minutes</td>
<td>438939</td>
</tr>
</tbody>
</table>

*Annual salary of $75,000 or more
SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

AVG. ANNUAL HOMEOWNERSHIP TRENDS Over last 5 years

AVG. ANNUAL RENT PRICE TRENDS Over last 5 years

AVG. ANNUAL VACANCY TRENDS Over last 5 years

SCOUT VISION® CRIME TRENDS AND FORECAST

SCOUT VISION® EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years

AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years
SCOUT VISION® ECONOMIC TRENDS AND FORECAST

AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years

AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years

AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years

SCOUT VISION® DEMOGRAPHIC TRENDS

<table>
<thead>
<tr>
<th>DISTANCE FROM LOCATION</th>
<th>POPULATION 5 YEARS AGO</th>
<th>CURRENT POPULATION</th>
<th>PERCENT CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Half Mile</td>
<td>3,582</td>
<td>3,040</td>
<td>-15.32%</td>
</tr>
<tr>
<td>1 Mile</td>
<td>12,044</td>
<td>12,701</td>
<td>5.23%</td>
</tr>
<tr>
<td>3 Miles</td>
<td>128,496</td>
<td>141,888</td>
<td>10.43%</td>
</tr>
<tr>
<td>5 Miles</td>
<td>256,979</td>
<td>291,574</td>
<td>13.47%</td>
</tr>
<tr>
<td>10 Miles</td>
<td>587,018</td>
<td>658,977</td>
<td>12.26%</td>
</tr>
<tr>
<td>15 Miles</td>
<td>886,325</td>
<td>964,335</td>
<td>12.19%</td>
</tr>
<tr>
<td>25 Miles</td>
<td>1,531,592</td>
<td>1,746,621</td>
<td>14.04%</td>
</tr>
<tr>
<td>50 Miles</td>
<td>2,050,761</td>
<td>2,367,280</td>
<td>15.43%</td>
</tr>
</tbody>
</table>

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

AUSTIN-ROUND ROCK, TX METRO AREA REGIONAL INVESTMENT POTENTIAL

Regional Appreciation Potential (3yr)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Very High
HOUSING AFFORDABILITY TRENDS: AUSTIN-ROUND ROCK, TX METRO AREA

Years of average household income needed to buy average home

<table>
<thead>
<tr>
<th></th>
<th>Regional Historical Low</th>
<th>Regional Historical High</th>
<th>Current</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2.48</td>
<td>3.71</td>
<td>3.71</td>
</tr>
</tbody>
</table>

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

<table>
<thead>
<tr>
<th>REGIONAL TREND</th>
<th>LAST 2 YEARS</th>
<th>COMPARED TO NATION*</th>
<th>LAST 1 YEAR</th>
<th>COMPARED TO NATION*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population Growth</td>
<td>5.72% ↑</td>
<td>4</td>
<td>2.67% ↑</td>
<td>5</td>
</tr>
<tr>
<td>Job Growth</td>
<td>7.54% ↑</td>
<td>4</td>
<td>3.59% ↑</td>
<td>5</td>
</tr>
<tr>
<td>Income Trend (Wages)</td>
<td>13.02% ↑</td>
<td>6</td>
<td>7.55% ↑</td>
<td>6</td>
</tr>
<tr>
<td>Unemployment Trend</td>
<td>-0.29% ↓</td>
<td>1</td>
<td>-0.22% ↓</td>
<td>2</td>
</tr>
<tr>
<td>Stock Performance of Region's Industries</td>
<td>40.24% ↑</td>
<td>6</td>
<td>25.02% ↑</td>
<td>8</td>
</tr>
<tr>
<td>Housing Added</td>
<td>5.44% ↑</td>
<td>6</td>
<td>2.64% ↑</td>
<td>6</td>
</tr>
<tr>
<td>Vacancy Trend</td>
<td>0.43% ↑</td>
<td>3</td>
<td>-1.64% ↓</td>
<td>6</td>
</tr>
</tbody>
</table>

* 10 is highest

Disclaimer

Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by location inc. Nothing contained in or generated by a Location Inc. Product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection. Location Inc. Makes no express or implied warranty and all information and content is provided
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ABOUT AUSTIN, TX (WINDLEDGE DR / OLD CASTLE RD)

Real Estate Prices and Overview

Windledge Dr / Old Castle Rd median real estate price is $241,492, which is more expensive than 76.6% of the neighborhoods in Texas and 58.4% of the neighborhoods in the U.S.

