

2011 & 2015 EM FRANKLIN

OHDA APPLICATION
NOVEMBER 2024

AUS/BOS

SOCIAL HOUSING



38 INCOME RESTRICTED
OWNERSHIP UNITS

80% MFI

\$62K SUBSIDY
PER UNIT

STUDIOS BEDROOM
1&2 UNITS

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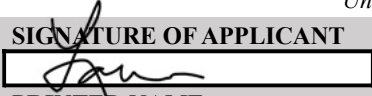
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APPLICATION CHECKLIST

DEVELOPER NAME: AusBos Capital LLC		BORROWER ENTITY NAME : 2011 AND 2015 EM Franklin, LLC		
DEVELOPMENT NAME : 2011 & 2015 EM Franklin		FUNDING CYCLE DEADLINE : November 1, 2024		
FEDERAL TAX ID NO: 85-3924763		DUNS NO:		
PROJECT ADDRESS: 2011 & 2015 EM Franklin, 78723		PROGRAM : OHDA		
CONTACT NAME : Anmol Mehra		AMOUNT REQUESTED: \$2,355,100		
CONTACT ADDRESS AND PHONE : 2403 E. 14th ST #1, Austin TX, 78702 713-320-5000				
APPLICATION TABS			INITIALS	
A1	EXECUTIVE SUMMARY/PROJECT PROPOSAL		LH	
A2	PROJECT SUMMARY FORM		LH	
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A4	DEVELOPMENT BUDGET		LH	
A5	OPERATING PRO FORMA		LH	
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1	ENTITY INFORMATION	1.a.	Detailed listing of developer's experience	LH
		1.b.	Certificate of Status	LH
		1.c.	Statement of Confidence	N/A
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	LH
		2.b.	Resumes of development team	LH
		2.c.	Resumes of property management team	N/A
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	N/A
		3.b.	Certified Financial Audit	N/A
		3.c.	Board Resolution	N/A
		3.d.	Financial Statements	LH
		3.e.	Funding commitment letters	LH
4	PROJECT INFORMATION	4.a.	Market Study	LH
		4.b.	Good Neighbor Policy	LH
		4.c.	SMART Housing Letter	LH
		4.d.	MOU with ECHO	N/A
		4.e.	Resident Services	LH
5	PROPERTY INFORMATION	5.a.	Appraisal	LH
		5.b.	Property Maps	LH
		5.c.	Zoning Verification Letter	LH
		5.d.	Proof of Site control	LH
		5.e.	Phase I ESA	LH
<p>The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. <i>Unsigned/undated submissions will not be considered.</i></p>				
SIGNATURE OF APPLICANT  PRINTED NAME Lauren Hartnett TITLE OF APPLICANT Executive VP of Development DATE OF SUBMISSION November 1, 2024		DATE AND TIME STAMP OF RECEIPT <div style="border: 1px solid black; height: 100px; width: 100%;"></div>		
FOR AHFC USE ONLY				

November 1, 2024

James May
Community Development Manager
City of Austin, Housing and Planning Dept
1000 East 11th Street
Austin, Texas 78702



Dear Mr. May,

AusBos Social Housing is respectfully submitting this application for Ownership Housing Development Assistance (OHDA) funding for the development of 2011 & 2015 EM Franklin, a 144-unit mixed-income community in East Austin. This 4.03-acre project will provide a diverse range of attainable home ownership options, including townhomes and condominiums, catering to households of varying sizes and income levels.

38 units (26%) of the total 144 will be designated as affordable under the City of Austin's Affordability Unlocked Program. These homes— eight studios, eight one-bedroom units, 12 one-bedroom units with flex space, and 10 two-bedroom units—will be available to households earning up to 80% of the Median Family Income (MFI) and secured by a 99-year restrictive covenant.

The development adheres to Austin Green Building Standards and includes sustainable, community-focused design features such as green spaces, a community cafe, and public art installations, including the Resilience Mural by East Austin artists. Additionally, the site's proximity to high-frequency public transportation, public schools, the Mueller development, and parks will further enhance accessibility and sustainability for residents.

While we have committed to delivering 29 affordable residences through our planned capital sources and initial budget, we are seeking financial support of \$2.355 million from AHFC through the OHDA program to convert an additional nine market-rate units to affordable homes, bringing the total to 38. This funding will be instrumental in helping us achieve our goal of providing increased affordable homeownership opportunities in East Austin.

Key Characteristics of the Project:

- ◆ **Land Acquired and Rezoned:** The site is fully acquired and rezoned, and we are currently in the latter stages of the permitting process. Building permits and site development permits are expected in Q1 2025, with construction starting in Q2 2025 and occupancy by Q2 2027.
- ◆ **Leverage of Private Equity and Loans:** The project is supported by private equity capital and traditional loans, with no pre-development funding requested.
- ◆ **Experienced Team:** AusBos Social Housing brings extensive experience in mixed-income housing development, including a 12-townhome project at 732 Springdale (awarded AHFC funding, construction beginning early 2025). Our architectural partner, Forge Craft, has a proven track record with award-winning affordable housing developments, including Bluebonnet Studios. Additionally, our general contractor, Summit Design + Build, has completed numerous mixed-income and affordable housing projects in Austin and across the US, bringing a wealth of expertise to ensure high-quality construction and timely project delivery.

We believe this project represents a significant opportunity to provide much-needed affordable homeownership in East Austin while promoting sustainability and community engagement. We look forward to discussing how this funding can help us achieve these goals.

Sincerely,

A handwritten signature in black ink, appearing to read "Anmol Mehra".

Anmol Mehra
President
AusBos Social Housing

A1. EXECUTIVE SUMMARY/PROJECT PROPOSAL

2011 & 2015 EM FRANKLIN: THOUGHTFUL, ATTAINABLE HOUSING IN EAST AUSTIN

Located on an unoccupied 4.03-acre site at 2011 & 2015 EM Franklin, this development will provide a diverse mix of attainable, 100% for-sale housing options in a rapidly growing area of East Austin. There will be no displacement through development of this greenfield site. The project will feature 144 residences, blending townhomes and condos with both market-rate and income-restricted units. It aims to deliver smaller, more accessible missing-middle homes, creating opportunities for a wide range of families and individuals to live in central East Austin. Its central location—just steps from Mueller and close to Downtown Austin and The University of Texas—offers convenient access to employment centers, recreational areas, and amenities, making it an attractive option for a broad demographic of residents.

The site comprises two parcels, zoned LR-MU-CO-NP and MF-4-CO-NP, with the LR-MU-CO-NP lot utilizing the Affordability Unlocked program. Both parcels will operate under a Unified Development Agreement (UDA) to efficiently manage shared amenities and infrastructure across the entire project.

AFFORDABLE HOUSING COMMITMENT

With the support of Austin Housing Finance Corporation (AHFC), 38 residences (26%) of the 144 total will be designated as affordable through the City of Austin’s Affordability Unlocked and SMART Housing Programs and will include:

- ♦ 8 studios
- ♦ 8 one-bedroom units
- ♦ 12 one-bedroom units with a study
- ♦ 10 two-bedroom units

Available to households earning up to 80% of the Median Family Income (MFI), these units will remain income-restricted for 99 years under a restrictive covenant. With financial assistance from AHFC, this development secures 38 affordable homes along a major transportation corridor, furthering the City’s anti-displacement efforts along Project Connect routes and ensuring long-term availability in Austin’s housing stock. HomeBase will provide oversight and resident placement for these affordable units throughout the affordability period.

RIGHT TO RETURN AND PRIORITY HOUSING

Right to return and right to remain policies are a key focus of 2011 & 2015 EM Franklin, ensuring that long-time east Austin residents in the neighborhood at risk of being economically displaced are not and those whose families have been displaced in the past have the opportunity to move back. We plan to work with groups and organizations who have relationships and ties to those who can benefit from our right to remain/right to return focus. The project will also actively and intentionally market both affordable and market-rate units to specific groups who have historically had challenges in securing housing and who contribute to the local community. We will specifically target local artists, municipal workers, teachers, healthcare professionals, and others at risk of displacement or with ties to the neighborhood.

ACCESSIBLE AND ADAPTABLE UNITS

10% of all units, including six of the 38 income-restricted units, will meet Type A ANSI standards, making them accessible and adaptable for residents with mobility disabilities.

HOUSING CHOICE VOUCHER HOLDERS (SECTION 8)

As a fully owner-occupied development, no units will be reserved for Housing Choice Voucher holders.

NEIGHBORHOOD PLAN COMPATIBILITY

The project aligns with the East MLK Combined Neighborhood Plan, which designates the site for Multi-family and Neighborhood Mixed Use on the Future Land Use Map (FLUM). This project supports key neighborhood goals, including:

- ♦ Goal 1: Preserve established residential areas and promote new infill housing.
- ♦ Goal 2: Promote a mix of land uses that enhance neighborhood compatibility.
- ♦ Goal 5: Provide housing that maintains social and economic diversity.

SUSTAINABILITY AND COMMUNITY-CENTERED DESIGN

Sustainability is central to the development's design. All homes will meet Austin Green Building Standards and incorporate thoughtfully selected shared community spaces, including green spaces—some of which run along a scenic creek—a community cafe, and public art installations like the [Resilience Mural](#). We have been intentional with the project's amenities to thoughtfully maximize their impact and benefit, while keeping HOA fees low to minimize the additional cost burden for residents. Additionally, the development is strategically located near public green spaces, a golf course, and high-frequency public transportation, enhancing connectivity and promoting sustainable urban living.

SITE ACTIVATION

While awaiting redevelopment, the [Blue House Project](#)—a collaboration between Raasin in the Sun, Plugin House, and the EM Franklin development—actively engages the community by offering a paid artist residency on-site. The 200-square-foot Blue House serves as a free studio space for local east Austin artists, providing rotating residencies that foster creative talent. Each residency concludes with a public exhibit, celebrating the artist's work and enriching the cultural vibrancy of the neighborhood. We plan to continue the residency at a nearby site during construction.

UNIT MIX OVERVIEW

The project will include a mix of studios, one-, two-, and three-bedroom residences, designed to meet the needs of various household sizes. Below is the unit mix for all 144 units:

UNIT TYPE	BEDROOMS/ BATHROOMS	TOTAL UNITS	AFFORDABLE UNITS	SQUARE FOOTAGE
Studio	0/1	14	8	576
1 BD	1/1	8	8	701
1 BD + FLEX	1/1	28	12	782
2 BDS	2/2	21	10	971
2 BD L	2/2	31	0	1166
3 BD	3/2	19	0	1286
TOWNHOMES	2/2 & 3/2	23	0	1571-1730
UNIT TOTALS		144	38	

MARKET CONTEXT AND AFFORDABLE HOMEOWNERSHIP NEED

2011 & 2015 EM Franklin is strategically positioned in a rapidly growing area of East Austin, where demand for attainable homeownership is strong. The surrounding affordable developments primarily focus on rental housing, leaving a gap for income-restricted ownership opportunities for young adults and families.

The project will appeal to first-time affordable home buyers, workforce professionals, and young families with annual incomes likely ranging from \$60,000 to \$86,880, while also offering market-rate units for higher-income households, including young professionals, dual-income couples, growing families, and affluent empty nesters, with annual incomes between \$100,000 and \$240,000.

FUNDING REQUEST

Our initial plan for 2011 & 2015 EM Franklin was to build 38 affordable homes. However, with construction costs having risen by more than 10% since project inception and the reduction in maximum allowable sales prices for affordable homes announced in summer 2024, we are now able to build only 29 affordable units under our current budget. To convert an additional nine market-rate homes to affordable units, we are seeking \$2.355 million in financial support, enabling us to provide a total of 38 affordable units (26% of the project). This request represents less than 4% of the total project budget, less than 6% of total construction costs, and equates to \$62,000 per affordable unit. AHFC's support is essential in helping us expand affordable homeownership opportunities in East Austin.

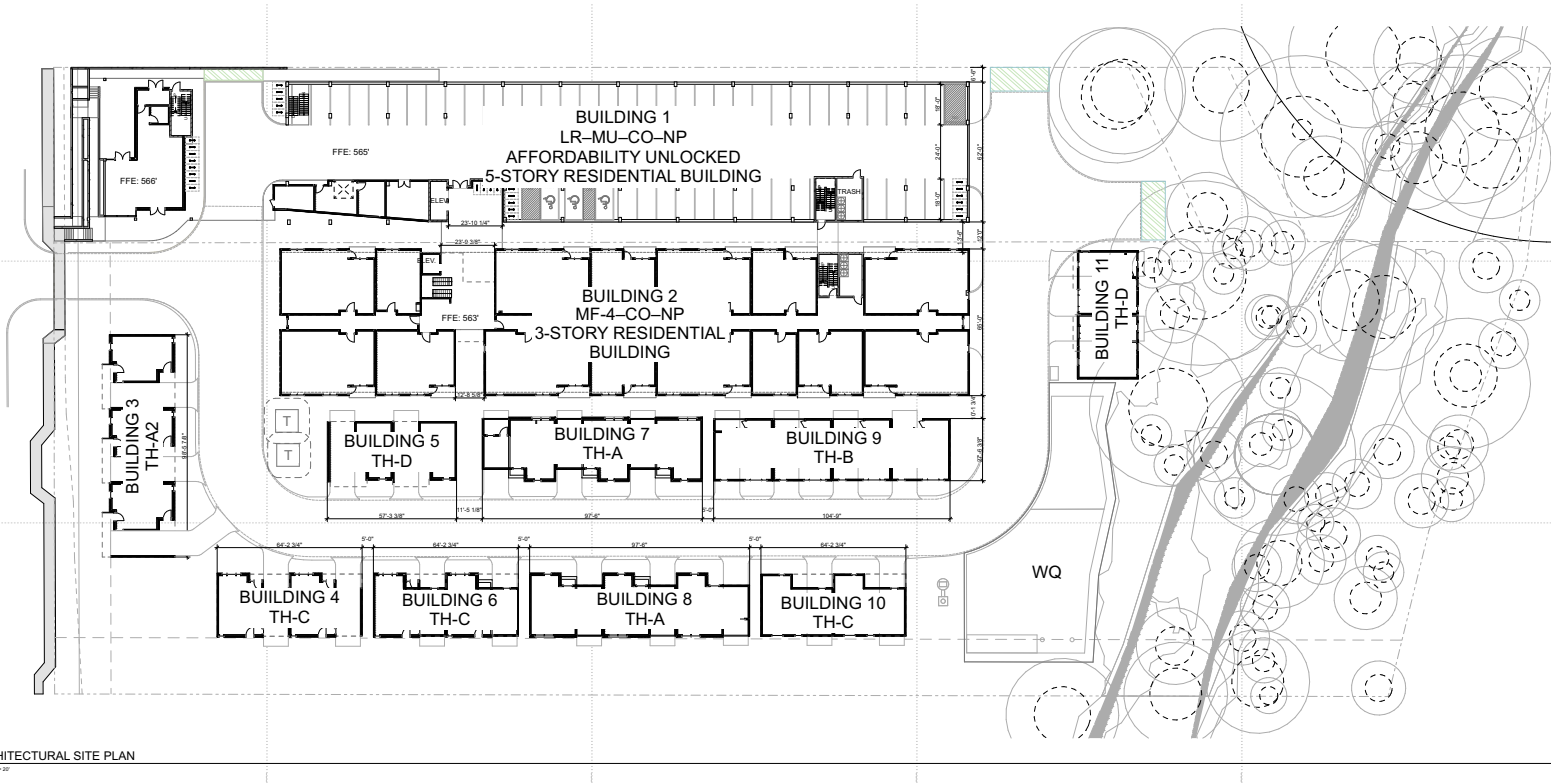
KEY FINANCIALS

- ◆ **Total Project Cost:** \$62.7 million.
- ◆ **AHFC Request:** \$2.355 million, to support the construction of 38 affordable ownership units (26% of project).
- ◆ **Other Funding:**
 - ◇ Acquisition and pre-development loan from Cadence Bank (secured).
 - ◇ Private investors have funded the rest of the project to date with over 50% of the capital raised from minority and/or women investors
 - ◇ A construction loan from Cadence Bank will be issued following completion of site development permitting in Q1 2025.
 - ◇ Between our current equity investors and strong interest and commitments from new equity investors, we feel very confident in our ability to secure the appropriate capital necessary for this project

