

SAFE | stop abuse for everyone

**CAPITAL  A
HOUSING**

**REQUEST FOR CITY OF AUSTIN SUPPORT
2022 9% Housing Tax Credit Application**



**The Lancaster
5107-5111 Lancaster Ct
Austin, TX 78723**

REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS
for
2022 9% Competitive Low Income Housing Tax Credits

This is the Application for developers requesting resolutions required by the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credit applications for the 2022 Cycle. This form and all attachments will be due no later than **5 P.M. on Wednesday, December 15, 2021**. *All resolutions being requested are subject to approval by the Austin City Council. Staff reserves the right not to recommend approval for any resolution request. It is anticipated that resolutions will be on the Austin City Council Agenda for the February 3, 2022 meeting.*

1. Resolutions. Please indicate each applicable resolution requested from the City of Austin.

Resolution of Support or No Objection from the Local Governing Body (to receive the Support Resolution, the development must meet criteria outlined in section 4 below, Preference Criteria)

Twice the State Average Per Capita (will be provided to all Requestors completing this form and providing all attachments if required by TDHCA's Site Demographic and Characteristics Report)

One-Mile/Three-Year Rule

Limitations on Developments in Certain Census Tracts

Development is located within a census tract that has a poverty rate above 40% for individuals (subject to staff approval)

2. Commitment of Development Funding by Local Political Subdivision. Funding commitments from the City of Austin will be provided to developments in the form of waived fees through the S.M.A.R.T. Housing Program. Letters from the City of Austin regarding waived fees will comply with the requirements of the 2022 QAP and will be provided to applicants if the development qualifies for S.M.A.R.T. Housing Certification. **Applications for S.M.A.R.T. Housing certification go through a separate review process, and are due by Friday, January 07, 2022. For more information on the [S.M.A.R.T. Housing Program](#), email Alex Radtke, Project Coordinator, at Alex.Radtke@austintexas.gov and Nathan Jones, Planner III, at nathan.jones@austintexas.gov.**

3. Application Requirements. For the Resolution request to be considered, please certify this Application and include the following information in the Application PDF:

- 1) A brief narrative overview of the proposed development, including specifying who the target population is as defined by TDHCA (Supportive Housing, elderly, or general).
- 2) A complete Project Summary Form (completed in Excel) attached as a tab in the PDF. [The Project Summary Form is available on HPD's website.](#) **Please also submit the excel sheet when submitting your application.**

- 3) If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify in the Project Summary Form the City of Austin council resolution(s) that created the CRP area.** Attach this information to the Application behind the appropriate tab.
 - 4) Provide an aerial map indicating the Development's location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop. Attach the map to the Application behind the appropriate tab.
 - 5) Provide a flood plain map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any. Attach the map to the Application behind the appropriate tab.
 - 6) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.
 - 7) If located in the ETJ, the application must include the resolution from the applicable county behind the appropriate tab.
 - 8) If the proposed development involves the rehabilitation of a currently occupied development, provide an excel table of the current rents by unit type and the proposed rents by unit type following the completion of rehabilitation.
- 4) **Preference Criteria.** In order to receive a Resolution of Support, a development must meet **one** of the following criteria:
- 1) The development is located on a site owned, or slated to be owned, by the Austin Housing Finance Corporation (AHFC), the City of Austin, or an affiliate of AHFC or the City of Austin.
 - 2) The development is located in a High Opportunity Area, [according to the City of Austin RHDA/OHDA Application Map Series](#).
 - 3) The development is located in a Gentrification area, [according to the City of Austin RHDA/OHDA Application Map Series](#) (all tracts but "susceptible" are eligible).
 - 4) The development is located within 0.5 miles of an Imagine Austin Center/Corridor or a Mobility Bond Corridor, [according to the City of Austin RHDA/OHDA Application Map Series](#).
 - 5) No less than 25% of the units in the development are dedicated to the Continuum of Care, as confirmed by an executed MOU with ECHO (to be provided by February 10, 2022).
- 5) **CRP Letter Instructions.** If the development is not located in a QCT but is located in what the Requestor believes is a CRP area, then by **Friday, January 28, 2022** submit to Patrick Russell an analysis and explanation as to how and why the Requestor believes that the CRP area meets the requirements of TDHCA's Qualified Allocation Plan, as it pertains to 10 TAC §11.9(d)(7)(A)(v)(II). Please contact Patrick Russell with any questions about this requirement.
- 6) **Zoning.** Zoning verification letters can be provided by contacting Alex Radtke and Nathan Jones. Zoning verification letters are provided solely for the purpose of the TDHCA application. The applicant may request that the zoning verification letter detail preliminary eligibility for the Affordability Unlocked bonus program. **However, this letter does not grant automatic Affordability Unlocked certification, and the applicant must**

ultimately execute a full Affordability Unlocked agreement before applying for site plan and building permits.

- 7) **How to Submit.** Applications should be sent by email to Patrick Russell at patrick.russell@austintexas.gov. **Please include the PDF with all the incorporated attachments and please include the excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to Housing and Planning Department, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Patrick Russell. For more information, contact Patrick Russell at 512-974-3141 or by e-mail at patrick.russell@austintexas.gov.