The average rental price in Windledge Dr / Old Castle Rd is currently $1,968, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 91.7% of the neighborhoods in Texas.

Windledge Dr / Old Castle Rd is a suburban neighborhood (based on population density) located in Austin, Texas.

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

Home and apartment vacancy rates are 10.3% in Windledge Dr / Old Castle Rd. NeighborhoodScout analysis shows that this rate is lower than 42.7% of the neighborhoods in the nation, approximately near the middle range for vacancies.

Notable & Unique Neighborhood Characteristics

The way a neighborhood looks and feels when you walk or drive around it, from its setting, its buildings, and its flavor, can make all the difference. This neighborhood has some really cool things about the way it looks and feels as revealed by NeighborhoodScout's exclusive research. This might include anything from the housing stock to the types of households living here to how people get around.

Notable & Unique: People

Windledge Dr / Old Castle Rd has the amazing distinction of housing more same sex couples living together than 97.5% of neighborhoods in the U.S. If you are seeking such a neighborhood, NeighborhoodScout's analysis shows that this is one place that you should consider.

Notable & Unique: Occupations

From major sales accounts to fast-food workers, sales and service employees are often the backbone of the local economy. In the Windledge Dr / Old Castle Rd neighborhood, they truly stand out. NeighborhoodScout's exclusive analysis identifies this neighborhood as having a higher percentage of sales and service workers than 95.1% of all American neighborhoods.

Notable & Unique: Diversity

Significantly, 2.0% of its residents five years old and above primarily speak German/Yiddish at home. While this may seem like a small percentage, it is higher than 96.9% of the neighborhoods in America.
The Neighbors

The Neighbors: Income

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

The neighbors in the Windledge Dr / Old Castle Rd neighborhood in Austin are upper-middle income, making it an above average income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 61.4% of the neighborhoods in America. With 40.2% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 84.2% of U.S. neighborhoods.

The Neighbors: Occupations

What we choose to do for a living reflects who we are. Each neighborhood has a different mix of occupations represented, and together these tell you about the neighborhood and help you understand if this neighborhood may fit your lifestyle.

In the Windledge Dr / Old Castle Rd neighborhood, 41.2% of the working population is employed in sales and service jobs, from major sales accounts, to working in fast food restaurants. The second most important occupational group in this neighborhood is executive, management, and professional occupations, with 33.2% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (12.9%), and 12.7% in manufacturing and laborer occupations.

The Neighbors: Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in the Windledge Dr / Old Castle Rd neighborhood is English, spoken by 65.8% of households. Other important languages spoken here include Spanish and Italian.

The Neighbors: Ethnicity / Ancestry

Boston's Beacon Hill blue-blood streets, Brooklyn's Orthodox Jewish enclaves, Los Angeles' Persian neighborhoods. Each has its own culture derived primarily from the ancestries and culture of the residents who call these neighborhoods home. Likewise, each neighborhood in America has its own culture – some more unique than others – based on lifestyle, occupations, the types of households – and importantly – on the ethnicities and ancestries of the people who live in the neighborhood. Understanding where people came from, who their grandparents or great-grandparents were, can help you understand how a neighborhood is today.

In the Windledge Dr / Old Castle Rd neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (35.6%). There are also a number of people of German ancestry (12.8%), and residents who report Irish roots (9.1%), and some of the residents are also of English ancestry (5.0%), along with some Italian ancestry residents (3.5%), among others. In addition, 14.2% of the residents of this neighborhood were born in another country.
Getting to Work

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in Windledge Dr / Old Castle Rd neighborhood spend between 15 and 30 minutes commuting one-way to work (45.9% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (83.3%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (11.3%). In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.
Educational Attainment
Educational Attainment Data (§11.9(c)(5) of the 2019 Qualified Allocation Plan)

The educational attainment for the population 25 years and over data is from table S1501 2012 - 2016 5-year American Community Survey (ACS). This data corresponds with the Opportunity Index scoring item at §11.9(c)(4) of the 2019 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.