TIMING

- ◆ **Site Development and Building Permits:** Targeting approval Q1 2025
- ◆ **Construction Start:** Q2 2025
- ◆ **Move-in Ready:** Q2 2027

SITE PLAN

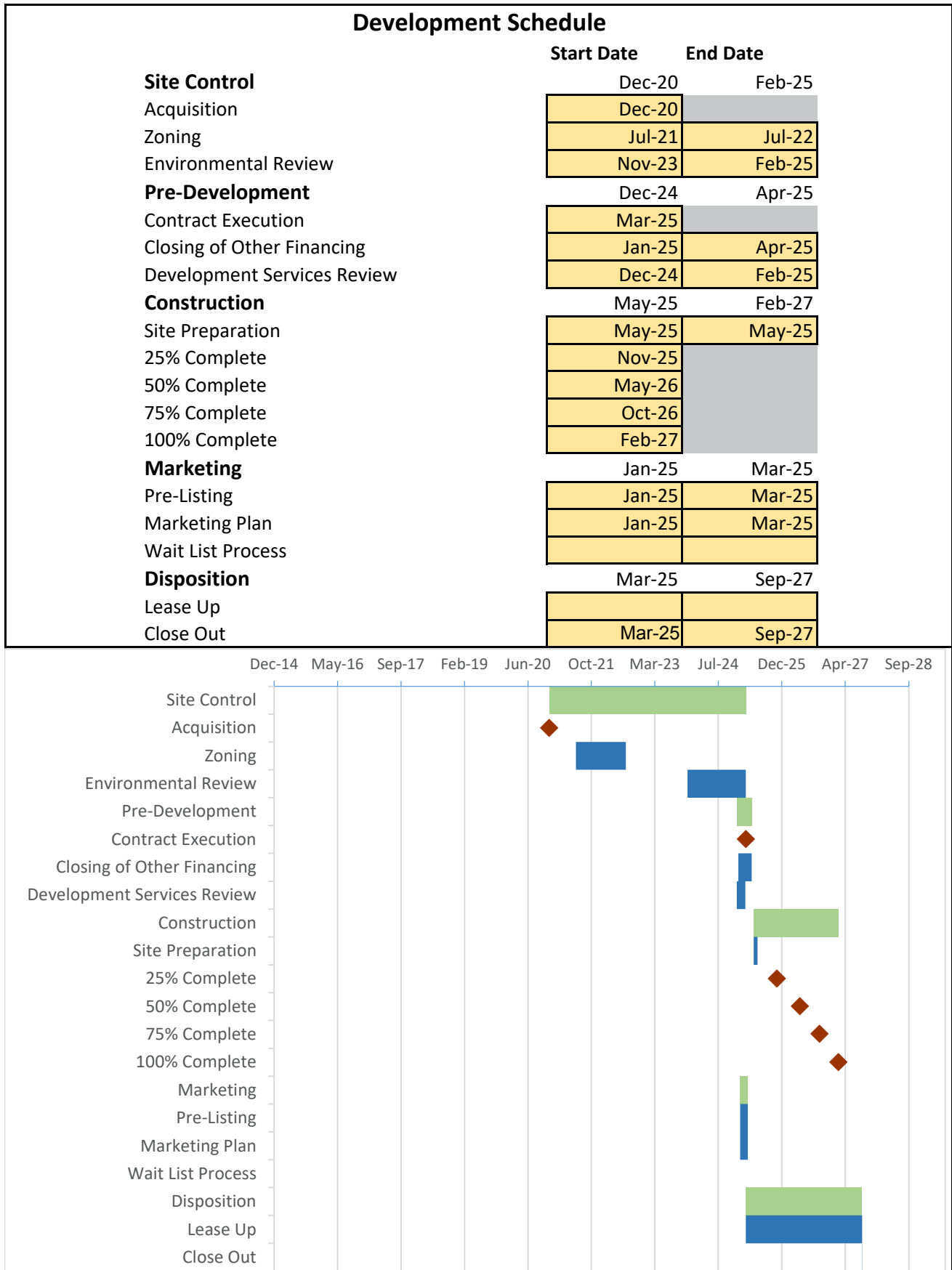


ARCHITECTURAL SITE PLAN
SCALE: 1" = 32'

A2. PROJECT SUMMARY FORM

Project Summary Form						
1) Project Name		2) Project Type		3) New Construction or Rehabilitation		
2011 & 2015 EM Franklin		Mixed-Income		New Construction		
4) Address(s) or Location Description				5) Mobility Bond Corridor		
2011 & 2015 EM Franklin, Austin, TX 78723				MLK Blvd		
6) Census Tract	7) Council District	8) Elementary School		9) Affordability Period		
21.07	District 1	BLANTON EL		99 Years		
10) Type of Structure		11) Occupied?		12) How will funds be used?		
Multi-family		No		Construction		
13) Summary of Rental Units by MFI Level						
Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0
14) Summary of Units for Sale at MFI Level						
Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 60% MFI						0
Up to 80% MFI	8	20	10			38
Up to 120% MFI						0
No Restrictions	6	16	61	23		106
Total Units	14	36	71	23	0	144
15) Initiatives and Priorities (of the Affordable Units)						
Initiative		# of Units	Initiative		# of Units	
Accessible Units for Mobility Impairments		6	Continuum of Care Units			
Accessible Units for Sensory Impairments						
Use the City of Austin GIS Map to Answer the questions below						
16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?					Yes	
17) Is the property within 1/4 mile of a High-Frequency Transit Stop?					Yes	
18) Is the property within 3/4 mile of Transit Service?					Yes	
19) The property has Healthy Food Access?					Yes	
20) Estimated Sources and Uses of funds						
Sources			Uses			
Debt	38,406,827		Acquisition	12,531,250		
Equity	21,948,730		Off-Site			
Grant			Site Work			
Other			Sit Amenities			
Deferred Developer Fee (not applicable for OHDA)			Building Costs	38,211,349		
Previous AHFC Funding			Contractor Fees	1,481,181		
Current AHFC Request	2,355,100		Soft Costs	4,937,981		
			Financing	2,744,360		
			Developer Fees	2,804,536		
Total	\$ 62,710,657		Total	\$ 62,710,657		

A3. PROJECT TIMELINE



A4. DEVELOPMENT BUDGET

Development Budget				
	Total Project Cost	Requested AHFC Funds	Description	
Pre-Development				
Appraisal	6,000			
Environmental Review	5,000			
Engineering	279,367			
Survey	7,583			
Other (Geotech, Demo, Etc.)	40,100			
Architectural	1,118,227			
Permit and Impact Fees	814,409			
Loan & Capital Origination Fees	576,614			
Subtotal Pre-Development Cost	\$2,847,300	\$0		
Acquisition				
Site and/or Land	12,500,000			
Structures				
Other (specify)				
Subtotal Acquisition Cost	\$12,500,000	\$0		
Construction				
Infrastructure	1,279,530	75,919		
Site Work	3,383,049	200,728		
Demolition	0	0		
Concrete	4,304,064	255,376		
Masonry	685,964	40,701		
Rough Carpentry	4,186,447	248,397		
Finish Carpentry	1,729,720	102,630		
Waterproofing and Insulation	448,400	26,605		
Roofing and Sheet Metal	871,931	51,735		
Plumbing/Hot Water	2,100,947	124,657		
HVAC/Mechanical	2,798,491	166,044		
Electrical	4,185,265	248,327		
Doors/Windows/Glass	2,531,866	150,225		
Lath and Plaster/Drywall and Acoustical	2,622,101	155,579		
Tiel Work	1,062,620	63,049		
Soft and Hard Floor	1,155,120	68,537		
Paint/Decorating/Blinds/Shades	893,832	53,034		
Specialties/Special Equipment	229,727	13,631		
Cabinetry/Appliances	1,053,110	62,485		
Carpet	0	0		
Other (specify)	2,689,165	159,558	fireproofing, fire suppression, general equipment, insurance, and other miscellaneous	
Construction Contingency	1,481,181	87,884		
Subtotal Construction Cost	\$39,692,530	\$2,355,100		
Soft & Carrying Costs				
Legal	150,000			
Audit/Accounting	36,000			
Title/Recordin	31,250			
Architectural (Inspections)	187,988			
Construction Interest	2,167,746			
Construction Period Insurance	942,774			
Construction Period Taxes	425,181			
Relocation	0			
FF&E	150,000			
Marketing	500,000			
Davis-Bacon Monitoring	0			
Developer Fee	2,804,536			
Retail - TIs and Comm.	51,474			
Other (Contingency)	223,879			
Subtotal Soft & Carrying Costs	\$7,670,828	\$0		
TOTAL PROJECT BUDGET	\$62,710,658	\$2,355,100		

A5. PROJECTED AFFORDABILITY DATA FOR HOME SALES (OHDA)

Projected Affordability Data for Home Sales (OHDA)

	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4				
Number of Units	8	8	12	10				
Number of Bedrooms	0	1	1	2				
Square Footage	576	701	782	971				
Anticipated Sale Price	\$178,600	\$178,600	\$178,600	\$211,300				
Borrower Contribution	\$0	\$0	\$0	\$0				
Homebuyer Subsidy	\$0	\$0	\$0	\$0				
Total Principal Amount of Mortgage	\$178,600	\$178,600	\$178,600	\$211,300				
Anticipated Interest Rate	6.50%	6.50%	6.50%	6.50%				
Monthly Principal Amount	\$161	\$161	\$161	\$191				
Monthly Interest	\$967	\$967	\$967	\$1,145				
Estimated Monthly Taxes	\$298	\$298	\$298	\$352				
Estimated Monthly Insurance	\$37	\$37	\$37	\$44				
HOA/Other	\$173	\$210	\$235	\$291				
TOTAL Estimated PITI	\$1,637	\$1,674	\$1,698	\$2,023				

A6. SCORING SHEET

Project Name	2011 & 2015 EM Franklin	
Project Type	Mixed-Income	
Council District	District 1	
Census Tract	21.07	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$2,355,100	
Estimated Total Project Cost	\$62,710,657	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	MLK Blvd	
SCORING ELEMENTS	Description	
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	4%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	4%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	4%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	38	# of units for purchase at < 80% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	4%	% of City's affordable housing goal within mobility bond corridors
SCORE	8	% of annual goal * units * 25%, max of 75
Unit Score	8	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	10	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	5	Multi-bedroom Unit/Total Units * 20
TEA Grade	82	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	2	Educational Attainment, Environment, Community Institutions, Social Cohesion, Economic Security
Accessible Units	6	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	3	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	1	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	11	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	14%	% of total project cost funded through AHFC request
Leverage Score	24	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$61,976	Amount of assistance per unit
Subsidy per unit score	17	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$49,065	Amount of assistance per bedroom
Subsidy per Bedroom Score	19	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
Debt Coverage Ratio Score	0	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	60	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	79	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
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Management Team		
Notes		

1

ENTITY INFORMATION

AUS/BOS

SOCIAL HOUSING

1A. INTRODUCTION

Founded by Anmol Mehra in 2018, AusBos Capital, LLC (dba Aus/Bos Social Housing) is an Asian minority-owned real estate development firm specializing in residential projects at the intersection of density, affordability, and social impact. To facilitate the development of 2011 & 2015 EM Franklin, the entity 2011 & 2015 EM Franklin LLC was created with AusBos Social Housing serving as the primary investor, managing member, and general partner, ensuring focused management and execution of this project. Certificates of standing from the Secretary of State are provided for all entities.

We are committed to providing community-minded urban infill housing for lower-income families, artists, and other Austinites facing housing scarcity. Our current portfolio includes seven residential development projects in East Austin, in active or early stages, projected to deliver approximately 250 mixed-income for-sale residential units, with more than 20% offered at income-restricted rates. We have previously built 5 residential homes in Central Austin. We also own 21 investment properties, 14 of which are rented to residents transitioning out of homelessness, refugees, artists, individuals who have completed substance rehabilitation programs, and low-income households.

OUR PROJECTS

Springdale ♦ Central East Austin

3-4 Bedroom Townhomes
12 homes | 17% affordable
Est. Completion: Q2 2026

A collection of townhomes in central East Austin, featuring two affordable four-bedroom homes at 65% MFI in a vibrant neighborhood. **AHFC Funding:** This project was awarded \$240,000 in OHDA funds for construction. The project was delayed by COVID-19 and market factors but is on track to begin construction in Q1 2025

Alamo ♦ Central East Austin

2-3 Bedroom Townhomes
5 homes | 20% affordable
Est. Completion: Q4 2026

A collection of five attached townhomes located steps away from the University of Texas and Manor Road's vibrant cultural scene, offering affordable living options in partnership with the Blackland neighborhood's Community Development Corporation.

Northeast Austin

2-3 Bedroom Homes
4 homes | 50% affordable
Est. Completion: Q3 2026

With Affordability Unlocked, this project will feature two newly constructed three-bedroom homes alongside two existing affordable, two-bedroom duplex units in the University Hills neighborhood of East Austin.

Carol Ann ♦ Northeast Austin

2-3 Bedroom Homes
4 homes | 50% affordable
Est. Completion: Q3 2026

Utilizing Affordability Unlocked, this project will feature an innovative mix of four modern residences with 50% of the homes built using the affordable and sustainable Plugin House modular construction system.

The Vivian ♦ East Austin

2-3 Bedroom Townhomes
30-35 homes | 10% affordable
Est. Completion: Q1 2028

Named in honor of the property owners' original matriarch, The Vivian is an enclave of townhomes designed in harmony with the community's surrounding architectural character.

Jack Cook ♦ Northeast Austin

2-3 Bedroom Townhomes & Live/Work Units
40 homes | 10% affordable
TBD

A community of townhomes and live/work units, with modern designs strategically located near high-frequency transit.

THE AUS/BOS TEAM:



ANMOL MEHRA

Founder & President

10 YEARS EXPERIENCE

713-320-5000

ANMOLMEHRA1@GMAIL.COM

Anmol Mehra is the Founder of AusBos Social Housing and a seasoned housing investor in Austin, Texas, specializing in high-density, mixed-income communities. For the 2011 & 2015 EM Franklin project, Anmol oversees market analysis, capital raising, as well as site selection and control, bringing his strategic expertise to the development. He also co-founded Plugin House, an innovative modular, low-cost, quick-build home for urban infill and humanitarian housing. Before pivoting to real estate, Anmol spent 15 years as an equity research analyst and portfolio manager at Fidelity Investments in Boston. Anmol is a board member and advisor to numerous nonprofit and impact-oriented organizations in the fields of arts, anti-racism, urban planning, and impact investing. He was named an Axios Austin Power Player in 2022.



JASON THOMPKINS

Principal & Partner

20 YEARS EXPERIENCE

JASON@JTHOMPKINS.NET

Jason Thompkins is a Principal in the 2011 & 2015 EM Franklin project, where he oversees financial underwriting, capital structuring development operations, planning, construction management, and accounting. With twenty years of experience in mixed-use and multifamily development, Jason brings a wealth of knowledge to the team, having managed multiple large-scale projects totaling over \$1.17 billion in development costs. His background includes leadership roles in various Austin-based firms, where he has been instrumental in establishing and advancing multifamily and mixed-use product development. Jason's expertise spans site acquisition, entitlement, zoning negotiations, and capital syndication, making him a key figure in delivering high-quality, sustainable housing solutions. He holds an MBA in Real Estate Finance from The University of Texas at Austin's McCombs Graduate School of Business.



LAUREN HARTNETT

Executive VP of Development

6 YEARS EXPERIENCE

LAUREN@AUSBOSSOCIALHOUSING.COM

Lauren Hartnett joined AusBos Social Housing in 2023, where she leverages her expertise in land use to promote equitable and sustainable housing. For the 2011 & 2015 EM Franklin project, Lauren assists with project management and oversees community engagement as well as compliance with federal, state, and local regulations. During her tenure as Policy Director for Austin City Council District 1, she garnered invaluable experience navigating Austin's Land Development Code. She also spearheaded the creation of the Equitable Transit Oriented Policy Plan and secured significant community benefits through development projects in the District. Now partnered with Anmol Mehra, Lauren applies her deep understanding of Austin's land development landscape to create accessible housing. Guided by her belief that housing significantly impacts educational, health, and economic outcomes, she is committed to advancing AusBos Social Housing's mission of building inclusive and affordable communities.

1B. CERTIFICATE OF STATUS



Franchise Tax Account Status

As of : 10/18/2024 17:18:02

This summary page is designed to satisfy standard business needs. If you need to reinstate or terminate a business with the Texas Secretary of State, you must obtain a certificate specific to that purpose.