Deadline to Submit: 5:00 pm, Wednesday, December 15, 2021

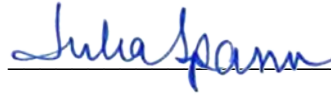
Development Name: The Lancaster

The undersigned hereby certifies that the information provided in this Application, including all attachments and supporting materials, is true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and is subject to criminal penalties as defined by the State of Texas. The undersigned also affirms understanding of Texas Government Code Chapter 552, Public Information Act, which gives the public the right to access government records through public information requests, and acknowledges that this submitted Application will be treated as a government record.

Applicant (Entity Name) to TDHCA

Lancaster Ct. Housing Partnership, LP

Authorized Representative Signature



Authorized Representative Name (Print)

Julia Spann

Authorized Representative Title

Co-Chief Executive Officer

Date

12/14/2021

Attachment 1 - Project Narrative

A brief narrative overview of the proposed development. Specify the TDHCA Target Population, whether Supportive Housing, elderly, or general.

ATTACHMENT 1 – PROJECT NARRATIVE

The Lancaster

The SAFE Alliance – a local nonprofit dedicated to stopping abuse for everyone by serving the survivors of child abuse, sexual assault and exploitation, and domestic violence – has partnered with Capital A Housing – a local Austin, community-minded developer of affordable and mixed-income housing – to develop The Lancaster. The primary goal of The Lancaster is to expand Austin and Travis County’s homeless response system by providing 60 units of permanent supportive housing for unhoused individuals and families who are survivors of abuse. Capital A Housing is developing the site as a turn-key partner with The SAFE Alliance being the long-term owner partner and supportive service provider.

The Lancaster will be applying to TDHCA as Supportive Housing for the target population.

The Lancaster is part of the Travis County Supportive Housing Collaborative in which seven local nonprofits have banded together to coordinate the allocation of \$50 million in American Rescue Plan Act funding administered by Travis County to construct new supportive, homelessness response housing. The other members of the Collaborative are A New Entry, Austin Area Urban League, Integral Care, Caritas of Austin, Family Eldercare, and Lifeworks.

This is the only project out of the seven-member collaborative pipeline that is seeking 9% housing tax credits, but the issuance and award of these tax credits would positively impact the collaborative as a whole. A 9% housing tax credit award for this site ensures the project can be delivered debt-free for The SAFE Alliance’s long-term operation as permanent supportive housing to provide generations of Austinites a pathway out of homelessness, but also allows more ARPA funds to be spread amongst the pipeline’s projects since the tax credit equity makes up a significant share of this project’s capital stack.

About the Community:

- 60 units comprised of 1- and 2-bedrooms
- Community spaces including an indoor community room, outdoor community recreation space, supportive service staff offices, a group/conference room, laundry rooms, computer lab, and single-entry/controlled-access reception area
- Trauma informed design imperative to respectfully housing target population
- Supportive services by The SAFE Alliance – including counseling, advocacy, peer support, life skills, parenting support, education enhancement and disability services
- 100% of the units in this building are reserved for individuals coming off the Coordinated Entry list

About the Residents:

- 20% of the units for individuals and families making < than 30% Area Median Family Income
- 20% of units for individuals and families making < than 40% Area Median Family Income
- 60% of units for individuals and families making < than 50% Area Median Family Income

About the Location:

The Lancaster is a unique opportunity to create affordable and supportive housing in an amenity-rich, transit-connected urban location just a crosswalk away from the Mueller Re-Development and its abundance of healthcare, employment, retail and educational options. The project is situated within a walkable radius from high-frequency transit, healthy food, healthcare and is within a ½ mile radius from Imagine Austin Corridors (51st/Airport/53rd Street and Cameron Road/Dessau) and Centers (Highland Mall Station and Mueller Station). The development is also located in an Early: Type 1 Gentrification area according to the RHDA/OHDA Application Map Series. Lastly, this site is just over one mile from The SAFE Alliance's Rathgeber Village creating a stable pipeline of housing that will allow families to transition from shelter to permanent housing without changing schools or employment.

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name: The Lancaster
 2) Project Type: 100% Affordable
 3) New Construction or Rehabilitation?: New Construction

4) Development Owner (as submitted in TDHCA Application): Lancaster Ct. Housing Partnership, LP
 5) Developer Company: Capital A Housing, LLC

6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP): 5107-5111 Lancaster Ct, Austin, TX 78723
 7) Mobility Bond Corridor:

8) Census Tract: 21.05
 9) Council District: District 4
 10) Elementary School: BLANTON EL
 11) Affordability Period: 45 years

12) Type of Structure: Multi-family
 13) Occupied?: No
 14) How will AHFC funds be used?: Pre-development and Construction

15) Bond Issuer (if applicable): N/A
 16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable): Travis County HFC and/or The SAFE Alliance

17) Target Population: Supportive Housing (COC)

18) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI		9	3			12
Up to 40% MFI		9	3			12
Up to 50% MFI		26	10			36
Up to 60% MFI						0
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	44	16	0	0	60

19) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

20) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	6	Continuum of Care Units	60
Accessible Units for Sensory Impairments	2		

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

18) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes

19) Is the property within 1/4 mile of a High-Frequency Transit Stop? Yes

20) Is the property within 3/4 mile of Transit Service? Yes

21) The property has Healthy Food Access? Yes

22) Estimated Sources and Uses of funds

Sources		Uses	
Debt	-	Acquisition	-
Third Party Equity	10,768,757	Off-Site	-
Grant	2,385,396	Site Work	1,176,000
Deferred Developer Fee		Site Amenities	196,000
Other	4,585,934	Building Costs	9,329,600
Previous AHFC Funding		Contractor Fees	1,498,224
Expected AHFC Request	-	Soft Costs	2,343,866
		Financing	911,247
		Developer Fees	2,285,150
Total \$	17,740,087	Total \$	17,740,087