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>Census Tract Ab.</th>
<th>Estimate Total</th>
<th>Associates Degree or Higher</th>
<th>Rate of Assoc degree or higher by Census tract</th>
</tr>
</thead>
<tbody>
<tr>
<td>48453002403</td>
<td>Census Tract 24.03, Travis County, Texas</td>
<td>2037</td>
<td>729</td>
<td>35.79%</td>
</tr>
</tbody>
</table>
Part 9
Review Tabs
Multifamily Finance Division staff will place scanned copies of deficiency documents behind this tab in the application .pdf
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 §11.1(d)(2) and described in §11.201(7), §11.201(7)(A) and §11.201(7)(B) of the 2019 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. 10 TAC §11.9(d)(7)(A)(i) requires a CRP for “a distinct area that was once vital and has lapsed into a condition requiring concerted revitalization ...” Please point staff to examples of language in the South Congress Combined Neighborhood Plan that speaks to why it was created for the purpose of revitalizing a distinct area that was once vital and now warrants reinvestment. Page 1 of the CRP directs staff to a document titled “Description of How Area Was Once Vital and How it Has Lapsed in to a Condition Requiring Concerted Revitalization,” but staff cannot locate this document in the CRP packet. Can the Applicant provide a page number?

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__________
Patrick Russell
Multifamily Policy Research Specialist
Texas Department of Housing & Community Affairs
221 E. 11th Street | Austin, TX 78701
(512) 475-0927

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Dear Mr. Russell:

As the Community Development Administrator, City of Austin, Neighborhood Housing & Community Development Department, this letter confirms that James May is the appropriate city official to sign the letters “providing documentation of measurable improvements within the revitalization area” for all applications submitted within the city limits of the City of Austin. Mr. May leads our departments efforts in assessing all applications that submit housing tax credit applications for sites within the city limits of the City of Austin, and therefore, he is the most appropriate person to provide such a letter.

I appreciate your time and assistance. Please do not hesitate to contact me for further information.

Sincerely,

Mandy De Mayo | Community Development Administrator
City of Austin | Neighborhood Housing and Community Development
T: 512.974.1091 | www.austintexas.gov/housing
mandy.demayo@austintexas.gov
Work Schedule | M - F 9:00 am – 5:00 pm
May 10, 2019

Patrick Russell
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Application Deficiency Notice
TDHCA #19180 – St. Elmo Commons

Dear Patrick:

Please find attached documentation in response to the Application Deficiency Notice issued on May 7, 2019.

1. 10 TAC §11.9(d)(7)(A)(i) requires a CRP for “a distinct area that was once vital and has lapsed into a condition requiring concerted revitalization …” Please point staff to examples of language in the South Congress Combined Neighborhood Plan that speaks to why it was created for the purpose of revitalizing a distinct area that was once vital and now warrants reinvestment. Page 1 of the CRP directs staff to a document titled “Description of How Area Was Once Vital and How it Has Lapsed in to a Condition Requiring Concerted Revitalization,” but staff cannot locate this document in the CRP packet. Can the Applicant provide a page number?

10 TAC §11.9(d)(7)(A)(i) states:
(i) An Application may qualify to receive points if the Development Site is located in a distinct area that was once vital and has lapsed into a condition requiring concerted revitalization, and where a concerted revitalization plan (plan or CRP) has been developed and executed.

It is important to note the “and” because the QAP is saying that the area must have the qualities of being a distinct area that was once vital and has lapsed into a condition requiring concerted revitalization AND a concerted revitalization plan has been developed and executed.

In pages 15-34 of the CRP Packet submitted with the application, it is demonstrated that the Development Site is located in a once vital area that had declined and is in need of reinvestment.