2011 AND 2015 EM FRANKLIN, LLC	
Texas Taxpayer Number	32076808909
Mailing Address	5313 CONGRESSIONAL DR COLLEGE STATION, TX 77845-3784
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
SOS Registration Status (SOS status updated each business day)	ACTIVE
Effective SOS Registration Date	11/24/2020
Texas SOS File Number	0803840775
Registered Agent Name	STEVEN CAUFIELD
Registered Office Street Address	5313 CONGRESSIONAL DR. COLLEGE STATION, TX 77845

Corporations Section
P.O. Box 13697
Austin, Texas 78711-3697



Ruth R. Hughs
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING OF

2011 and 2015 EM Franklin, LLC
File Number: 803840775

The undersigned, as Secretary of State of Texas, hereby certifies that an Application for Registration for the above named Foreign Limited Liability Company (LLC) to transact business in this State has been received in this office and has been found to conform to the applicable provisions of law.

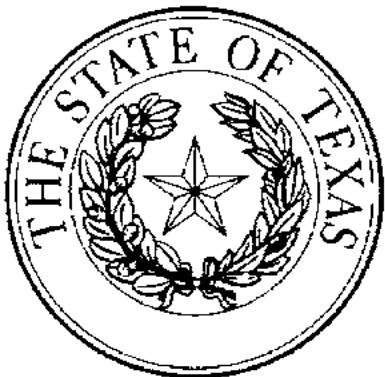
ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing the authority of the entity to transact business in this State from and after the effective date shown below for the purpose or purposes set forth in the application under the name of

2011 and 2015 EM Franklin, LLC

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 11/24/2020

Effective: 11/24/2020



A handwritten signature in black ink, appearing to read "Ruth R. Hughs".

Ruth R. Hughs
Secretary of State



Franchise Tax Account Status

As of : 10/28/2024 14:16:28

This summary page is designed to satisfy standard business needs. If you need to reinstate or terminate a business with the Texas Secretary of State, you must obtain a certificate specific to that purpose.

AUSBOS CAPITAL LLC

Texas Taxpayer Number	32074693337
Mailing Address	2403 E 14TH ST # 1 AUSTIN, TX 78702-1815
ⓘ Right to Transact Business in Texas	ACTIVE
State of Formation	TX
SOS Registration Status (SOS status updated each business day)	ACTIVE
Effective SOS Registration Date	06/18/2020
Texas SOS File Number	0803654329
Registered Agent Name	ANMOL MEHRA
Registered Office Street Address	2403 EAST 14TH ST #1 AUSTIN, TX 78702

1C. STATEMENT OF CONFIDENCE

Not applicable.

All members of the development team, including principals and consultants, are local to Austin and have experience working on Austin-based affordable housing projects.

2

PERSONNEL
INFORMATION

2A. RESUMES OF PRINCIPALS

Formal resumes for the Principals overseeing the 2011 & 2015 EM Franklin project are provided below.

ANMOL MEHRA

2403 East 14th St #1 Austin TX 78702 • anmolmehra1@gmail.com • (713) 320-5000

PROFESSIONAL EXPERIENCE

PIH INC

Co-Founder and CEO for a housing start-up

Austin, TX
2018 - Present

- Designer of the Plug-in-House: a modular, low-cost, quick-build home for use as an Accessory Dwelling Unit (ADU) to produce urban infill and affordable housing, but also for institutional social housing for those transitioning out of homelessness, refugee housing, and disaster relief assistance.

AUS/BOS Social Housing

Owner of real estate development firm focusing on housing for social good in Austin and Boston

Austin, TX
2018 - Present

- Owner of 21 investment properties with 14 units rented for those transitioning out of homelessness, refugees, artists, those who have completed substance rehabilitation programs, and for low-income residents in Austin and Boston.
- Developer of 7 mixed-income, inclusive, urban infill housing projects in Austin with a focus on increased density and affordability and proposals for almost 250 units of which >20% will be affordable homes

FIDELITY MANAGEMENT AND RESEARCH

Portfolio Manager and Senior Equity Research Analyst for investment company managing

\$2+ trillion in assets globally for mutual fund customers in equities and fixed income investments

Boston, MA
Aug 2002 – Dec 2016

Portfolio Manager and Senior Equity Research Analyst: Small Cap Team

May 2007 – Dec 2016

- Managed \$1 billion fund, the Small Cap Opportunities Consumer Fund, from Feb 2012 to August 2014
- Delivered daily investment recommendations to 50+ global portfolio managers who managed \$750+ billion in assets
- Hosted and led 200+ meetings annually with CEOs and CFOs for 100+ unique companies being researched
- Performed due diligence and in-depth individual and industry research on 100+ companies each year
- Wrote 250+ detailed research reports annually which were published internally to 1,000+ investment professionals

Equity Research Analyst: Core Research Team

Aug 2002 - May 2007

- Delivered daily investment recommendations to 50+ global portfolio managers who managed \$750+ billion in assets
- Oversaw 4 sectors and 70 stocks while managing two Sector Mutual Funds
- Managed Sector Mutual Funds: Auto Fund (FSAVX), 3/04-5/06, Paper/Forest Products (FSPFX) from 2/04-5/06
- Honored with 3 awards as top analyst in department: Breadth of Coverage, Cross Border Research, and Teamwork

Fidelity Cares Volunteer Champion

Aug 2009 – Dec 2016

- Co-founded twice-a-year drive to raise money from 300-person department for backpacks for 400+ Boston Public School students and winter goods for 100+ Boston families
- Co-led Fidelity School Transformation Day for 4 years, in which 200 Fidelity employees clean, paint, and rehabilitate a local Boston Public School. This provided over \$100,000 in direct and indirect support to each school
- Vetted external volunteer opportunities and communicated them to the 300-person department

UT MBA INVESTMENT FUND LLC

Fund Manager for a \$15 Million private investment company run solely by University of Texas students
Advisor

Austin, TX
Dec 2000 - May 2002
2009-Present

TOWERS PERRIN

Actuary for global benefits consulting firm designing and valuing pension and retiree welfare plans

Houston, TX
July 1995 – May 2000

PRIVATE INVESTOR

Early-stage investor in 3 socially responsible Boston companies: ArtLifting, GRIT, and Cabbage

2010-Present

NEW SUMMIT INVESTMENTS

Investment Committee Member for a private market impact investment fund of funds company

2018-Present

ADVISOR

Senior advisor to Arjuna Capital, New Summit Investments, and Vitae Capital

2017-Present

PUBLIC SERVICE: NONPROFIT BOARD MANAGEMENT

URBANITY DANCE

Chair of The Board of Directors for \$1 million award-winning contemporary dance company that teaches dance to 1,000 children and adults weekly and uses dance to empower individuals Boston, MA
May 2011 - Present

- Oversee significant growth for past 10 years, including growing operating budget from \$18,000 to \$1,000,000, enrolling 10,000+ students and hiring 7 full-time staff, 30 part-time staff, and 10 paid dancers
- Direct financial planning, fundraising, and strategic planning:
 - Collaborated to develop business plan, strategic plan, and partnerships with 30+ local organizations
 - Led year-long strategic process, resulting in decision to move into new dance studio 3x the size of prior one
 - Individually negotiated and secured donation of \$1m+ property which is now permanent headquarters
- Develop vision for Call of Courage, an original dance performance aimed at sparking dialogue about bullying in schools. Following a successful performance for 1,200 Boston Public School students in November 2016, the program continues with workshops in dozens of schools state-wide and a repeat performance later in 2021.

MUSIC FOR ALL

Board Member for an \$8 Million music education and advocacy nonprofit serving 85,000 student participants and 300,000 audience members annually Indianapolis, IN
Oct 2011 - Present

- Partnered with CFO to host educational workshops at the 2017 Summer Symposium Director Academy addressing issues women face in attaining senior leadership positions in music education
- Created and funded the Summer Camp Counselor scholarship ten years ago, which awards two annual scholarships for summer camp counselors who are pursuing careers in music education

COMMUNITY AND SOCIAL ENTERPRISE WORK

SOCIAL VENTURE PARTNERS

Partner at 3,200+ person national venture philanthropy organization committed to strengthening smaller -sized nonprofits by providing them with financial support and consulting advice Boston, MA
Apr 2016 – Dec 2018

SOCIAL INNOVATION FORUM

Angel Investor, Funder, and Advisor for a social impact organization supporting non-profit organizations Boston, MA
Nov 2016 – Present

WHAT'S GOING ON, BOSTON

Presenter/Funder for a social justice dance performance set to the music of Marvin Gaye Boston, MA
April 2019

ADVISOR

Informal advisor to numerous non-profit and community organizations; Institutional Anti-Racism and Accountability Project at the Harvard Kennedy School, Room to Grow, Project Restore Us, Boston Youth Wrestling, Livable Streets, Elephant Books, Music to Life, The Food Project, Casa Marianella, Ishida Dance, Blackland Community Development Corporation Boston, MA

EDUCATION

HARVARD KENNEDY SCHOOL OF GOVERNMENT

Mid-Career Master of Public Administration Cambridge, MA
May 2018

- Relevant coursework: urban planning, housing policy, racial/economic/social justice, philanthropy, impact investing
- Co-founder of arts@HKS, a series of 4 panel discussions exploring the role of arts and culture in the public sphere

MCCOMBS SCHOOL OF BUSINESS, UNIVERSITY OF TEXAS AT AUSTIN

MBA with Concentrations in Finance and Investments Austin, TX
May 2002

UNIVERSITY OF TEXAS AT AUSTIN

B.S. in Mathematics with Concentrations in Actuarial Science, Finance, and Risk Management/Insurance Austin, TX
May 1995

Jason Thompkins

1111 W. 31st Street, Austin, Texas 78705

(512) 517-3616 - mobile

jason@jthompkins.net

Experience 1/2020 – 4/2024	CSW Development Principal	Austin, Texas
	<ul style="list-style-type: none"> • Establish and advance multifamily development arm for established local firm with limited housing experience. • Provide executive leadership and tactical execution related to multiuse and mixed-use product development. • Identify capital partners as resources for projects. • Present and champion new investment opportunities. • Lead research and planning activities related to all aspects of residential development products. • Manage relationships with local municipal officials, business partners and internal stakeholders 	
9/2014 – 9/2019	Laureate Campus Living, LP Principal	Dallas & Austin, Texas
	<ul style="list-style-type: none"> • Established nationally focused, opportunistic student housing development platform. • Negotiated comprehensive joint-venture equity partnership with publicly traded student housing REIT. • Led all entitlement and zoning efforts, including off-site infrastructure negotiations with planning, city staff, and AHJs. • Provided executive and thought leadership to drive creative design and place making processes. • Led cross-functional teams, including outside partners, to successfully execute pre-development, development and post-development activities. • Collaborated internally to develop opportunity filters for vetting projects and acquisitions. • Managed all site acquisition, underwriting, and capital sourcing for new development projects. 	
7/2007 – 8/2014	Lynd Development Partners Executive Vice President - Development	Austin, Texas
	<ul style="list-style-type: none"> • Executed mixed-use and conventional multifamily development portfolio in excess of \$400M • Responsibilities included oversight of all facets of the development and pre-development process including market research, detailed underwriting and budgeting, site acquisition, and entitlement. • Deep experience in sourcing of institutional equity and debt capital, including EB-5 and HUD 221(d)(4) loans. • Close interaction with property operations staff during lease-up to ensure timely, successful stabilization. 	
6/2004 – 6/2007	Gables Residential Senior Development Associate	Austin, Texas
	<ul style="list-style-type: none"> • Assisted in re-entitlement / zoning change of 3-parcel assemblage, consultant coordination and underwriting of \$26.5M, 150-unit podium construction, mixed-use development project in downtown Austin, TX. • Collaborative team role in the entitlement, design coordination, and detailed underwriting of a \$63.75M mixed-use, mid-rise development in downtown Austin, TX. • Managed feasibility, land acquisition, underwriting, site planning and project management of a 27-unit, \$6.5 million multifamily project in Houston, TX. 	
Education 8/2002 – 6/2004	The University of Texas at Austin - McCombs Graduate School of Business	
	MBA with concentration in Real Estate Finance <ul style="list-style-type: none"> • International Practicum: Market entry analysis for ProLogis in Santiago, Chile and Sao Paulo, Brazil. • 2nd Place – McCombs Real Estate Challenge, a national, case-based real estate finance competition. 	
8/1992 – 6/1996	Vanderbilt University	
	Bachelor of Arts, Spanish and Economics Cum Laude, with dual honors distinction	
Personal	Grew up in Honolulu, HI (attended Punahou School) Fluent in Spanish; Proficient in Portuguese Dual Nationality (US / UK)	

LAUREN HARTNETT

Executive VP of Development | Aus/Bos Social Housing

🏠 Austin, TX

☎ 210-274-6303

✉ lauren@ausbossocialhousing.com

🌐 [linkedin.com/in/lauren-w-hartnett](https://www.linkedin.com/in/lauren-w-hartnett)

ABOUT ME

Goal-oriented, creative professional with a demonstrated history in housing and land use policy, development, and urban planning. Proven track record of implementing sustainable, affordable housing solutions. Strong ability in project management, problem-solving, and strategic planning.

EDUCATION

B.S. Geological Sciences
University of Texas
2010

SKILLS

Real Estate Development

Financial Analysis

Budgeting

Market Research

Regulatory Compliance

Feasibility Studies

Project Management

Strategic Planning

Land Use

Policy Analysis

Urban Planning

Legislative Drafting

Stakeholder Engagement

Communication

Team Leadership

Public Policy

Problem Solving

PROFESSIONAL EXPERIENCE

Executive Vice President of Development

Aus/Bos Social Housing | Austin, TX

March 2023-Present

Aus/Bos Social Housing is a real estate development firm dedicated to creating affordable and sustainable living spaces through mixed-income residential infill projects.

Lead and manage the development process, from identifying new opportunities to overseeing project completion.

Acquire properties for development projects, working closely with legal and finance teams.

Build relationships with key stakeholders, including local government officials and community organizations.

Oversee project budgets, schedules, and financial projections, ensuring timely delivery and budget compliance.

Collaborate with design and construction teams to ensure adherence to company standards and regulatory requirements.

Evaluate project feasibility, identifying potential risks, and ensure return on investment.

Consulting services, offering expertise on Austin's Land Development Code, and affordable and sustainable housing development.

Policy Director

Austin City Council District 1 | Austin, TX

2019-2023

Led the development and implementation of policy initiatives in areas including land use, housing, parks and recreation, and sustainability for Council Member Natasha Harper-Madison.

Drafted and managed a diverse portfolio of innovative policy solutions to address the needs of the Austin community.

Oversaw the annual city budget process for the District 1 office.

LAUREN HARTNETT

Executive VP of Development | Aus/Bos Social Housing

🏠 Austin, TX

☎ 210-274-6303

✉ lauren@ausbossocialhousing.com

🌐 [linkedin.com/in/lauren-w-hartnett](https://www.linkedin.com/in/lauren-w-hartnett)

TECHNICAL SKILLS

Adobe Illustrator

Adobe Photoshop

Adobe InDesign

Video Editing

Photo Editing

Microsoft Office

CERTIFICATIONS

Project Management

Professional (PMP)

ASSOCIATIONS

Austin Infill Coalition

Austin Housing Coalition

PROFESSIONAL EXPERIENCE (CONTINUED)

Campaign Manager

Natasha for District 1 | Austin, TX

Sept 2018 - Dec 2018

Oversaw all aspects of the campaign, including operations, hiring, and coordination with the candidate.

Created and managed the campaign budget and payroll.

Developed and executed a winning runoff strategy and a strong field program.

Graphic/Print Designer and Content Marketing Consultant

Freelance | Austin, TX

2015-2019

Managed and optimized social media platforms for local Austin businesses.

Developed digital identity and online presence strategies, identifying potential business opportunities.

Delivered print and graphic design services.

Store Manager, Head of Business Development

in.gredients | Austin, TX

2011-2013

Managed shifting priorities and responsibilities in a fast-paced startup environment as part of the founding team of an innovative grocery store.

Developed marketing and social media strategies.

Oversaw business development, product procurement, and vendor relations.

Supervised and managed 15 employees in a sales-oriented retail environment.

Designed outdoor event and dining space, and an educational community garden space.