CRP Name: University Hills/Windsor Park Neighborhood Plan

CRP Ordinance 1: 20070809-055 Date: 8/9/2007

CRP Ordinance 2: Date:

Attachment 3 – CRP (if applicable)

*(If the development is not located in a QCT but will be located in a CRP Area, then provide the name of that CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify the City of Austin council resolution(s) that created the CRP area.**)*

Attachment 3: Concerted Revitalization Plan

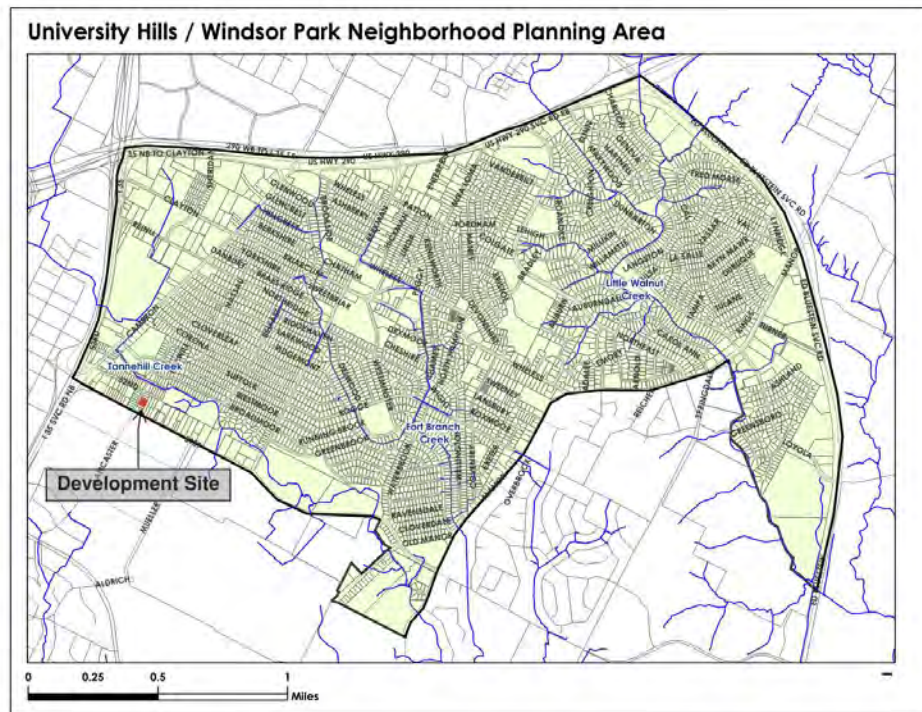
The Lancaster

CRP Name: University Hills/Windsor Park Neighborhood Plan
Council Resolution : 20070809-055
Census Tract: 48453002105 (QUALIFIED CENSUS TRACT)

Map:

BRIEF DESCRIPTION OF HOW INVESTMENTS IN THAT AREA TOGETHER CONSTITUTE A CRP

The University Hills/Windsor Park Neighborhood Plan (UHWP NP) targets revitalization in two contiguous neighborhoods with common attributes and problems – University Hills and Windsor Park – as required by the TDHCA 2022 Qualified Allocation Plan.



The Lancaster proposed project aligns with the Vision Statement of the UHWP NP by contributing to the quality of life of the area and creating a positive reputation for the UHWP neighborhood. The project also aligns with the neighborhood plan goal of encouraging a diversity of housing options at various levels of affordability dispersed throughout the neighborhood.

The University Hills/Windsor Park Neighborhood Plan was developed over a two-year period through a public input process utilizing stakeholder surveys, community meetings and workshops, open houses, working groups, flyers, promotional materials, notices and community organization newsletters. There were 46 public meetings held related to the development of the UHWP NP.

The University Hills/Windsor Park Neighborhood plan establishes objectives and recommendations to support plan goals. The following objectives and recommendations are accomplished by the development of The Lancaster.

Objective: Transform 51st Street into a pedestrian-friendly street with businesses that support both the neighborhoods north of 51st and the proposed businesses and land uses within the Mueller redevelopment.

Recommendations: Maintain the Vertical Mixed Use overlay on 51st Street to allow for additional residential development with an affordability component.

The Lancaster: *Project supports vertical residential development that maintains a 100% affordability component.*

Objective: Buffer the Windsor Park neighborhood from the land uses on the south side of 51st Street (e.g., Dell Children’s Center, large retail stores, etc.).

Recommendation: Maintain multi-family zoning of properties currently in multi-family use along 52nd Street. These multi-family units currently provide affordable housing in close proximity to several job centers (businesses in Capital Plaza, the Mueller redevelopment).

The Lancaster: *Location of project between 51st and 52nd street is consistent with existing multi-family properties that provide buffer between Windsor Park Neighborhood and land uses on south side of 51st street and west side of Cameron road. The site also provides the same close proximity to several job centers between the Capital Plaza and Mueller redevelopment.*

Objective: Support increased opportunities for affordable housing in the planning area.

Recommendations: Neighborhood Housing Department staff should coordinate with the University Hills and Windsor Park Contact Teams to discuss policies that could offer development density in exchange for the provision of affordable units.