If insistent on interpretation that the Plan must detail this information, pages 32-33 in the CRP Packet are from the actual South Congress Combined Neighborhood Plan and specifically call out challenges in the neighborhood that are signals of the area’s lapse in vitality and how it is in need of revitalization through the recommendations of the plan. For ease of reference, please see the attached (pages 32-33 of CRP packet) calling out these challenges.

2. §11.9(d)(7)(A)(ii) states, in part, that “a city- or county-wide comprehensive plan, by itself, does not equate to a concerted revitalization plan.” Please explain how the proposed CRP is more than just a comprehensive plan. The City Council resolution
Imagine Austin is the “Comprehensive Plan” for Austin that was passed in 2012 as a 30-year plan. This comprehensive plan encompasses the entirety of Austin (http://austintexas.gov/department/about-imagine-austin). While there are Corridors and Activity Centers that are designated by this plan, they are not connected to the Adopted Neighborhood Plans nor do they lay out priorities and budgets that are unique to the areas.

The South Congress Combined Neighborhood Plan is an Adopted Neighborhood Plan, a focused plan that describes the prioritization of, improvement in, and investment in specific areas of Austin based on individually-determined need.

The South Congress Combined Neighborhood Plan differs from a comprehensive plan in significant ways. As documented on the City of Austin's Planning and Zoning page (https://www.austintexas.gov/sites/default/files/files/Planning/Neighborhood_Planning/npstatus_tab_9-19-18.pdf), the South Congress Combined Neighborhood Planning area is a distinct area whose boundaries were determined by City of Austin staff based on geography and neighborhood boundaries. The area is one of several areas in Central City Austin where efforts were focused on giving citizens a proactive role in bettering their communities. As noted below, only 30% of Austin is designated as a planning area. If these planning areas were just a comprehensive plan, then the entire City of Austin would be divided up into planning areas. Instead, the planning areas were selected as unique areas that were in need of citizen input and merited a concentration of City staff and funding.
Further, the Ordinance specifically notes that by City Charter, the City can designate areas that are additional elements of a comprehensive plan including “neighborhood” or “community” plans:

(B) Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.

3. §11.9(d)(7)(A)(iii)(III) requires that the “goals of the adopted plan must have a history of sufficient, documented and committed funding to accomplish its purposes on its established timeline.” Additionally, “this funding must be flowing in accordance with the plan, such that the problems identified within the plan are currently being or have been sufficiently addressed.” Please further explain and help staff to understand the history of “sufficient, documented, committed funding” of the South Congress Combined Neighborhood Plan. Does the $79,985,000 in funding (page 4 of CRP packet) include the $78.8 million TxDOT project funding? Is the TxDOT funding solely for the South Congress Combined Neighborhood Plan? If not, what are the primary infrastructure plans of the TxDOT project? Will future funding primarily flow from a combination of capital improvement projects and city-wide bond financing?

The South Congress Combined Neighborhood Plan establishes funding priorities that informs department budgets and City of Austin Capital Improvement Projects. Not all “Action” items require funding. Many items are related to rezoning, planning, and neighborhood efforts. The City of Austin Planning and Zoning Implementation Program Staff collaborates with various City departments to integrate plan recommendations into capital project budgets and planning. Please see below for a description of the “sufficient, documented, committed funding” for the South Congress Combined Neighborhood Plan:

1) “Sufficient” – As documented by the document “Implementation Status of City-Related Recommendations” included as page 89 of the CRP Packet, the South Congress Combined Neighborhood Plan is 47% complete with another 19% in planning or progress for a total of 66% of the plan’s recommendations “sufficiently” resourced to be considered “complete” or “in planning or progress.” Due to the fact that more than half of the plan’s recommendations have been resourced, we feel strongly this documents “sufficient” funding.