Environmental Geologist, Project Manager

Texas Commission on Environmental Quality | Austin, TX

2010-2011

Managed Voluntary Cleanup Program (VCP) projects.

Drafted documents to address technical reviews and queries.

Developed marketing materials for the Remediation Division.

2B. RESUMES OF DEVELOPMENT TEAM

The development team for 2011 & 2015 EM Franklin includes the following:

- ◆ **Lead Developer:** Aus/Bos Social Housing
- ◆ **Civil Engineering:** Quiddity Engineering, LLC
- ◆ **Architecture and Design:** Forge Craft Architecture + Design
- ◆ **General Contractor:** Summit Design + Build, LLC
- ◆ **Affordable Sales and Marketing:** HomeBase
- ◆ **Legal Counsel:** The Law Office of Matt Welch

Please see the attached resumes for each team member below. Collectively, they bring a wealth of expertise in affordable housing development, ensuring a strong foundation for the successful delivery of this project.



YEARS OF EXPERIENCE

22

YEARS WITH QUIDDITY

22

EDUCATION

BS Civil Engineering,
University of Texas at Austin

REGISTRATIONS

Licensed Professional Engineer,
Texas No.99300

Gemsong Ryan, PE

PRINCIPAL

Gemsong has worked exclusively in Central Texas for over 20 years. She specializes in project management and design for commercial land development, including retail, industrial, and multifamily projects. Her expertise includes preparing construction plans, specifications, and reports, as well as performing QA/QC. Gemsong’s experience covers street, drainage, and infrastructure construction plans, and she handles permit applications and approvals from local, county, and state agencies to ensure deadlines and budgets are met.

RELEVANT EXPERIENCE

- Guadalupe Saldana Net-Zero Subdivision, Guadalupe Neighborhood Development Corporation, Austin, TX
- 6507 Riverside Dr., Cypress Real Estate Advisors, Austin, TX
- Upcycle, HEB/Favor Tech Center, Austin, TX
- Greenwater (Austin Proper, Northshore, 500 W 2nd Office), Austin, TX
- University Park PUD, Austin, TX
- SXSW, Austin, TX
- The Mark/The Standard, Austin, TX
- 2717 S. Lamar, Multi-family, Austin, TX
- 4515 S. Congress, Multi-family, Austin, TX
- 6507 E. Riverside, Muti-family, Austin, TX



YEARS OF EXPERIENCE

10

YEARS WITH QUIDDITY

10

EDUCATION

BS Civil Engineering,
University of Mississippi

REGISTRATIONS

Licensed Professional Engineer,
Texas No.132371

Will McAshan, PE

TEAM LEAD

Will has 10 years of experience at Quiddity, managing diverse projects in Austin. He combines technical expertise and strong project management to meet budget and timeline goals. Will excels in client collaboration, effective team leadership, and clear communication. He is committed to continuous learning and skillfully handles complex permitting and multijurisdictional challenges.

RELEVANT EXPERIENCE

- Capitol Complex Phase 1, Pedestrian Mall, Austin, TX
- 4th & Waller Mixed-Use Development, Austin, TX
- Hyatt Parking Lot Due Diligence, Austin, TX
- 901 W. 24th Street Mixed-Use Due Diligence, Austin, TX
- 1008 7th Street Hotel Due Diligence, Austin, TX
- Hwy 130 Industrial, 550-acre Master Planned Industrial, Austin ETJ, TX
- 7205 E Ben White Multi-Family (Veranda), Austin, TX
- 2428 E. Ben White Multi-family (Strait Music), Austin, TX



Justin M. Cadieux, PE

PROJECT MANAGER

YEARS OF EXPERIENCE

6

YEARS WITH QUIDDITY

6

EDUCATION

BS Civil Engineering,
Texas A&M University

REGISTRATIONS

Licensed Professional Engineer,
Texas No.146526

Justin has been with Quiddity since 2018 and has worked extensively within the City of Austin for over six years. His experience is focused in urban development and redevelopment covering multifamily, mixed-use, office, and other various residential and commercial uses. He has experience preparing civil construction plans, permitting and coordinating with reviewing entities, and delivering clear and focused updates to project team to guide efforts in obtaining permitting.

RELEVANT EXPERIENCE

- Franklins Commons Affordability Unlocked, Austin, TX
- 4th & Waller Mixed-Use Development (T3 ATX), Austin, TX
- University Park Lots 1 & 2 Multi-family, Austin, TX
- University Park Lot 6 Multi-family, Austin, TX
- 3800 N. I-35 Multi-family, Austin, TX
- 1008 E 7th Street, Austin, TX
- 2428 W. Ben White Boulevard Multi-family (Strait Music), Austin, TX
- 4515 S. Congress Multi-family, Austin, TX
- 6507 E. Riverside Dr Multi-family (Riverside Dwell), Austin, TX
- Alexan Springdale Multi-family, Austin, TX
- Central Machine Works Brewery, Austin, TX



4TH & WALLER MIXED-USE DEVELOPMENT (T3 ATX), AUSTIN, TX

The T3 ATX project exemplifies a complex urban infill development, marked by a significant overhaul of over 1,000 linear feet of both overhead and underground electric and telecommunications infrastructure. This large-scale conversion, involving seven private telecom providers and Austin Energy, was essential for maximizing the site's utility and enabling the construction of a full-block office building. By fast-tracking the City of Austin permit (F1F2), we facilitated early excavation and underground parking installation, achieving a six-month head start on construction. The project also features innovative water management solutions, including a deep detention vault and a compact biofiltration pond, all within LEED certification standards, and incorporates extensive coordination with city regulations for street encroachments and infrastructure modifications.



GUADALUPE SALDANA NET-ZERO SUBDIVISION, GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION, AUSTIN, TX

The GSNZ Subdivision development is a 100% affordable housing project with a total of 90 homes including single-family, two-family, and townhomes as well as an onsite community and childcare center. Quiddity provided site planning, platting and civil engineering design services, including low impact development design and innovative stormwater management techniques such as rain gardens and a biofiltration pond. In addition to the importance of the affordability of these units, Austin Energy partnered with the project for a goal of net-zero energy for 60 of the multi-family homes on the site.



FRANKLINS COMMONS AFFORDABILITY UNLOCKED, AUSTIN, TX

Quiddity provided civil site development and permitting services for the Franklin Commons 144-unit Affordability Unlocked, and SMART housing project in Northeast Austin; collaborating with the Housing & Planning Department to introduce a pioneering partial affordability unlocked initiative. This innovative, campus-style development features a mix of building types, including a 5-story Affordability Unlocked building, a 3-story multifamily structure, and 27 townhouses, all on a compact site. The project achieved SMART housing certification for the overall project and contributed significantly to affordable housing options in the area.



UNIVERSITY PARK PUD, AUSTIN, TX

Quiddity coordinated the project management for the redevelopment of the former Concordia University site at 32nd Street and the IH-35 service road into the East Avenue Subdivision/University Park PUD. Services included analyzing the existing state of construction on the site, re-bidding the remaining subdivision construction, updating site plans through corrections with the City of Austin, and performing extensive construction management across multiple phases. The remaining subdivision construction included on-site paving, drainage, wet utility, dry utility, rain garden and pond work as well as offsite drainage and utility extensions. Quiddity also designed, permitted, and provided construction management services for four multi-family/mixed-use site plans in the PUD (Sabina, Uptown, Troubadour, and Aura 32nd) with multiple development teams.



ROMMEL SULIT
 Chief Operations Officer
 Director of Research & Development
 Modular Studio Director

PROFESSIONAL HISTORY
SULIT DESIGN STUDIO
 Austin TX
 Principal, Owner
 November 2010 – July 2013

BOKA POWELL
 Austin TX
 Project Coordinator
 July 2010 – October 2012

RHODE PARTNERS
 Austin TX
 Senior Project Manager,
 Design Manager
 October 2005 – March 2009

PAGE SOUTHERLAND PAGE
 Austin TX
 Associate, Project Manager,
 Project Designer
 February 1998 – May 2005

OMA
 Rotterdam, NETHERLANDS
 Project Designer, Stagiaire
 February 1997 – August 1997

EDUCATION
UNIVERSITY OF TEXAS AT AUSTIN
 Master of Architecture, 1998

UNIVERSITY OF CHICAGO
 Bachelor of Fine Arts (Painting), 1991

PROJECT EXPERIENCE

MIXED USE

Fourth& – 100 micro-units, mixed-use live/work development
 Lamar Union, Austin TX – three-building mixed use
 Bridges on the Park, Austin TX – 104 unit condominium & retail
 The Rio, Austin TX – 30-story mixed use condominium & retail

MULTIFAMILY

Cheatham Street Flats, San Marcos TX – prefabricated modular 143 units
 Arlington Lofts, Lexington KY – 80 units residential apartment, 4% LIHTC
 Texas A+M University Dormitory, Kingsville TX – 88 room dormitory
 Bluebonnet Studios, Austin TX – Foundation Communities, SRO, 9% LIHTC
 Capital Studios, Austin TX – 135 units affordable housing
 Riverview Apartments, Austin TX – 302 unit residential apartment
 Austin City Lofts, Austin TX – luxury condominium with office, retail
 Summit at Renaissance Park - 325 units Mixed-use Affordable housing

HOSPITALITY

South Congress Hotel, Austin TX – boutique hotel, restaurant retail, parking
 Homewood Suites, Chicago IL – consultant for 88-key extended stay hotel

RESTAURANT / RETAIL

Delicious, Austin TX – 4,500sf market deli restaurant
 Centennial Center, Austin TX – adaptive reuse of shopping center
 Mueller Retail Center, Austin TX – 12,000sf retail shell
 Signature Bridal Salon, Austin TX – 12,000sf

OFFICE

Computer Sciences Corporation, Austin TX – two office buildings
 Universal Studios Headquarters, Los Angeles CA
 Temple Inland Headquarters, Austin TX – interior renovation
 Temple Inland Private Jet Hangar, Austin TX

CIVIC / ARTS / INSTITUTIONAL

Meow Wolf (Conceptual), Austin TX – 100,000sf immersive arts exhibit
 Stage Austin, Austin TX – flexible performing arts space, lounge
 La Maison des Droits de L'Homme – Place des Nations Complex, Genève SUI

MEDICAL & HEALTHCARE

Christus Spohn Hospital, Corpus Christi TX – 80 bed critical care expansion

CUSTOM RESIDENTIAL

Logan's Hollow Spec Home, Austin TX
 Glover-Smith Residence Reconstruction, Austin TX

MASTER PLANNING & URBAN DESIGN

McKalla Station Urban Center, Austin TX 2018 (Present site of Q2 Stadium)
 New Harbor Master Plan, Genoa ITALY
 EM Franklin Development, Austin TX

FEASIBILITY / COMPETITIONS

Allan Creative Center, Adaptive Reuse and New Development, 2017
 Pleasant Valley Development, 2014
 Seaholm Intake Reuse Design Competition, 2013
 California Senior Housing Design Competition, 2009
 Urban Re:Vision Dallas, 2008



ALISON STEELE
Project Manager

EDUCATION
UNIVERSITY OF TEXAS AT AUSTIN
Master of Architecture, 2016
UNIVERSITY OF NORTH CAROLINA
Bachelor of Fine Arts, 2004

PROJECT EXPERIENCE

AFFORDABLE HOUSING

Waterloo Terrace, Austin TX
Zilker Studios, Austin TX
Temenos PSH, Houston TX
Parker Apartments, Austin TX
Integral Care at Seabrook Square, Austin TX

CUSTOM RESIDENTIAL

W 7th Passive House, Austin TX

HOSPITALITY

Lady Bird Hotel, Austin TX

FEASIBILITY

Habitat for Humanity Mueller, Austin TX
Summit at Renaissance Park, Houston TX



SCOTT GINDER, AIA, LEED AP
Chief Executive Officer
Director of Marketing
Director of Business Development
TBAE Registration #21234
CAB Registration
CO DORA Registration

PROFESSIONAL HISTORY
DICK CLARK + ASSOCIATES
Austin TX
Senior Associate
September 1999 – October 2013

STUART ROSENBERG ARCHITECTS
Philadelphia PA
Staff Architect
November 1997 – August 1999

EDUCATION
UNIVERSITY OF PENNSYLVANIA
Master of Architecture, 1997

UNIVERSITY OF PITTSBURGH
Bachelor of Arts, 1994

PROJECT EXPERIENCE

MIXED USE

Zedeck Residence + Mixed-Use - Steamboat Springs CO
Oasis Texas, Austin TX – retail, office, & restaurant
1400 South Congress, Austin TX – retail, office, restaurant, & residential
Trails of Lake LBJ, Austin TX – residential & amenity facilities

MULTIFAMILY

Cheatham Street Flats, San Marcos TX – prefabricated modular 143 units
Canyon Palms, Austin TX – 18 units condominium
Lone Star Lofts, Austin TX – 64 units apartments

AFFORDABLE HOUSING

Capital Studios, Austin TX – Foundation Communities, mf SRO, 9% LIHTC
Bluebonnet Studios – Foundation Communities, mf SRO, 9% LIHTC
Waterloo Terrace – Foundation Communities, mf SRO, 9% LIHTC
Zilker Studios – Foundation Communities, mf SRO, 9% LIHTC
Temenos – NHP Foundation, mf SRO, 4% LIHTC
Summit at Renaissance Park – Zieben Group, multifamily, 4% LIHTC
Paker Apartments

HOSPITALITY

Hilton Hotel, Austin TX – rooftop pool deck and bar
Lady Bird Hotel, Austin TX

RESTAURANT

Uncle Billy's, Austin TX – brew pub and barbecue
Soleil, Austin TX – Mediterranean style restaurant
Cuba Libre, Austin TX – Cuban-style bar and restaurant
Austin Java, Austin TX – coffee shop

RETAIL

Jack Ryan Fine Jewelry, Austin TX – watch and jewelry store
CVS Pharmacy, Philadelphia PA
Blue Genie, Austin TX

OFFICE

Tolteq Corporate Headquarters, Austin TX – new office facility

CIVIC / ARTS / INSTITUTIONAL

Austin Playhouse, Austin TX – 300 seat live theater and restaurant
Mass Gallery, Austin TX – art gallery and studio space
Jester Cafeteria, University of Texas at Austin – Student cafeteria renovation

CUSTOM RESIDENTIAL

Polombo Residence, Austin TX
Donovan Residence, Austin TX
Lakehurst Residence, Austin TX
Logan's Hollow Spec Home, Austin TX
McNearney Residence, Austin TX
Ginder Residence, Austin TX
Dorsey Residence, Austin TX
Dundas Residence, Austin TX
Pinkston Boat Dock, Austin TX
McCaig Residence, Austin TX
Dickson Residence, Shreveport LA
Peters Residence, Austin TX
Paterson Residence, Spicewood TX
Heller Residence, Austin TX
Safady Residence, Austin TX
Moore Residence, Austin TX
Dawson Residence, Austin TX
Spanish Oaks 1 + 2 Spec Home, Austin TX

FEASIBILITY / COMPETITIONS

Red Bluff Development, 2016



CARLOS ROBLEDO
Project Manager

PROFESSIONAL HISTORY
THE BECK GROUP
Austin, TX
Project Coordinator
2021

UNIVERSITY OF KENTUCKY
COLLEGE OF DESIGN
Lexington, KY
Teaching Assitant
2017

REB ARCHITECTS
Nicholasville, KY
Intern Architect
2016

EDUCATION
UNIVERSITY OF KENTUCKY
Master of Architecture, 2017
UNIVERSITY OF KENTUCKY
Bachelor of Arts in Architecture,
2014

PROJECT EXPERIENCE

COMMERCIAL

Wentwood Office Renovation, Austin TX
ALTO Commerical Office Building, Austin TX
Texas Bankers Association Building, Austin TX
Free State Wine Cellars Barn, Orange TX
600 W 5th Street Office Building, Austin TX

HOSPITALITY

Omni Barton Creek Resort, Austin TX
Omni Costa de la Luna Ballroom, Carlsbad CA

CUSTOM RESIDENTIAL

Nash Residence, Llano TX

MULTIFAMILY

SMGI Student Housing, San Marcos, TX.