The Lancaster: *The Lancaster will provide 60 units of deeply affordable housing utilizing the City of Austin’s Affordability Unlocked density program.*

The goals of the University Hills/Windsor Park Neighborhood Plan are realized through Action Items/Recommendations that are tracked via an Implementation Tracking Chart maintained by the City of Austin Planning and Development Review Department. As of September 1, 2020, the status of recommendations are as follows:

Complete or Ongoing	Planned or in Progress	No Action	Unknown	Total Recommendations
59%	6%	24%	11%	216

Action items are completed and funded by a variety of public departments and entities such as: Public Works, Parks and Recreation, Planning and Zoning, Neighborhood Plan Contact Team, Capital Metro, Transportation Department, Austin Energy, Neighborhood Housing and Community Development, Watershed Protection, Economic Development Department, APD, Code Compliance, Keep Austin Beautiful, Health and Human Services, and TxDOT. With 59% of the plan recommendations being

completed, there is a clear indication that there is a history of sufficient, documented and committed funding to accomplish the plan's purposes.

The plan is current as evidenced by the date on the most recent Implementation Tracking Chart (September 1, 2020) and still current with the evidence that 6% of the recommendations are planned or in progress and significant work to address the problems identified in the plan is underway as evidenced by 59% of recommendations being completed.

Attachment 4 – Map and Nearest Transit Stop

(Insert a map indicating the property location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop)

Bus Stops (Route 300) in Relation to Project Site



Attachment 5 - Flood Plain Map

(Insert a map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any)



FEMA Floodplains

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

0 200 400 Feet



Prepared: 12/6/2021

Address	
Contour	
	Index
	Intermediate
	Parcel
FEMA Floodplain	
	100 Year (Detailed-AE)
	100 year (Shallow-AO)
	100 Year (Approx-A)
	X Protected by Levee
	500 Year
	Outside Austin City Limits

Attachment 6 - Developer's Experience and Development Background

(Provide resumes and/or detailed narratives of the Development members' relevant experience, especially as it pertains to LIHTCs and affordable housing, and please provide a development experience summary, including the property names, their locations, number of units developed, populations served, years of placement in service, and the financing structures)



ATTACHMENT 6 – DEVELOPER’S EXPERIENCE AND DEVELOPMENT BACKGROUND

HOUSING EXPERIENCE

Since 1974, SAFE has developed, managed and expanded shelter, transitional, and permanent affordable housing for Austin/Travis County youth, adults and families who have experienced sexual violence, human trafficking, child abuse and domestic/dating violence. Also, we offer many supportive services to help the people we serve stay safe, housed and healthy.

Currently, SAFE manages: 127 shelter beds; 147 short-term housing assistance units; 71 units of transitional housing; 60 rapid re-housing units; and 154 units of affordable permanent housing in a 184-unit Low-Income Housing Tax Credit (LIHTC) property.

In total, we can temporarily or permanently house approximately 1,047 people in Austin at any given time. The number of affordable housing units we own is 194.

SAFE’s campus at 1515 Grove Boulevard in Austin houses: a 100 bed Family Shelter; a charter school (grades 6-12); SAFeline (phone hotline, text and chat support); a 40-unit transitional housing apartment community; and a Resource Center where several direct services (case management, counseling, and more) are provided and violence prevention programs.

Grove Place Apartments is a 184-unit LIHTC community located at 1881 Grove Blvd. In 2000, the SafePlace Board (now The SAFE Alliance) unanimously passed a resolution to enter into a partnership that would build affordable housing with the intent to supply our clients and the community with a safe, affordable housing option. Grove Place Partners was created with a mission of developing deeply affordable housing projects. Constructed in 2004, Grove Place offers studios, and 1, 2 & 3 bedroom homes, with rents for 146 units set between 30% to 60% of the area median family income and 38 units at market rate.

Our Rathgeber Village campus at 4800 Manor Road houses four residential programs for youth in the foster care system – Emergency Care, Teen Parent Program, Transitional Living Program and the Supervised Independent Living Program; foster/adopt and parenting-related programs; therapeutic services; and a multi-use office building.

The Planet SAFE center (legal services, and supervised visitation and exchange services) is at 1101 Nueces Street. A drop-in center for trafficking survivors is at 3716 South 1st Street.

Total beds/units = 559

Total people = 1,047



SUPPORTIVE SERVICE EXPERIENCE

SAFE offers families voluntary supportive housing services including case management to get the much-needed support and safety that leads to a safe and sustainable permanent housing option. In addition to case management, SAFE offers medical and legal advocacy, peer support, life skills, counseling and therapeutic services, parental support and services, and children's services.

We help clients work through barriers that are unique to victims of family violence – immediate safety, risk, and trauma. SAFE uses a trauma-informed approach when carrying out supportive services to its target population. For our purposes, to be trauma-informed means to know the history of past and current abuse in the lives of the clients we assist. Second, and important to service systems, trauma-informed means to understand the role violence and victimization plays in the lives of most people receiving services, and further, to use that understanding to design services that accommodate the vulnerabilities of survivors and allow services to be delivered in a way that will facilitate client participation in treatment. As a result, we use a progressive engagement approach with clients, which includes individualized service planning and support, as well as providing information in multiple formats (verbally, written, and across multiple platforms); access to wraparound services and service coordination, and strong partnerships with housing and service providers alongside community, state, and national advocacy for homeless populations.