2) “Documented” – Progress of plan recommendations are tracked using the “South Congress Combined Neighborhood Plan Implementation Tracking Chart.” This chart lays out each recommendation, the prioritization of the recommendation and the status for that recommendation. When there is a funding source identified, then the chart will state that funding source. The specific details of that investment are then cross-referenced with available resources specific to that funding source. For example, on pages 94-96 of the CRP Packet submitted with the application, the specific investment from the 2016 City of Austin Mobility Bond and the Mobility35 project through TxDOT are provided through those specific webpages and datasets. It is very intentional that these neighborhood plans do not have a set or specific budget at creation. Doing so would inhibit the depth and breadth of the recommendations. Instead there is a commitment that these plans will be implemented through a variety of
available resources and so, while the process is not straightforward, it is successful and it is “documented.” Here are the steps utilized to cross-reference the plan recommendations with “documented” funding:

- Cross-reference items noted as complete here:
  [https://my35construction.org/projects/current](https://my35construction.org/projects/current) (Mobility35 by TxDOT)
  [http://budget.austintexas.gov/#!/year/All%20Years/capital/0/fdu_sponsor_department](http://budget.austintexas.gov/#!/year/All%20Years/capital/0/fdu_sponsor_department) (Capital Budget for Each City Department and then Searching for Specific Recommendation to document cost)

3) “Committed” – As mentioned, the South Congress Combined Neighborhood Plan is funded through a multi-pronged approach with the majority of the funding flowing through the City of Austin Capital Improvement Budgets. The Capital Improvement Program is supported by a number of different funding sources, including debt, operating transfers, grants, and various other smaller revenues. The type of funding utilized for a project can vary according to the type of project as well as the department. Debt sources include public improvement bonds (voter-approved General Obligation bond programs), certificates of obligation, contractual obligations, and commercial paper. The current General Obligation bond issuances include:

- **2018**: $128 million for libraries, museums and cultural centers, $149 million for parks and recreation; $184 million for flood mitigation, open space, and water quality protection; $38 million for public safety; and $160 million for transportation infrastructure.
- **2016**: $720 million for transportation and mobility improvements throughout the city.

The “South Congress Combined Neighborhood Plan Implementation Tracking Chart” details the COMMITTED funding for a plan recommendation when it has been marked as COMPLETE, PLANNED or PARTIALLY COMPLETE.

Specifically addressing your question related to the TxDOT funding, we don’t believe all of the $78.8M would be part of the South Congress Combined Neighborhood Plan recommendations as those were focused on sidewalks and a pedestrian bridge. The “South Congress Combined Neighborhood Plan Implementation Tracking Chart” for Item #4.2 notes that the cost of sidewalk could be estimated as 3,000 linear feet by $125 per linear foot for an estimate of $375,000. Item #4.1 is for a sidewalk and pedestrian bridge. Depending on the expanse of the bridge, this could cost anywhere from $250,000 to $1,000,000. The distance from Ben White to Stassney Lane is double that between Stassney Lane and William Cannon (per Item #4.2), and therefore an estimate of this cost would be $750,000. TOTAL: $1,375,000 to $2,125,000 of the total $78.8M.

4. **10 TAC §11.9(d)(7)(A)(iv) awards points to those Applications that receive “a letter from the appropriate local official providing documentation of measurable improvements within the revitalization area.” Staff generally expects to receive these letters from executive level officials, such as Directors or City Managers. Please provide confirmation**
that Mr. May is the “appropriate local official” to provide input on the city of Austin’s concerted revitalization plans.

Cleared per email on 5.10.2019.

Please do not hesitate to contact me with any further questions regarding this matter – (512) 203-4417.

Sincerely,
Jennifer Hicks
True Casa Consulting, LLC
Commercial Corridors
- IH-35 commercial between St. Elmo and Shelby needs clean-up
- Junk yard, pawn shop, used car dealership at S. Congress and Ramble
- Roadwork on S. 1st and S. Congress (seems endless): hinders progress and opportunity for land use changes; roadwork on S. 1st is currently between Ben White and Williamson Creek crossing
- IH-35 car lots create traffic noise and general noise- residences need mitigation

Creeks
- Creeks need clearing of debris after flooding
- Erosion along creek

General Observations
- A lot of people won’t participate in the process, but will object at the end
- A particular S. Congress commercial project did not come through on verbal agreement with Mockingbird, other neighbors regarding its development: neighbors no longer trust property owners and developers
- Finding funds to make improvements will be tough
- Natural forces of market are going to effect development of area