CIVIC / ARTS / INSTITUTIONAL

Shalom Austin JCC Community Center, Austin TX
Westminster Presbyterian Church Addition, Austin TX

FEASIBILITY

2515 San Gabriel Student Housing, Austin, Tx
Longhorn Mixed Use Development, Austin, Tx.
Alpine Star Development, Buda, Tx.
Lamar Square Mixed Use Development, Austin, TX.
4927 East 5th Street Development, Austin TX
1200 Guadalupe Development, Austin TX
1000-1008-1010 East 6th Street Development, Austin TX
Pecan Street Redevelopment, Austin TX
1400E 4th Street Development, Austin Tx



RESUMES



NITHYA IYER
Architectural Designer

PROFESSIONAL HISTORY
GENSLER
Austin, TX
Summer Intern, 2022

BALAN & NAMBISAN ARCHITECTS,
Bangalore, India
Junior Architect, 2020 - 2021

MALIK ARCHITECTURE,
Mumbai, India
Intern Architect, 2019 - 2020

EDUCATION
UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN
Master of Architecture, 2021-23

RAMAIAH INSTITUTE OF TECHNOLOGY
Bachelor in Architecture, 2007

PROJECT ROLE
DESIGNER 2

A. SELECTED PROJECT EXPERIENCE

MULTIFAMILY
5050 Woodway, Houston, TX

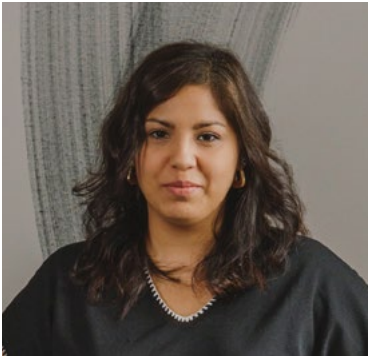
AFFORDABLE HOUSING
The Sasha by Safe , Austin TX - 60 units permanent supportive housing

OFFICE
Block 16 Office Tower, Austin, TX- 43 storey, 738,000sft
Mankind Pharamaceuticals, Delhi, India

CUSTOM RESIDENTIAL
The checkered house, Bangalore, India
The Loft House, Bangalore, India

COMMERCIAL
Vaishnavi Serene Clubhouse, Bangalore, India

CIVIC / ARTS / INSTITUTIONAL
Kothari World School, Lonavala, India
IFBE Architecture, Design, Arts Center, Mumbai, India



CECILIA PAREDES
Project Manager

PROFESSIONAL HISTORY
HENNING LARSEN
Copenhagen, DK
Student consultant
2020

FRATERNA DEVELOPERS / PLADIS
Monterrey, MX
Project Manager
2011 - 2019

GLR ARCHITECTS
Monterrey, MX
Project Architect
2008 - 2011

ORGANICA ATELIER
Monterrey, MX
Architect
2007 - 2008

EDUCATION
ROYAL DANISH ACADEMY
MA in Architecture, 2021
UNIVERSIDAD AUTONOMA DE NUEVO
LEON
Bachelor in Architecture, 2007

PROJECT EXPERIENCE

AFFORDABLE HOUSING

The Sasha, Austin, TX
Lamar Square Campus, Austin, TX

MULTIFAMILY

ASD @ Buda, Buda, TX

MIXED USE

El Lucero, Monterrey, MX
Semillero Purisima, Monterrey, MX
Development El Titan, Monterrey, MX
Development El Patriota, Monterrey, MX
Semillero Obispado, Monterrey, TX
El Semillero, Monterrey, TX
Magma Towers, Monterrey, MX

COMMERCIAL

Oasis Texas Hotel, Austin, TX
Food Hub, Monterrey, TX
YSS Headquarters, Monterrey, MX
Banregio Back Office, Monterrey, TX
Yazaki P1M, Monterrey, MX
Moll del Valle, Monterrey, MX

FEASIBILITY

511 Barton Blvd., Austin, TX
St. Martin's, Austin, TX
LM Production Plant, Cherbourg, FR
Minghua Manufacturing Plant, San Luis Potosi, MX
15 de Mayo, Monterrey, TX
Finsa Santa Catarina, Monterrey, TX
Soriana San Pedro, Monterrey, MX

Adam Miller

President



Adam Miller is the president and founder of Summit Design + Build. From leading the firm’s management team and directing day-to-day operations to guiding strategic planning, Adam’s business and construction management acumen has grown Summit Design + Build to be one of Chicago’s premier general contractors.

Adam’s extensive industry knowledge and years of construction management and real estate experience continue to guide the growth of Summit Design + Build’s portfolio. As a detail-oriented and relationship-focused leader, Adam works diligently to offer an unparalleled building experience to each and every client. He concentrates on the little things that help you sleep at night- delivering accurate budgets, uncovering cost-saving alternatives, looking for new and unique solutions and expediting project schedules. He is personally involved in each project to ensure superior quality, on-time delivery and executive level accountability.

Over the course of his 29-year career, Adam has overseen the completion and successful occupancy of over 425 projects totaling in excess of 12 million square feet and \$910 million in revenue.

Originally from Boston, Adam came to Chicago shortly after graduating college and has called the city home ever since. He currently resides in Glencoe, IL with his wife and four children and enjoys spending time with family, reading, skiing and playing hockey.

Education

University of Massachusetts, Amherst

Bachelor of Science,
Civil Engineering

Registered General Contractor

Illinois
Indiana
Iowa
Michigan
Missouri
Boston
Florida
North Carolina

Tennessee
Texas
Washington D.C.
Wisconsin

Affiliations

AIRE – Association of Industrial Real Estate Brokers
NAIOP – Commercial Real Estate Development Association
FMA – Fulton Market Association
USGBC – United States Green Building Council
UMASS - Dean’s Advisory Council
WCA –West Central Association
WLCO –West Loop Community Organization

Glenn Miles

VP of Project Management



Glenn Miles is the Vice President of Project Management with Summit Design + Build. In this position, Glenn is responsible for overseeing the project management staff in all office locations, as well as be accountable for all project related items that pass through the Summit Design + Build offices.

He joins the Summit Chicago team with nearly 30 years of industry experience, most recently serving as a Director of Public Projects at Tandem Construction. Prior to that, Glenn successfully led construction offices and teams at an executive level with firms such as Powers and Sons, Walbridge, and Ryan Companies.

Glenn has always been intrigued by the construction industry as well as the challenges it presents. His first construction project was working as a Document Control Engineer at Steam Plant #2 in Tacoma, WA. The unique thing about Glenn is that he has worked in almost every role throughout the construction process, thus thoroughly understanding the technical aspects of a job.

Glenn was born in San Diego, CA and currently lives with his wife in Valparaiso, Indiana. You can find him enjoying all kinds of sports, family time, yardwork, and traveling. He loves exploring the vibrant restaurant scene that Chicago has to offer, especially a good steakhouse.

Experience

32 years

Certifications

OSHA 30-Hour

Education

St. Martin's College

Bachelor of Science,
Civil Engineering

Certifications

U.S. Army, Sergeant

Key Responsibilities

Uphold standards of safety, quality, and customer satisfaction

Act as liaison with clients and potential clients

Ensure each project is constructed in accordance with design, budget, and schedule

Supervise and mentor project management team across all offices

Deanna Pegoraro

Vice President of Corporate



Deanna Pegoraro is a vice president with Summit Design + Build. In this position, Deanna oversees all aspects of office management, marketing, business development, information technology, human resources and provides overall corporate leadership.

Deanna has nearly 32 years of marketing, business development and corporate management experience in the architecture and construction industry. She began her career with an interior design, graphic design and architecture firm that specialized in retail and shopping centers. Not long after, she took a role as marketing coordinator with a commercial and industrial real estate brokerage,

property management, construction and development firm and has held marketing and executive management positions on the construction side ever since.

This industry experience as well as her knowledge of commercial real estate allows Deanna to employ a well-rounded approach to formulating the company's future direction and supporting tactical initiatives. Having joined the firm in 2005, she is one of the original members of the Summit Design + Build team. She thrives on creating order from chaos and developing the processes Summit uses to deliver results to our clients.

A Chicago native, Deanna now lives in the northwest suburbs with her husband and two dogs. When she's not in the office, Deanna loves to read, cook and spend time with family and friends.

Experience

32 years

Education

Loyola University

Bachelor of Business Administration,
Marketing

Key Responsibilities

Provide upper management level supervision, training, development and job assignments for all corporate needs of the company

Engage in strategic business plans and develop performance measures that strengthen the company while supporting strategic direction

Plan, develop, organize, implement, direct and evaluate the organization's administration function and performance
Oversee human resources and employee relations

Ensure information technology needs are met and maintained

Manage corporate marketing and business development

Maintain legal, advisory board and regulatory relationships and requirements

Participate in key decisions as a member of the executive management team

Tony Denofrio

VP of Field Operations



Tony Denofrio is a vice president of field operations with Summit Design + Build. In this position, Tony is responsible for field supervision, on-site safety and the coordination of subcontractors to ensure that the construction schedule is maintained.

Destined to work in construction from a young age after designing and building his first tree house, Tony has spent over 20 years seeing various multi-million dollar projects through all phases of construction, most recently working on high-end residences in Chicago. Since joining Summit Design + Build in 2012, Tony has provided onsite management for projects in a wide variety of markets including retail, tenant interiors, hospitality, industrial, adaptive reuse and residential. He loves the challenge of turning chaos into coordinated activities to see a project grow from nothing.

Tony currently resides in the Northwest suburbs with his wife and enjoys traveling and exploring Chicago in his free time.

Experience

26 years

Certifications

OSHA 30-Hour

Key Responsibilities

Development of procedural, safety and quality assurance initiatives

Involvement in project owner and subcontractor meetings

Participation in all job site OSHA inspections

Coordination of project teams for new and perspective projects

Kevin Criner

Vice President of Preconstruction & Estimating



Kevin Criner is Vice President of Preconstruction & Estimating with Summit Design + Build. In this position, Kevin is responsible for overseeing all services involved in the planning of construction projects before the actual construction begins. He oversees all preconstruction and estimation phases as well as the estimating and preconstruction staff at Summit Design + Build.

Kevin followed his family into the construction industry, having been interested in the profession from a young age. He began his professional career in Florida, but quickly found his way back to Chicago and has been with Summit Design + Build since 2015.

As a disciplined problem-solver, Kevin loves that there is always a new issue or challenge to conquer, and he does so with care and an eye towards the bigger picture.

Kevin spends most of his free time at home in Northwest Indiana with his wife and two kids. He is an avid runner and continually attempts to be a good golfer.

Experience

20 years

Certifications

OSHA 30-Hour

Education

Purdue University

Bachelor of Science, Building
Construction Management

Key Responsibilities

Oversight of preconstruction phases

Maintenance of cost and subcontractor databases

Cost savings and value engineering

Subcontractor qualifying and selection

Construction scheduling and logistics

Doug Hayes

Director



Doug Hayes is a director with Summit Design + Build in Austin, Texas. In this position, Doug serves as an overall project leader, overseeing a team of project managers and engineers, and remains involved as a main client contact.

Doug is an experienced construction professional with 26 years of commercial construction, multi-family construction, and real estate development experience. He has been involved in the construction of over 2,500 apartment units and 3.5 million square feet of built space. Starting as a laborer and working his way up through the ranks to operations manager and project executive, Doug's hands-on experience is second to none. Doug prides himself in his attention to detail and his ability to push construction schedules.

Experience

26 years

Certifications

OSHA 30-Hour

USGBC Green Advantage
Certified

Education

Texas A&M University

B.S. Construction Science,
College of Architecture

Key Responsibilities

Management of project team

Ownership of full project process

Estimating and bid package
development assistance

Client relationship management

Involvement in business
development activities

Select Project Experience

4315 S Congress · Austin, TX

5-story mixed-use podium structure with stick frame over podium deck for sale condos with 2 levels of underground parking

2323 S Lamar · Austin, TX

5-story mixed-use condo building with ground floor commercial space with 2 levels of underground parking

Gables 5th Street Pressler* · Austin, TX

Design/build, podium, high density, luxury, mixed use development with 168 wood framed apartment units

Gables Westlake* · Austin, TX

175 luxury apartment units, design/build, wood framed, garden style multi-family development

Songhai Westgate* · Austin, TX

146 unit design build, garden style multi-family development

North Court Villas* · Austin, TX

134 unit design/build, garden style multi-family development

Cypress Lake at Stonebriar* · Austin, TX

136 unit garden style multi-family development

*Prior to joining Summit Design + Build

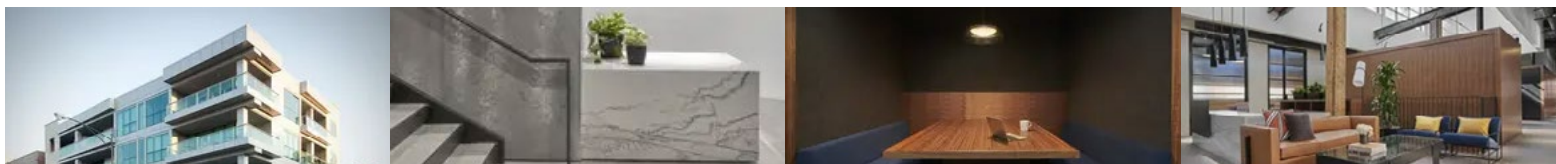
HUD Experience

Project	Summit Team Member	Description	Value	Loan Type
North Sheffield Senior Housing	Jim Cotton	400 unit senior housing building comprised of 2 11-story tower renovations and a new 6-story, 80 unit building connecting the two existing towers	\$130M	HUD
Fox River Crossing	Jim Cotton	60 unit senior housing building with passive house energy efficiency and below grade podium garage	\$18M	HUD
Cary Senior Living	Jim Cotton	62 unit senior housing building with passive house energy efficiency	\$15M	HUD
Weasley Park at Dean Hill	Jim Cotton	New construction of garden-style multifamily structure	\$36M	HUD
Waverly Village at the Highlands Phase I & II	Jim Cotton	New construction of garden-style multifamily structure	\$33M	HUD
Bluewater at Boltons Landing	Jim Cotton	New construction of garden-style multifamily structure	\$21M	HUD
Rhe Heights at Lake Murray	Jim Cotton	New construction of garden-style multifamily structure	\$20M	HUD



HUD Experience

Project	Summit Team Member	Description	Value	Loan Type
Belfort House	Adam Miller	New construction of residential facility for Teen Living Programs which serves Chicago's underprivileged youth	\$2.8M	Continuum of Care Grant; HUD restructures the use of the property to affordable housing for 20 years and takes first position on any mortgage
Sarah's Circle	Adam Miller	Complete interior demolition to the existing core structure & full demolition of two previous additions which will be rebuilt resulting in a new home for women who are homeless	\$3M	HUD, DFSS (Department of Family Support Services)
JCYS Michael R. Lutz Family Center	Adam Miller	New construction of garden-style multifamily structure	\$2.9M	DCFS (Chicago Department of Family Support Services)
North Court Villas	Doug Hayes	134 garden-style, multifamily affordable housing units	\$12.8M	Low Income Tax Credits
Chelsea Senior Community	Doug Hayes	150 garden-style, senior living affordable housing units	\$12.8M	Low Income Tax Credits

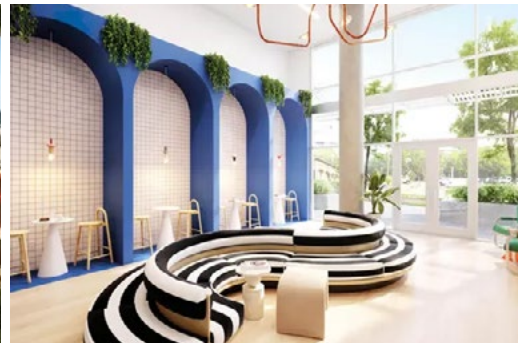





SUMMIT
 DESIGN + BUILD

4315 S Congress • Austin, TX • 260,000 sf

Five-story mixed-use project consisting of 2 levels of underground parking, 5 stories of residential units above with ground floor, commercial shell space, restaurant shell space, and live-work units. Residential units and amenities wrap around a central courtyard and pool four levels above.



2323 S Lamar • Austin, TX • 310,661 sf

Five-story mixed-use project consisting of 2 levels of underground parking, 5 stories of residential units above with ground floor, commercial shell space, restaurant shell space, and live-work units. Residential units and amenities wrap around a central courtyard and pool four levels above.