SAFE | stop abuse for everyone

2020-21 annual report
safeaustin.org



CONTINUOUS
LEARNING
AND
ADAPTING
IN A CHANGING WORLD



OUR MISSION: TO STOP ABUSE FOR EVERYONE.

OUR VISION: A JUST AND SAFE COMMUNITY FREE FROM VIOLENCE AND ABUSE.

We never closed our doors

April 2020 through March 2021 (SAFE's fiscal year) was marked by challenge, flexibility, adaptation, resilience, and learning. When the pandemic began, SAFE worked quickly to ensure that our staff and the people we serve were safe. Over the last year, as COVID-19 infection rates increased in Central Texas, so did the number of people reaching out to SAFE for help. In the spring of 2020, we saw a 33% increase in calls, chats, and texts to our 24/7 SAFELINE compared to the spring before.

Throughout it all, we continued to provide housing and sexual assault forensic exams in person, serve counseling and advocacy clients remotely, and find innovative ways to provide violence-prevention support for parents and teens. We even started working with hotels to shelter additional survivors of violence. SAFE adapted to better serve our community, keeping our doors open to those in need. The lessons we learned this year will help us better serve our community into the future.



21,744

- SAFELINE contacts
- 17,962 calls
 - 3,252 chats/texts
 - 530 walk-ins



97,811

bed nights/days of care



6,373

youth and adults served

62% of clients

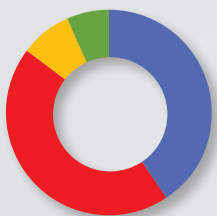
disclosed more than one type of victimization

27% of clients

received services from more than one SAFE program in FY20

*For full impact overview, visit safeaustin.org/2020overview

2020 financials



Expenditures[†]

• Residential programs	\$	10,477,362
• Client/community services		11,141,798
• Management & general		2,326,385
• Fundraising		1,301,147
Total	\$	25,246,692



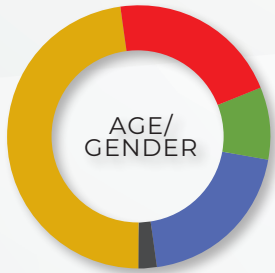
Revenue

• Philanthropic	\$	8,979,742
• Government grants		11,401,261
• Reimbursements and fees		2,777,535
• In kind		862,025
• Other		1,889,688
Total	\$	25,909,250

[†] Expenditures include \$941,000 non-cash depreciation expense

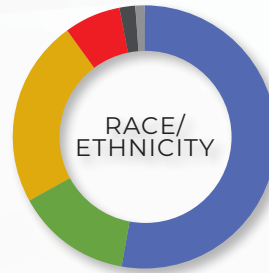
Includes SAFE Alliance, SAFE Alliance Foundation and SAFE Alliance Facilities Holdings.

Who we serve



- 50% Adult-Female
- 1% Non-binary/Unknown*
- 18% Child-Male
- 9% Adult-Male
- 22% Child-Female

* Includes youth
** Adults are considered 18+



- 1% Asian
- 6% Other or Unknown
- 6% Multi-racial
- 21% White
- 15% Black/African American
- 51% Hispanic/Latinx

* Includes American Indian, Native American, and unknown

You kept us going



Snowpocalypse

When a deadly snowstorm hit Central Texas in February of 2021, several SAFE facilities were left in ruins. We thought our staff and clients might be at the breaking point—but that was when our community showed up with blankets, water, food, offers to help drive staff to work, gifts, and huge amounts of loving support. Because of you, we kept going. Thank you.

Racial reckoning

This year was also marked by a social reckoning to the racial injustices rampant in our community. Recognizing the intersection between oppression and violence, SAFE has been working on ways to become proactively and intentionally anti-racist. That said, we have made mistakes. And we will continue trying to address the inequities in our community and in our agency—for those we serve and for our staff.





Housing and support – services provided in person

With your help, in FY20 SAFE provided:

- 13,994 days of care at our Children's Shelter for 157 youth in Child Protective Services or exiting foster care
- 75,557 bed nights of emergency housing in our Family Shelter for 670 adult survivors and their children
- Supportive housing (medium-term apartments) for 202 adults and youth survivors of violence (in person and virtually)
- 170 youth and adults served by Rapid Rehousing, our permanent housing program
- Foster care placement and/or adoptions for 36 children (in person and virtually)
- Conducted 595 supervised child exchanges or visitations at Planet SAFE
- 598 forensic exams to survivors of sexual assault, as well as advocacy and support every step of the way (in person and through telemedicine)
- 10,773 volunteer hours for our holiday program (in person) and numerous kits and donation drives



Prevention and healing – services provided virtually

With your support, in FY20 SAFE provided:

- Counseling/Therapeutic Services to 1,027 adults and children
- Support and services to 119 victims and survivors of sex trafficking (in person and virtually)
- Our Deaf SHARE program reached 580 people
- Disability Services training and outreach to 3,347 people
- Expect Respect healthy relationships training and education to 6,556 people, in addition to 392 youth in school-based groups SAFE Futures family violence and parenting classes reached 1,009 people
- SAFE Futures domestic violence and parenting classes reached 1,009 people
- Strong Start (including Fatherhood services) provided education to 1,454 -children and parents