Industrial
- Creeping of industrial to Ben White frontage
- Emissions from concrete plant in industrial area
- Industrial areas at intersection of S. 1st and Stassney need cleaning up
- Junkyard and perhaps mobile home parks need cleaning up
- Junkyard at Stassney and S. Congress

Service Issues
- Gangs and crime in industrial area
- Homeless camps along Williamson Creek (campsites are a danger to those living there and to adjacent property owners feel uncomfortable)
- Transients camping under bridges
- Transients in general
- Vacant lot =north of Colonial Park Rd. needs clean-up
- Junkyard needs cleaning up
- Mobile home parks would be better neighboring uses if cleaned up
- Flooding at creek crossing at S. Congress
- Flooding in Fairview neighborhood
- Flooding in North Bluff area
- Drainage ditch at Williamson Creek just west of IH-35 not maintained/cleaned; flooding in this area, especially north between IH-35 commercial and residences

MF rcvd 05_13_2019 at 10:36am-- pjr
Single- and Multi-family (Residential combined)
- Area bound by Stassney, IH-35, North Bluff, and S. Congress a challenge: how the mix of uses interact; compatibility, lack of complete plan for how area will develop, balance of residential and commercial, SMART housing opportunity
- Houses along Mockingbird and adjacent streets need protection
- Neighborhoods need mitigation of noise from major corridors
- One run-down residential area in South Congress Combined……..
- Poor maintenance in Fairview
- Neighborhoods need mitigation of noise from major corridors

Transportation
  pedestrian
- Fairview needs sidewalks
- Lack of sidewalks
- Lack of sidewalks on S. 1st between Eberhart and William Cannon (mobility issues)
- lots of pedestrian traffic to Pleasant Hill Elementary: need traffic lights at North Bluff and S. Congress, improved safety, and sidewalks
- No sidewalk along part of S. Congress at Ramble

Roads/connectivity/traffic
- Access problems through Fairview
- Roadwork on S. 1st and S. Congress (seems endless): hinders progress; roadwork on S. 1st is currently between Ben White and Williamson Creek crossing
- Fairview has limited-to-no access to arterials with lights at intersections: increasing number of wrecks
- Traffic on S. 1st (a narrow road)
- neighborhoods totally contained by corridors
- Construction on S. Congress causing cut-through in Battlebend
- Customers testing cars from IH-35 dealers: speed in them through Battlebend neighborhood
- Cut-through traffic in Fairview and Battlebend neighborhoods
- Cut-through traffic on Ramble road in Fairview
- Speeding traffic along Mockingbird
Begin forwarded message:

From: Patrick Russell <patrick.russell@tdhca.state.tx.us>  
Date: May 10, 2019 at 12:55:46 PM CDT  
To: "bkimes@jesholdings.com" <bkimes@jesholdings.com>, "jmarkel@jesholdings.com" <jmarkel@jesholdings.com>  
Cc: Sharon Gamble <sharon.gamble@tdhca.state.tx.us>  
Subject: UPDATE -- RE: 19180 - 9% HTC Application Deficiency Notice - TIME SENSITIVE - Please reply immediately acknowledging receipt.

Item number 4 has been cleared, as we received confirmation from the city.

Sincerely,

Patrick

From: Patrick Russell  
Sent: Tuesday, May 07, 2019 3:30 PM
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Patrick Russell
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Multifamily Finance Division staff will place scanned copies of scoring notices behind this tab in the application .pdf
Multifamily Finance Division staff will place documents related to Requests for Administrative Deficiencies behind this tab in the application .pdf
Real Estate Analysis Division staff will place scanned copies of RFI documents behind this tab in the application .pdf
Department staff will place scanned copies of appeal documents behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of public comment received behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of Commitment or Determination Notice documents behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of Direct Loan Program Award Letters behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of Carryover Allocation Agreement documents behind this tab in the application .pdf