1619 S. 1st Street • Austin, TX • 62,791 sf

Four-story condominium building with 35 condo units, amenities on the first floor, pool and amenity space on the fourth floor, and grade level parking under podium



Michele Anderson
CHIEF EXECUTIVE OFFICER



Billy Whipple
CHIEF IMPACT OFFICER



Robin Laffleur
VICE PRESIDENT

EXPERIENCE

Originally incorporated in 2005 as Austin Community Land Trust, HomeBase joined the Austin Habitat family in 2011.

Our mission is to be a one-stop-shop for all things affordable homeownership. To that end, we work closely with public, private, and non-profit partners to ensure the availability and sustainability of affordable housing in Central Texas.

Our team has extensive experience in real estate, mortgages, and most importantly, permanently affordable housing and shared equity programs in Austin. We've been on the leading edge of creating and improving the long-term affordable housing programs here and across Texas, with an increasing influence nationally through our strong ties to the Habitat for Humanity network. The strength of our partnership and brand also uniquely positions us to have families constantly reaching out to us needing affordable housing.

Collaborating with builders, developers, the City of Austin, and homebuyers through HomeBase enables us to offer more affordable homeownership options to meet the growing demand.

PORTFOLIO SNAPSHOT

COMMUNITY	DEVELOPER	#UNITS	PRODUCT TYPE	60% MFI Units	80% MFI Units	100% MFI Units	Pre-Dev Consulting	Subsidy Application	Buyer Qualification	Initial Sale	ReSales
Canopy at WGG	Momark	88	8-Plex	●	●	●	●	●	●	●	●
Westgate Grove	Momark	61	Single Family Detached Condos	●		●	●	●	●	●	●
Croslin Court	JESE RE	20	Townhome	●		●	●	●	●	●	●
Addie at Westlake	Legacy	3	Row Home	●				●	●		
Frank/Willa	StoryBuilt	5	Stacked-Flats		●			●	●	●	
44East	Intracorp	13	Condominium	●		●		●	●		
Axiom East	Pearlstone	3	Condominium	●				●	●	●	
Cascade Condominiums	Pearlstone	12	Condominium	●	●			●	●		
Congress Lofts at St. Elmo	Intracorp	15	Stacked-Flats	●	●	●		●	●		

SERVICES

- Market & Sell New Affordable Homes
- Assist With Long-Term Compliance
- Consult on Pricing, Program & Product
- Private Restrictive Covenants
- Ensure Affordable CAD Values
- Manage Resales of Affordable Units
- Source Compliant Mortgage Financing



Thank you for all your help - you've made my dreams come true! This means so much to me, and my family. I deeply appreciate your generosity and extra special attention. I know you are changing lives for the better.

TERESA
HomeBase-assisted Homeowner

Our two projects, totaling over 140 homes, would not have been built without HomeBase's expertise. We consider HomeBase the essential partners in completing these affordable communities.

TERRY MITCHELL
CEO, Momark Development

HomeBase is truly an expert in Affordable Housing. They were quick and efficient and helped us navigate the intricacies of this space. We're looking forward to continuing our partnership in the future.

STEPHEN LEVINE
Member, JESE Real Estate, LLC



HOMEBASETEXAS.ORG

Matthew J. Welch, Esq.

(857) 225-4242 · matt@mattwelchlaw.com · 3614 Clary Way, Austin, TX 78723
Licensed to practice law in Texas and Massachusetts

EXPERIENCE

The Law Office of Matt Welch, Austin, TX; July 2023-Present
Sole Proprietor

- Formed and operate a law firm specializing in transactional real estate law.
- Provide comprehensive legal services, including general counsel and risk management, focusing on construction, design, debt/equity, acquisition/disposition, leasing, and corporate structuring.
- Representative clients include investors, developers (single-family, multifamily, and commercial), service providers, general contractors, property owner-operators, and brokers.

PSW Real Estate, LLC, Austin, TX; November 2015-July 2023 *General Counsel*

- Managed legal department of vertically integrated real estate company developing projects nationally across asset classes and property types with approximately \$3B of assets under development.
- Managed legal strategies across markets regarding project acquisition, planning, (debt and equity) capitalization, design, construction, sales, litigation, and overall project execution.
- Advised board of directors and key leadership regarding a range of regulatory, compliance, corporate structuring and governance matters, including existential risks facing the company.
- Worked with outside counsel to accomplish the foregoing.
- Major transaction: managed legal negotiation and formation of joint venture and associated development agreements with global private equity firm to execute 20+ real estate projects expected to produce over \$1B in revenue.

Transit Realty Advisors, Boston, MA; October 2014-August 2015; November 2012-October 2013
Legal Counsel, Broker

- Provided in-house counsel to this real estate asset management and consulting company focused on transit-oriented real estate development projects.

Kopelman and Paige, P.C., Boston, MA; October 2013-August 2014
Associate

- Provided drafting, analysis, and general real estate counsel to various clients.

Historic Boston Incorporated, Boston, MA; September 2012-October 2013
Legal Counsel

- Provided counsel to this nonprofit real estate developer focused on adaptive reuse projects.

EDUCATION

Boston University, Juris Doctorate

May 2012

The University of Texas at Austin, Bachelor's in History (with honors), Phi Beta Kappa

May 2007

2C. RESUMES OF PROPERTY MANAGEMENT TEAM

As this is a 100% ownership development, the homeowners will manage the Condo Association. Therefore, no property management firm will be appointed by the developer.

3

FINANCIAL INFORMATION

3A. FEDERAL IRS CERTIFICATION

Not applicable.

3B. CERTIFIED FINANCIAL AUDIT

Not applicable.

3C. BOARD RESOLUTION

Not applicable.

3D. FINANCIAL STATEMENTS

Please refer to the separately attached financial statements for AusBos Capital, LLC and 2011 & 2015 EM Franklin, LLC.

3E. FUNDING COMMITMENT LETTER



October 29, 2024

James May
Community Development Manager
City of Austin, Housing and Planning Dept
[1000 East 11th Street](#)
[Austin, Texas 78702](#)

Dear Mr. May,

This letter is to confirm that [2011 & 2015 EM Franklin](#) LLC has been a borrower in good standing with our institution since March of 2023. We are fully aware of their current project at 2011 & 2015 EM Franklin and are interested in continuing our relationship to support the financing of the construction for this development.

I will review the project's financials and work with the borrowers to prepare a construction loan proposal to finance the above-mentioned development. Please note that construction financing for this project will be subject to the following conditions:

- Estimated loan amount of \$40,000,000 and estimated interest rate of 7.29%
- Bank review and approval of borrower and guarantors' financials, construction budget, plans, and builder, including information necessary for underwriting;
- Satisfactory title policy, loan documentation, survey, and appraisal;
- Final satisfactory credit underwriting; and
- Final approval from the Loan Committee.

Should you have any further questions, please contact me at 210-269-3211.

Sincerely,

A handwritten signature in blue ink, appearing to read "N. Taylor Felan", with a long horizontal flourish extending to the right.

N. Taylor Felan
Cadence Bank
Market President

4

PROJECT
INFORMATION

4A. MARKET STUDY

Market Analysis

2011 & 2015 EM Franklin offers a mix of affordable and market-rate for-sale units, priced from \$178,600 for studios to \$807,330 for three-bedroom townhomes. This project addresses the critical need for affordable housing in East Austin, while also providing ownership opportunities for middle- and upper-middle-income families, particularly in the 2- and 3-bedroom segments.

With an average sales price in the mid-\$500,000s, the market-rate units are competitively positioned among new construction in central East Austin. Given the rising home values and limited supply, absorption is expected to be robust, especially due to the site's proximity to public transportation, central Austin attractions, and employment hubs. By targeting workforce residents and offering a wide price range, the development will appeal to a broad buyer pool, ensuring timely sales across all unit types.

This data is sourced from the Neighborhood Scout report, attached at the end of this analysis, which provides a comprehensive overview of submarket trends and conditions.

1. Target Populations and Area Demographic Makeup:

2011 & 2015 EM Franklin is located in the Pecan Springs area, specifically the JJ Seabrook neighborhood of Austin, Texas. The target population reflects the area's diverse demographic and economic makeup, with data strongly supporting the need for income-restricted units for households at 80% of the Median Family Income (MFI). Key highlights include:

- ◆ **Ethnicity & Ancestry:** The neighborhood is more diverse than 74% of neighborhoods in the United States, with the largest ethnic group being Hispanic or Latino (46.2%), followed by White (41.9%) and Black or African American (9.9%). The inclusion of affordable housing in this development will help maintain this diversity and ensure accessibility for a broad range of ethnic groups and income levels.
- ◆ **Age Distribution:** The largest age group is 30-44 (34%), followed by 45-64 (20.7%), 18-29 (15.4%), 5-17 (12.6%), over 65 (10.3%), and under 5 (7%).
- ◆ **Gender:** 41.6% Female, 58.4% Male.
- ◆ **Household Type:** One-person households make up 26.6%, married couples with children account for 17.6%, and single parents with children represent 11.6%.
- ◆ **Education:** 44.8% of residents hold a 4-year college degree, and 17.3% have advanced degrees.
- ◆ **Employment:** Nearly half (45.7%) of the working population is employed in executive, management, or professional occupations. However, 29.3% of residents work in sales and service jobs, 12.9% in clerical, assistant, and tech support occupations, and 12.1% in manufacturing and laborer occupations, which often fall within income brackets that would benefit from workforce housing.
- ◆ **Homeownership Rate:** 66%.
- ◆ **Income Distribution:** The neighborhood is classified as upper-middle income, with a median household income of \$94,812, which is higher than 72.5% of U.S. neighborhoods.

2. Overall Economic Conditions and Trends

The Pecan Springs area shows strong income growth, rising property values, and a stable employment landscape. Despite these positive trends, high real estate prices and increasing rental costs highlight the need for more affordable housing options. 2011 & 2015 EM Franklin is positioned to meet this need, particularly for middle- and upper-middle-income families and workforce households. Key economic highlights include:

- ♦ **Median Real Estate Price:** With a median price of \$654,944, higher than 91.5% of Texas neighborhoods, homeownership is out of reach for many, even those earning the median income. The inclusion of income-restricted units at 80% MFI is essential for providing attainable housing for professionals like teachers and healthcare workers.
- ♦ **Children Living Below the Poverty Line:** Despite the higher income levels, 5% of children in the neighborhood live below the federal poverty line. While this rate is lower than the national average of 16%, it still indicates some economic vulnerability among families in the area.
- ♦ **Income Growth:** Over the past five years, per capita income has increased by 18.8%, and household income by 23.3%, among the highest rates in the U.S. This reflects growing earning power, but also rising housing costs, risking displacement for middle-income earners.
- ♦ **Unemployment Rate:** The current unemployment rate in the neighborhood is 3.2%, below the national average of 3.7%. Over the past five years, the unemployment rate has remained relatively stable, indicating a strong and stable workforce.

3. General Housing Conditions and Trends

The Pecan Springs area is characterized by high demand, low housing supply, older housing stock, and strong price appreciation. Its proximity to job centers and central Austin amenities adds to the project's appeal. Key housing highlights include:

- ♦ **Primary Home Type:** The housing stock is mostly single-family homes (67.7%) and townhomes (12.5%), with most homes offering 3-4 bedrooms. This is attractive to families but leaves a gap for first-time buyers and single adults.
- ♦ **Primary Age of Homes:** The neighborhood is well-established, with 61.9% of homes built between 1940 and 1969 and another 20.6% built between 1970 and 1999. These older, well-maintained homes offer a blend of charm and character, appealing to both longtime residents and new buyers seeking unique housing options.
- ♦ **Homeownership Rate:** Homeownership is strong at 66%, contributing to neighborhood stability, but affordable ownership options are limited.
- ♦ **Home Appreciation:** Home prices have appreciated by 47.76% annually over the past five years, underscoring the strong demand for housing.
- ♦ **Vacancy Rate:** The 2.1% vacancy rate, lower than 85.7% of U.S. neighborhoods, reinforces the need for new housing and suggests high absorption for this development.

4. Competitive Advantage and Absorption

2011 & 2015 EM Franklin is strategically positioned to capture a significant share of the local homebuyer pool, driven by strong demand for both income-restricted and market-rate units. The project appeals to a diverse range of buyers, including first-time homebuyers seeking to transition from renting to ownership in central East Austin:

- ◆ **Income-Restricted Units:** 38 units / 12,809 remaining out of 15,000 housing units needed at 80% MFI = 0.3% capture rate, driven by workforce buyers.

The absorption period for all 144 for-sale units is estimated at 17-28 months, beginning with presales in mid-to-late 2025 and concluding by September 2027. Income-restricted units are expected to sell rapidly, while market-rate units may have a slightly longer sales timeline. Strong demand for homeownership in central East Austin, combined with limited housing supply and anticipated new-build shortages by 2027, supports a robust sales outlook, with the entire development expected to be fully sold by or shortly after project completion.

Comprehensive Neighborhood Report

2015 E M. Franklin Ave, Austin, TX 78723

October 21, 2024

Report Contents

About This Neighborhood

[Map](#) | [Overview](#)

Real Estate

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Economics & Demographics

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Crime

67 Statistics | 5 Alerts

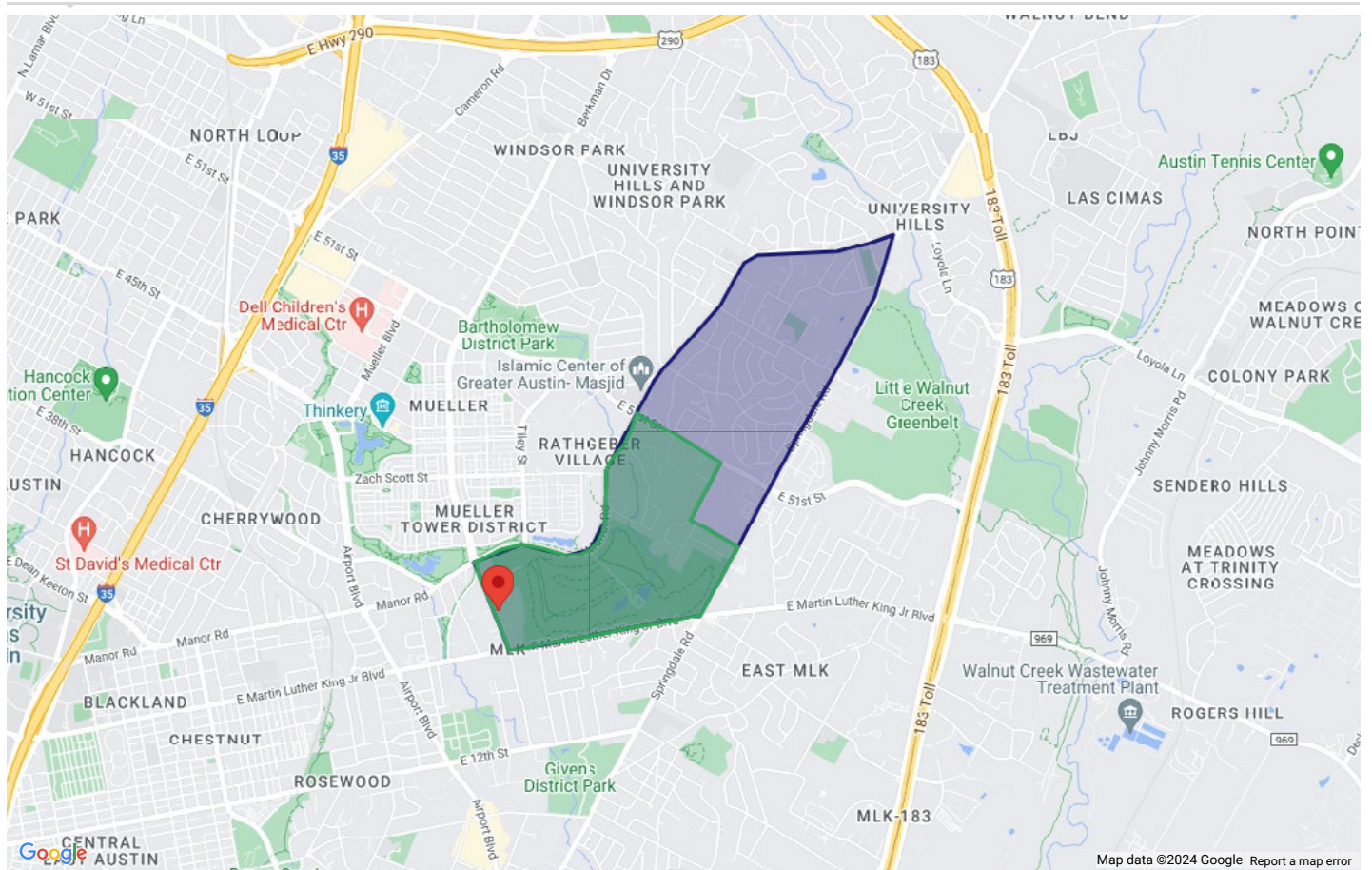
Schools

65 Statistics | 5 Alerts

Trends & Forecasts

328 Statistics | 28 Alerts

NEIGHBORHOOD MAP



■ Neighborhood Boundary ■ Micro-neighborhood Boundary

REAL ESTATE PRICES & OVERVIEW

This neighborhood's median real estate price is \$654,944, which is more expensive than 91.5% of the neighborhoods in Texas and 78.7% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,977, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 63.6% of the neighborhoods in Texas.