Executive Leadership Staff

Wendie Abramson
Chief Quality Officer and
Director of Deaf SHARE

Melinda Cantu
Vice President of Child Abuse
Prevention & Intervention Services

Aja Gair
Chief Operations Officer

Angela Glode
Chief Development Officer

Ashleigh Gore
Vice President of Therapeutic
& Peer Services

Kitt Krejci
Chief Financial Officer

Piper Stege Nelson
Chief Public Strategies Officer

Yvette Mendoza Rouen
Vice President of Residential
& Support Services

Movetia Salter
Chief Human Resource Officer

Julia Spann
Co-Chief Executive Officer

Coni Huntsman Stogner
Vice President of Community Services

Kelly White
Co-Chief Executive Officer

2020-2021 Board of Directors

Nelia Robbi, Board Chair
John Daigre, Vice Chair
Kristie Gonzales, Vice Chair
Diane Land, Treasurer
Amber Allen
Amy Barbee
Ann Benolken
Cameron Brown
Noel Busch-Armendariz
Mary Champagne
Leigh Christie
Quan Cosby
Heather Dennison
Alan Freedman
Emma Cartmell Hochman
Chris Huston
Bruce Kellison
Jesse Malone
Liz Matthews
Alan Mayer
Jennifer McCurdy
Tim O'Hara
Pam Benson Owens
Christina Perez
Linda Phan
Mellie Price
Caroline Roche
Chance Sampson
Bill Skeen
Taylor Steed
Kathy Terry
Don Wilkerson
Tim Wilschetz
Rachael Wyatt

P.O. Box 19454, Austin, Texas 78760

For administrative needs, please call: 512.499.0090

Confidential, 24-hour SAFEline

Call: **512.267.SAFE (7233)** Text: **737.888.7233** Chat: safeaustin.org/chat

For Deaf people of all identities, please use relay/VRS



CAPITAL A HOUSING

Firm Bio



Firm Name

Capital A Housing

President

Eyad Kasemi

Address

5110, Lancaster Ct, Austin, TX 78723

Point of Contact

Conor Kenny, Principal

512.968.3050

conor@civilitudegroup.com

Capital A Housing is an Austin development company that specializes in residential projects with a heavy income-restricted affordable housing component. Capital A Housing maintains close relationships with Civilitude, an Austin civil engineering firm, and Constructinople, an Austin construction company, that together allow Capital A to handle affordable and market-rate housing development from soup to nuts. Capital A Housing and Constructinople specialize in development and construction for housing non-profit and governmental clients, as well as their own projects.

While Capital A Housing is a relatively new company, founded in 2018, its leadership is well versed in affordable housing in Austin, from construction to sales to policy. Capital A has a new 17-townhouse development in north-central Austin, “A at Lamppost”, nearing its completion in fall 2021. A at Lamppost was the first project to be built under the city’s Affordability Unlocked policy, which principal Conor Kenny worked on during his tenure at the city’s Planning Commission. Capital A also partnered with the City of Austin to secure \$1.3 million in development assistance funding to keep 100% of the units there below-market-rate, with buyers falling below 80% of the city’s Median Family Income.

Austin faces significant challenges in creating adequate affordable housing in the coming years, and Capital A Housing is deeply invested in meeting that challenge. Capital A’s developments and overall strategy are built around Austin programs like Affordability Unlocked and Housing Development Assistance funding, the state’s Low-Income Housing Tax Credit programs, and the Austin Transit Partnership’s upcoming anti-displacement programs. Capital A applies its extensive knowledge of these policies and programs not only for its own developments, but also for other developers, in part because Austin’s affordable housing needs are so great. Capital A also specializes in harmonizing its projects with the city’s strategies around housing, transportation, and other intersecting issues, as well as with the needs and wishes of the city’s diverse neighborhoods and communities.



Project Name

A at Lamppost

Total Construction Cost

\$4,700,000

Unit Count or Sq ft.

17 multi-bedroom units

Location

12500 Lamppost Lane, Austin, TX 78727

Completion Date

Est. Fall 2021

Capital A Housing’s “A at Lamppost” development, at 12500 Lamppost Lane, contains 17 multi-bedroom, family-friendly, townhouse-style homes for purchase all by families making 60-80% of Austin’s Median Family Income. It is the first development utilizing the “Affordability Unlocked” ordinance to break ground in Austin. The development qualified for the “Tier 1” ordinance provisions, which waive or relax city requirements for parking, setbacks, and density levels for projects with at least half of their units being income-restricted. A at Lamppost was financed in part with \$1.3 million from the City of Austin’s Ownership Housing Development Assistance program, and is on-track for completion by Fall 2021. The development team included several team members for A at St. Johns: Capital A Housing as Developer, Civiltude as Civil Engineer, Constructinople as General Contractor, and Guadalupe Neighborhood Development Company handling buyer qualification screening and general affordability compliance.



CAPITAL A HOUSING

Project Experience



Project Name

Blackland CDC Alley Flats

Total Construction Cost

\$454,686

Unit Count or Sq ft.

3 units

Location

2106 Chicon St, Austin, TX 78702

2203 Salina St, Austin, TX 78702

1910 Salina St, Austin, TX 78702

Completion Date

October 2020

Owner

Blackland CDC

The Blackland CDC Alley Flats were built by A at St Johns team members Constructinople as the General Contractor and Community Powered Workshop as the Architect. These income restricted Alley Flats were designed in collaboration with Blackland CDC to fit behind existing single family residences. Three 2-bed, 2-bath accessory dwelling units were completed on an expedient 7 month timeline.



Project Name

Jordan at Mueller

Total Construction Cost

\$26,700,000

Unit Count or Sq ft.

132 units

Location

2724 Philomena St, Austin, TX 78723

Completion Date

December 2019

Capital A Housing President Eyad Kasemi and St Johns Village's civil engineer Civiltude designed the site for the Jordan at Mueller, receiving a site development permit in a record four months. Open in 2019, the Jordan is located in the Mueller neighborhood in East Austin. This new community provides 132 deeply affordable, service-rich homes for low-income families. The Jordan features housing for people making about 50 to 60 percent of the median family income, with 14 units reserved for families who are homeless or at risk of homelessness. The Jordan was built utilizing low-income housing tax credits from the Texas Department of Housing and Community Affairs and bond funding via the City of Austin's Rental Housing Development Assistance program.



Project Name

La Vista de Lopez

Total Construction Cost

\$5,800,000

Unit Count or Sq ft.

27 units

Location

809 E. 9th St, Austin, TX 78702

Completion Date

Est December 2022

La Vista de Lopez will be a 27 unit income-restricted affordable housing building for seniors near the heart of downtown. It will be fully ADA-compliant and will be income-restricted for seniors making less than 50% Austin's Median Family Income. It is being developed by some members of the A at St. Johns team, including developer Guadalupe Neighborhood Development Corporation and civil engineering by Eyad Kasemi of Capital A Housing and Civiltude. The nine-story tower is being built adjacent to a historic property on land purchased through financing from the Austin Housing Finance Corporation.



Project Name

Cedar Alley Flat

Total Construction Cost

\$167,000

Unit Count or Sq ft.

1 units

Location

1608 Cedar Avenue, Austin, TX 78702

Completion Date

December 2019

The Cedar Alley Flat was built by St Johns Village team members Constructinople as General Contractor, Civiltude as civil engineer, and Community Powered Workshop as architect. The 3 Star Green Building home is income-restricted for a 3 person family at 80% of Austin's MFI or below. Designed in collaboration with the landowners to fit behind an existing home by Community Powered Workshop's Alley Flat Initiative, the Cedar Alley Flat is the kind of thoughtful infill housing that Capital A Housing aims to deliver in addition to other forms of missing middle housing.





Mr. Kazi has over 24 years of experience providing public and private sector clients with entitlements and the design, management and construction of site development projects. Mr. Kazi has worked on ADA improvements projects to complex site development and roadway projects. Mr. Kazi brings a unique combination of technological savvy, professional service, technical knowledge and enthusiastic commitment to his clients. His strengths also include a deep understanding of the permitting process, environmental sensitivities, grading and drainage as demonstrated by the list of selected projects below:

Relevant Project Experience

La Vista de Lopez, Austin, TX,

La Vista de Lopez will be a 27 unit income-restricted affordable housing building for seniors near the heart of downtown. It will be fully ADA-compliant and will be income-restricted for seniors making less than 50% Austin's Median Family Income. It is being developed by some members of the A at St. Johns team, including developer Guadalupe Neighborhood Development Corporation and civil engineering by Eyad Kasemi of Capital A Housing and Civiltude. The nine-story tower is being built adjacent to a historic property on land purchased through financing from the Austin Housing Finance Corporation.

Lakeline Station Apartments, Austin, TX

128-unit SMART Housing multi-family development with Learning Center, Trail and Sidewalk to Lakeline TOD Station in the northwest corner of Rudledge Spur and 620 North. The project was within the Northwest Park and Ride TOD district which required partial street and pedestrian improvements in both City and TxDOT public right of way. The project also required a water main extension through private property. Civiltude provided context sensitive site design and permitting which includes pavement repair and expansion, street parking and pedestrian path improvements along the southern most section of Rudledge Spur (one of eight local mobility areas to be studied by the City). The team resolved various challenges along this narrow street including above ground electrical infrastructure, topography, and existing trees.

Cardinal Points Apartments, Austin, TX

120-unit SMART Housing multi-family development at the southwest corner of Four Points Dr and River Place Blvd. The project site has several critical environmental issues such as caves, underground voids, golden cheeked warblers endangered species, and densed inventory of trees. In addition to developing the site, Civiltude also assisted Foundation Communities to extend almost one mile of sidewalk to connect the site to the nearest job center and modify Four Points Drive

Guadalupe Saldana Apartments, Austin, TX

Project Principal & Project Manager for 90-unit fully affordable detached condominium and single-family Netzero development in East Austin. Design included flood plain modeling and modification, low-impact development techniques such as raingardens and biofiltration pond.

Sierra Vista Apartments, Austin, TX

Civiltude teamed up with the non-profit consultant Community Powered Workshop to design Foundation Community's Sierra Vista Apartments. First developed in the early 1980's, the site had entered a state of disrepair and required extensive interior renovation and site improvements, including several foundation repairs and bringing parking & pathways into ADA compliance.

Gaston Place Apartments, Austin, TX

Civiltude collaborated with HACA, AHA! and Community Powered Workshop to design a 27-unit complex in northeast Austin. Gaston Place Apartments provides one and two-bedroom apartments for households with incomes below 50% of the median family income.