This is a suburban neighborhood (based on population density) located in Austin, Texas.

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to large (four, five or more bedroom) single-family homes and townhomes. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 1970 and 1999.

In this neighborhood, the current vacancy rate is 2.1%, which is a lower rate of vacancies than 85.7% of all neighborhoods in the U.S. This means that the housing supply in this neighborhood is very tight compared to the demand for property here.

NOTABLE & UNIQUE NEIGHBORHOOD CHARACTERISTICS

Many things matter about a neighborhood, but the first thing most people notice is the way a neighborhood looks and its particular character. For example, one might notice whether the buildings all date from a certain time period or whether shop signs are in multiple languages. This particular neighborhood in Austin, the Pecan Springs neighborhood, has some outstanding things about the way it looks and its way of life that are worth highlighting.

Length of Commute

Whether walking, biking, riding, or driving, the length of one's commute is an important factor for one's quality of life. The Pecan Springs neighborhood stands out for its commute length, according to NeighborhoodScout's analysis. Long commutes can be brutal. They take time, money, and energy, leaving less of you for yourself and your family. The residents of the Pecan Springs neighborhood unfortunately have the distinction of having, on average, a longer commute than most any neighborhood in America. 19.3% of commuters here travel more than one hour just one-way to work. That is more than two hours per day. This percentage with two-hour + round-trip commutes is higher than NeighborhoodScout found in 99.4% of all neighborhoods in America.

Car Ownership

American households most often have a car, and regularly they have two or three. But households in the Pecan Springs neighborhood buck this trend. Residents of this neighborhood must really love automobiles. NeighborhoodScout's Analysis reveals that 37.0% of the households here have four, five, or more cars. That is more cars per household than in 97.0% of the neighborhoods in the nation.

THE NEIGHBORS

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 Pecan Springs 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 72.5% of the neighborhoods in America. In addition, 5.0% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 64.7% of America's neighborhoods.

A neighborhood is far different if it is dominated by enlisted military personnel rather than people who earn their living by farming. It is also different if most of the neighbors are clerical support or managers. What is wonderful is the sheer diversity of neighborhoods, allowing you to find the type that fits your lifestyle and aspirations.

In the Pecan Springs neighborhood, 45.7% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 29.3% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (12.9%), and 12.1% in manufacturing and laborer occupations.

Languages

The most common language spoken in the Pecan Springs neighborhood is English, spoken by 64.4% of households. Some people also speak Spanish (33.6%).

Ethnicity / Ancestry

Culture is shared learned behavior. We learn it from our parents, their parents, our houses of worship, and much of our culture - our learned behavior - comes from our ancestors. That is why ancestry and ethnicity can be so interesting and important to understand: places with concentrations of people of one or more ancestries often express those shared learned behaviors and this gives each neighborhood its own culture. Even different neighborhoods in the same city can have drastically different cultures.

In the Pecan Springs neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (36.0%). There are also a number of people of German ancestry (10.4%), and residents who report Irish roots (7.7%), and some of the residents are also of English ancestry (7.6%), along with some Italian ancestry residents (3.0%), among others. In addition, 17.9% of the residents of this neighborhood were born in another country.

GETTING TO WORK

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in Pecan Springs neighborhood spend between 15 and 30 minutes commuting one-way to work (45.6% of working residents), which is shorter than the time spent commuting to work for most Americans. However, there is also a significant group of residents (19.3%) who commute over an hour in each direction.

Here most residents (75.6%) drive alone in a private automobile to get to work. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

Neighborhood Real Estate Data

2015 E M. Franklin Ave, Austin, TX 78723

44 Vital Statistics | 4 Condition Alerts

October 21, 2024

AVERAGE HOME VALUES

Median Home Value

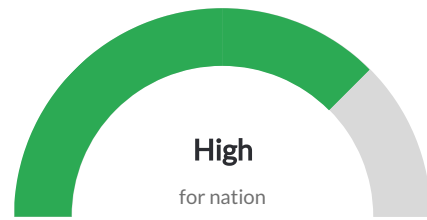
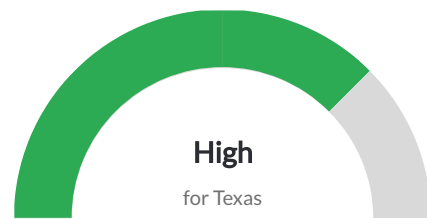
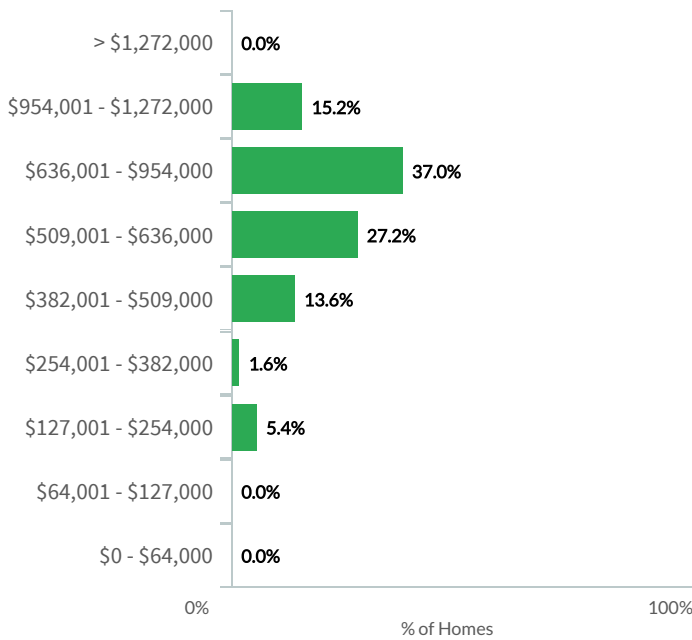
\$654,944

This neighborhood's median house value is currently among the **highest** of all neighborhoods in this state.

Median Real Estate Taxes

\$11,046
(1.7% effective rate)

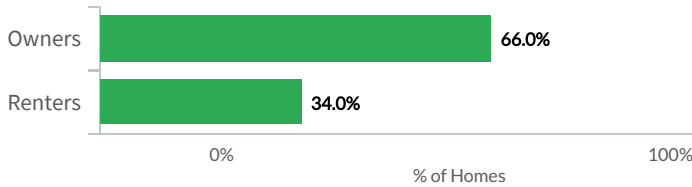
Neighborhood Home Prices



HOMEOWNERSHIP

Homeownership Rate

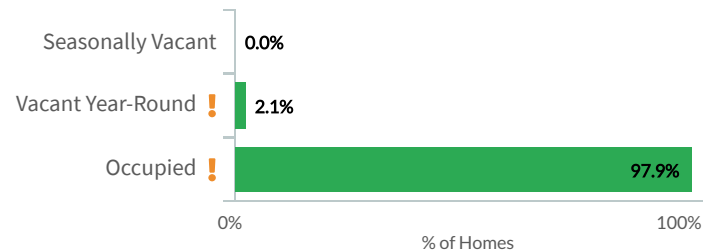
The percentage of housing units in the neighborhood that are occupied by the property owner versus occupied by a tenant. (Vacant units are counted separately.)



Vacancy Rate

This neighborhood has among the **lowest** percentage of vacant residences of all neighborhoods in America according to NeighborhoodScout analysis.

The average annual change in the vacancy rate in the neighborhood during the latest five years. Trend is based on the percentage of properties that are vacant year round.

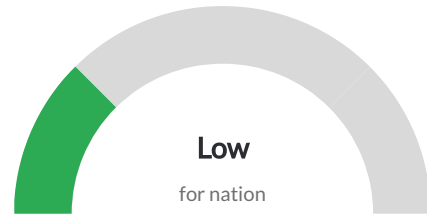
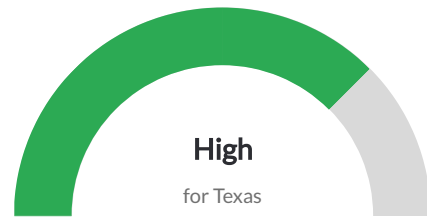
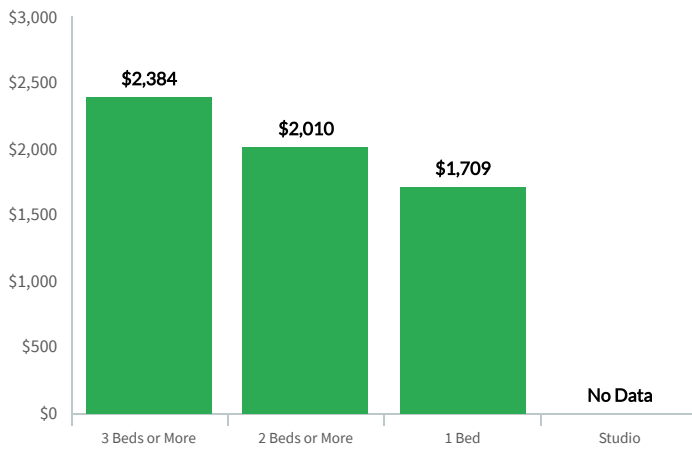


RENTAL MARKET

Average Market Rent
\$1,977 / per month

Gross Rental Yield
5.45%

Median monthly rent by number of bedrooms



NEIGHBORHOOD SETTING

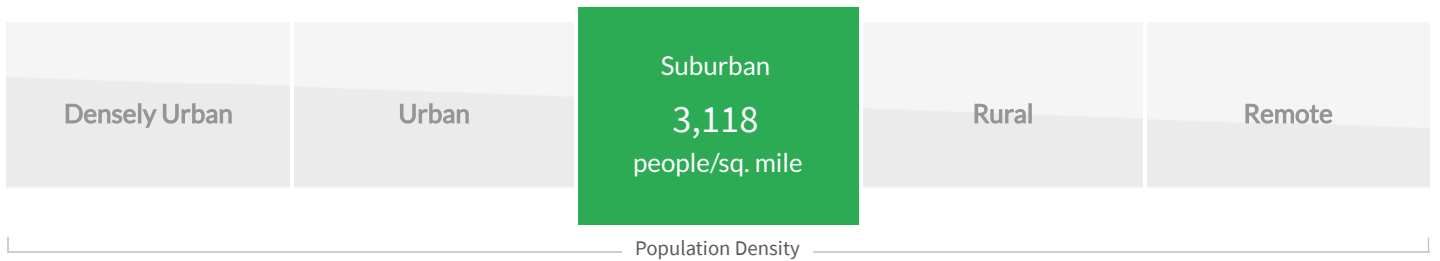
⊖ **Coastal**
Neighborhoods on the ocean or tidally influenced rivers.

⊖ **Lakefront**
The neighborhood includes shoreline on a significant body of freshwater. These are lakes large enough to include recreation and scenic areas. (Note that smaller lakes are not included, or neighborhoods that have little shoreline on a lake, relative to the size of the entire neighborhood).

⊖ **Farms**
Agricultural land uses are a significant part of the neighborhood and contribute to its character.

Neighborhood Look and Feel

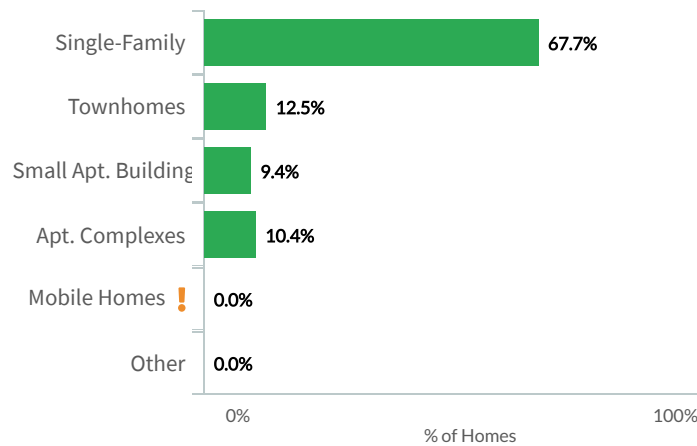
Suburban: Although not necessarily outside city limits, these neighborhoods have a more generous amount of space per person with densities generally between 1,000 and 5,000 people per square mile.



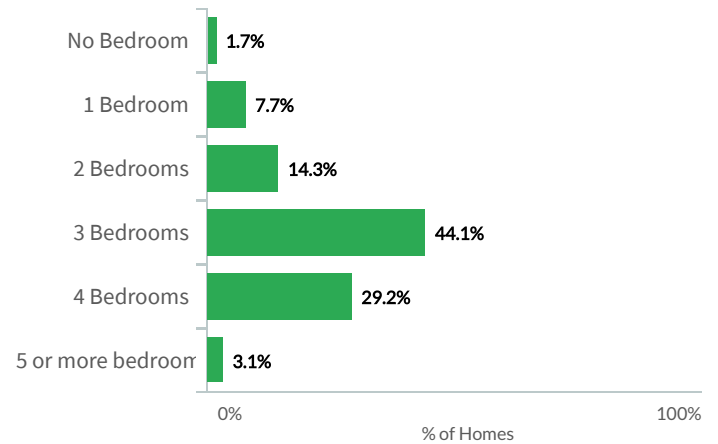
HOUSING MARKET DETAILS

Types of Homes

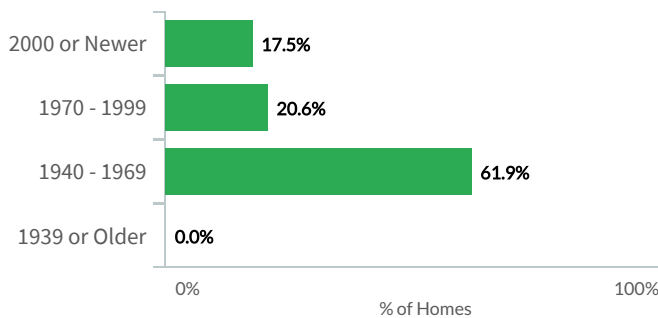
⚠️ This neighborhood has among the **lowest** percentage of mobile homes and trailers of all neighborhoods in America according to NeighborhoodScout analysis.



Home Size



Age of Homes



Special Purpose Housing



Neighborhood Economics & Demographics Data

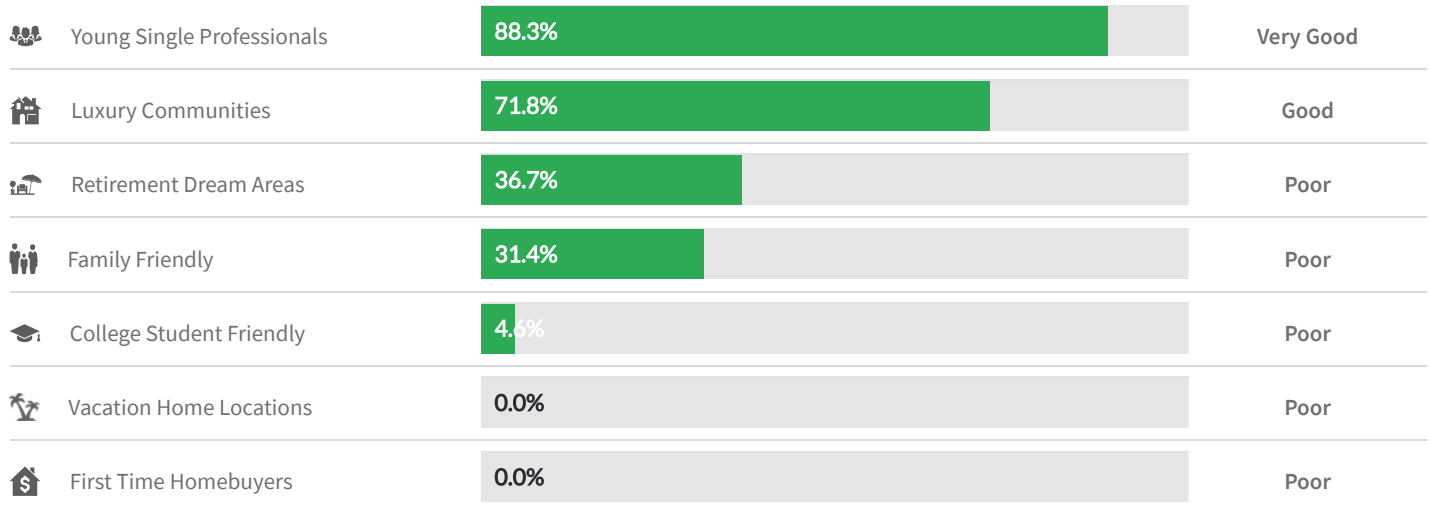
2015 E M. Franklin Ave, Austin, TX 78723

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October 21, 2024

LIFESTYLE

Percentage of neighborhoods in America that this neighborhood surpasses.