Years of Experience 24 years

Education:

- MS Engineering &
- BS Architectural Engineering, The University of Texas at Austin

Registration:

- Texas PE# 96489,
- LEED Accredited Professional

Community Leadership:

- Former Chair, Planning Commission
- Associate Professor, Department of Civil, Architectural & Environmental Engineering at UT Austin
- Former Vice Chair, Zero Waste Advisory Commission
- Real Estate Council of Austin Board
- Austin Asian Chamber Board
- Former Chair, South Congress Combined Neighborhood
- Asian American Resource Center, Design Advisory Panel
- UT Austin Projects for Underserved Communities, Service Learning Advisory Board
- Austinites for Action Advisory Board



Conor Kenny is a longtime government, politics, and policy professional at the local, state, and federal levels, having worked for a variety of government-focused non-profits and the state government. He has been deeply engaged in Austin housing and development policy as a member of the city's Design Commission and Planning Commission, where he served as chair and led the commission's Transportation Working Group and the Land Development Code Re-Write working groups on residential and non-residential zoning. At Capital A Housing he performs a wide variety of roles, including planning, community engagement, advocacy, government relations, strategy, and business development. Mr. Kenny specializes in putting together projects that are responsive to the city's - and particular neighborhoods' - needs and priorities, for development that breaks the usual mold and is welcomed by communities.

Years in the Industry
· 18 years

Years in the Firm
· 1 years

Education:
· Master of Public Affairs, LBJ School of Public Affairs, University of Texas at Austin
· BA in Liberal Arts from the Evergreen State College.

Community Engager Experience

A at Lamppost, Austin, TX

Capital A Housing's "A at Lamppost" development, at 12500 Lamppost Lane, contains 17 multi-bedroom, family-friendly, townhouse-style homes for purchase all by families making 60-80% of Austin's Median Family Income. It is the first development utilizing the "Affordability Unlocked" ordinance to break ground in Austin. The development qualified for the "Tier 1" ordinance provisions, which waive or relax city requirements for parking, setbacks, and density levels for projects with at least half of their units being income-restricted. A at Lamppost was financed in part with \$1.3 million from the City of Austin's Ownership Housing Development Assistance program, and is on-track for completion by May of this year. The development team included several team members for A at St. Johns: Capital A Housing as Developer, Civiltude as Civil Engineer, Constructinople as General Contractor, and Guadalupe Neighborhood Development Company handling buyer qualification screening and general affordability compliance.

2011 Franklin Ave, Austin, TX

Community engagement representative for EM Franklin LLC's 2011 and 2015 Franklin Ave development. Collaborating with the City, Developers and most importantly with the neighborhood communities in order to achieve a development that is most suitable for the neighborhood.

ST Georges Green, Austin, TX

Capital A Housing's "A at St. Georges Green" development, at 5300 St Georges Green, is an affordable housing community that will provide eight rental units affordable to households earning 50% or less of Median Family Income. This high-impact property will be nestled in a single-family, high-opportunity neighborhood right off of Manchaca and Stassney Lanes and a stone's throw from Austin Community College's South Austin campus. The project will provide affordable homes in a family-centric neighborhood where the average market rent is \$1,487 per month

A at E St Johns Ave, Austin, TX

Community engagement representative for Capital A Housing's A at St Johns. Collaborating with the City, Developers and most importantly with the neighborhood communities in order to achieve a development that is most suitable for the neighborhood.



Mr. Kasemi is a civil engineer with a construction management academic background. He has over 12 years of experience in land acquisitions, land development, and pro formas. Mr. Kasemi also has worked effectively using financing instruments in the capital stack to maximize IRR for over 6 years. Through years of experience, he has developed a deep understanding and expertise in identifying infill properties with development potential and managing multiple consultants and contractors from feasibility to move-in ready as well as recapturing properties in floodplains or infrastructure burdened and optimizing infrastructure requirements through negotiations with municipalities.

Relevant Project Experience

Years of Experience
7 years

Years in the Firm
3 years

Education:
BS Civil Engineering,
Al Baath University,
Homs, Syria

Registration:
TX EIT # 51951

A at Lamppost, Austin, TX

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La Vista de Lopez, Austin, TX

La Vista de Lopez will be a 27 unit income-restricted affordable housing building for seniors near the heart of downtown. It will be fully ADA-compliant and will be income-restricted for seniors making less than 50% Austin's Median Family Income. It is being developed by some members of the A at St. Johns team, including developer Guadalupe Neighborhood Development Corporation and civil engineering by Eyad Kasemi of Capital A Housing and Civiltude. The nine-story tower is being built adjacent to a historic property on land purchased through financing from the Austin Housing Finance Corporation.

Waterloo Terrace, Austin, TX

Project Manager for 132-unit permanent supportive housing for single adults on 2.5 acres near the Mo Pac Expressway and Parmer Lane intersection - near the Domain, job opportunities, medical services at St. David's Hospital and the Walnut Creek Greenbelt. Eyad performed grading, drainage, utilities and site plan production and permitting.

Colony Park, Austin, TX

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

NOT APPLICABLE

Attachment 7 – Resolution from County

(If the proposed development is located in the ETJ of Austin, please include the executed resolution from the applicable County Commissioners' Court, as required by TDHCA)

NOT APPLICABLE

**Attachment 8 – Rents by Unit Type: Before and After Rehabilitation
(if applicable)**

(If the proposed development involves the rehabilitation of a currently occupied development, attach an excel table of the current rents by unit type and the proposed rents by unit type following the completion of rehabilitation)