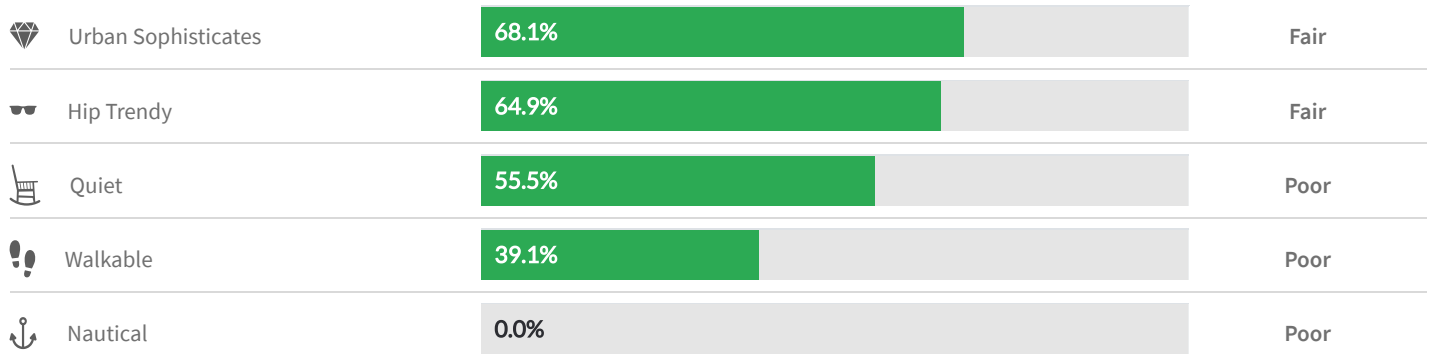


There isn't one neighborhood that is best for everyone. The best neighborhood for you may not be the best one for someone else. Similarly, what you want as a first-time home buyer may be different than what you want when you have school-aged children, or when you are nearing retirement.

The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more family-friendly than, more college student friendly than, more luxurious than, and so forth.

SPECIAL CHARACTER

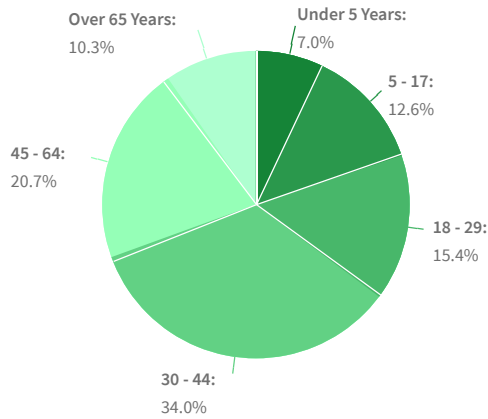
Percentage of neighborhoods in America that this neighborhood surpasses.



People have personalities, and so do neighborhoods. A neighborhood's character describes its personality and the feeling one gets when experiencing the neighborhood as a true resident. Quiet and sophisticated? Hip and walkable? The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more Urbane than, more Hip than, more Quiet than, more Nautical than, more Walkable than.

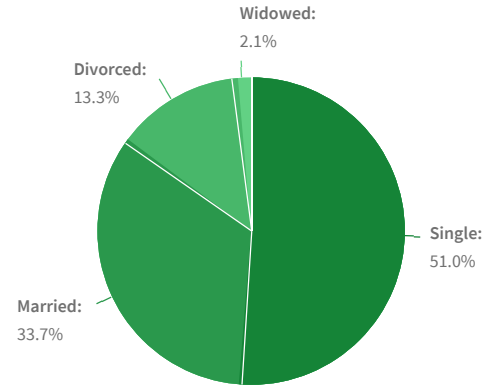
AGE

Neighborhoods that score highest for mixed ages have the most equitable distribution across all age groups.



MARITAL STATUS

Based on residents who are 18 and over. We are unable to include same-sex marriages due to data limitations.



GENDER



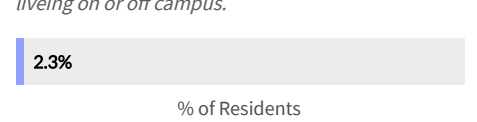
MILITARY

Currently active in the military living on or off base.



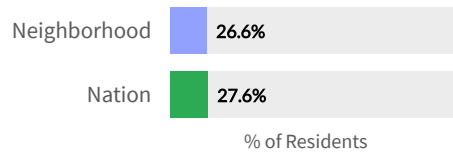
COLLEGE

Enrolled undergraduate or graduate students living on or off campus.

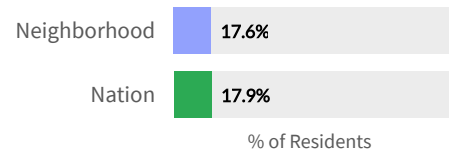


HOUSEHOLD TYPES

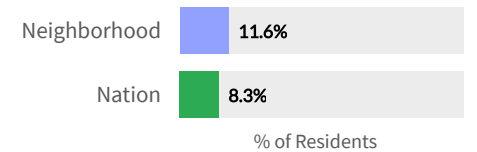
One person households



Married Couple with Child

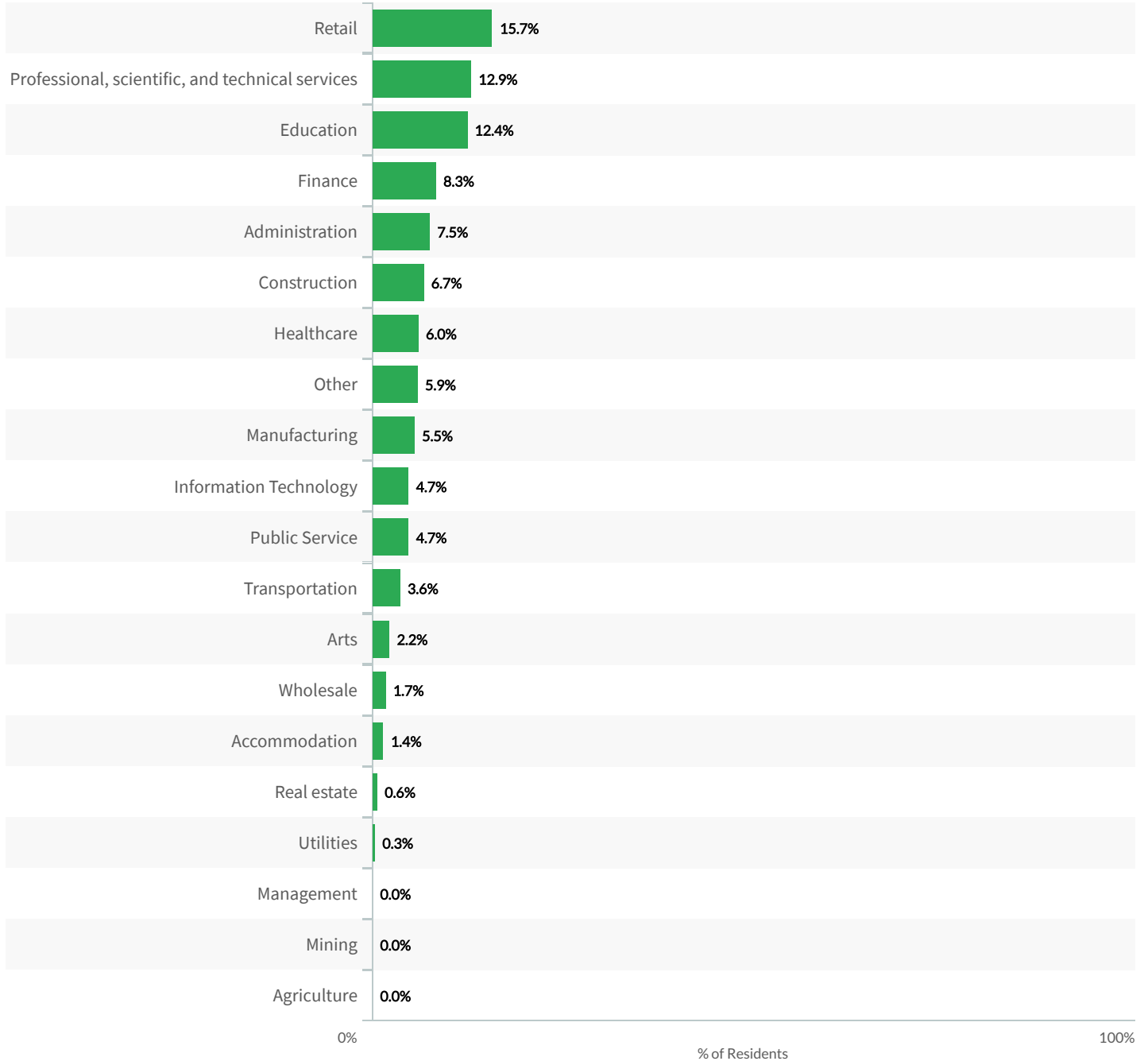


Single Parent with Child



EMPLOYMENT INDUSTRIES

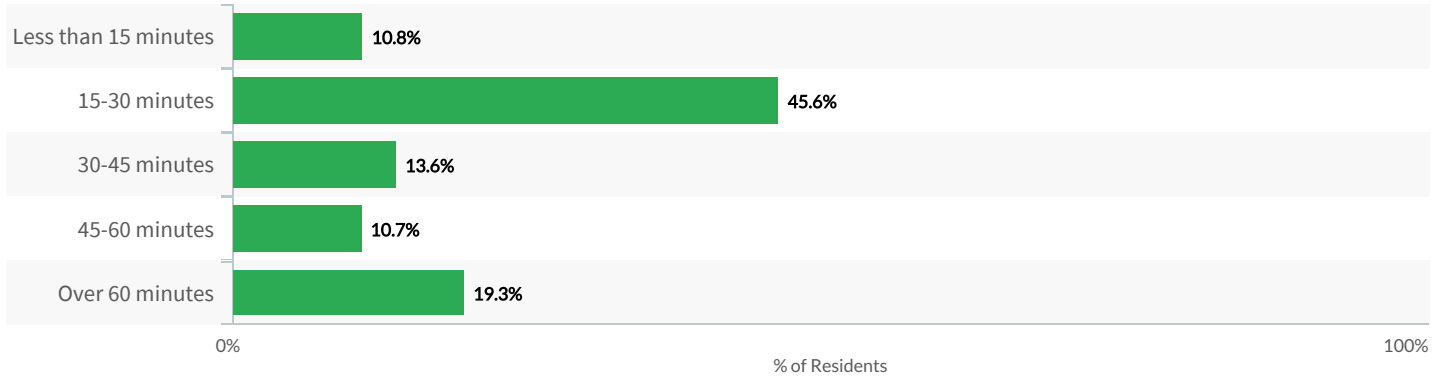
Types of employers for whom residents work. Neighborhoods where residents cluster into particular industries are often found near particular employers or institutions.



COMMUTE TO WORK

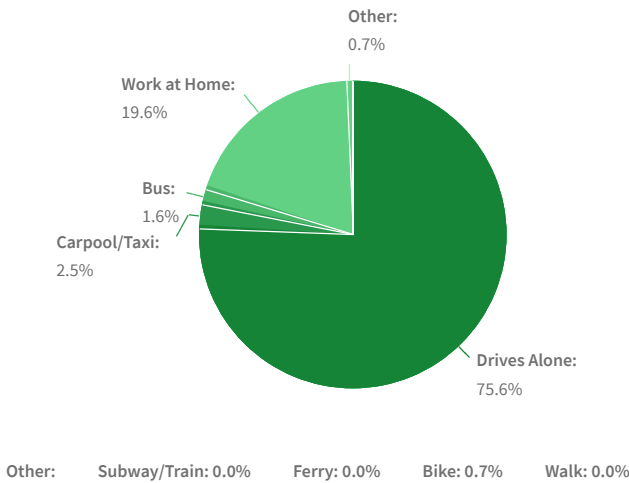
Average One-way Commute Time

The amount of time spent commuting tells a lot about a neighborhood's access to jobs and the degree of congestion in the area. The time is calculated for all residents working outside the home.



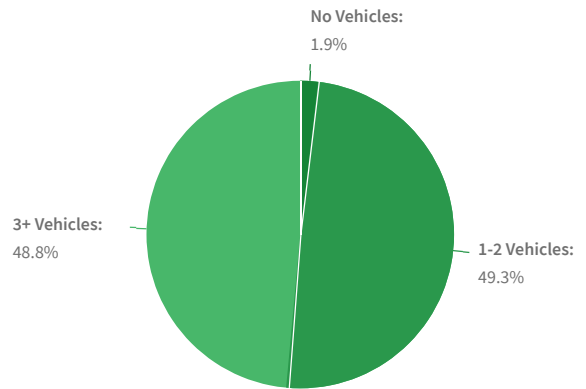
Means of Transport

The share of using each mode of transport is measured as percentage of all working adults.



Vehicles per household

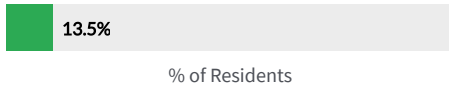
Number of vehicles registered per household, as a percentage of all households in the neighborhood.



MIGRATION & MOBILITY

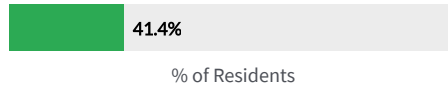
Moved Last Year

Very high values show a lack of stability in the neighborhood. Very low values may represent insularity to outsiders.



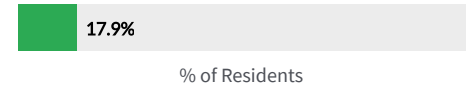
Born Out of State

High in neighborhoods that attract new residents from around the country.



Foreign Born

Residents have immigrated to the U.S. from another country and may or may not be naturalized citizens.



RACE & ETHNIC DIVERSITY

"Race/Ethnicity: Self-reported to the US Census. Asian and Hispanic residents may identify with one of the more specific subcategories."html_safe

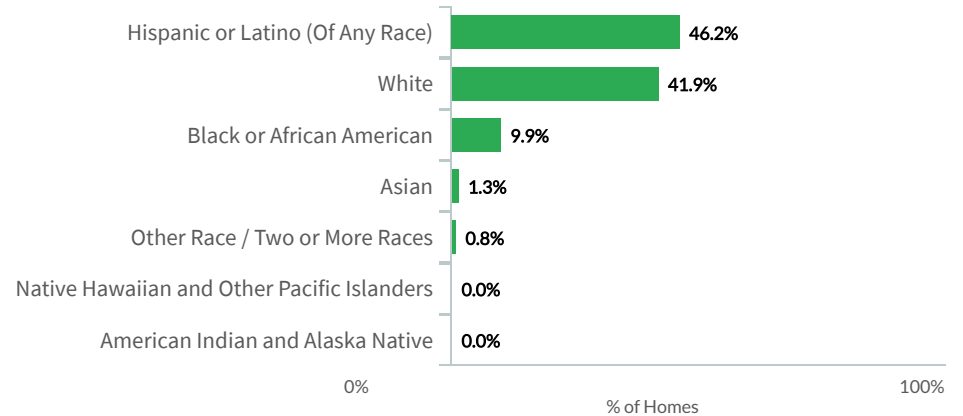
Diversity Index

74

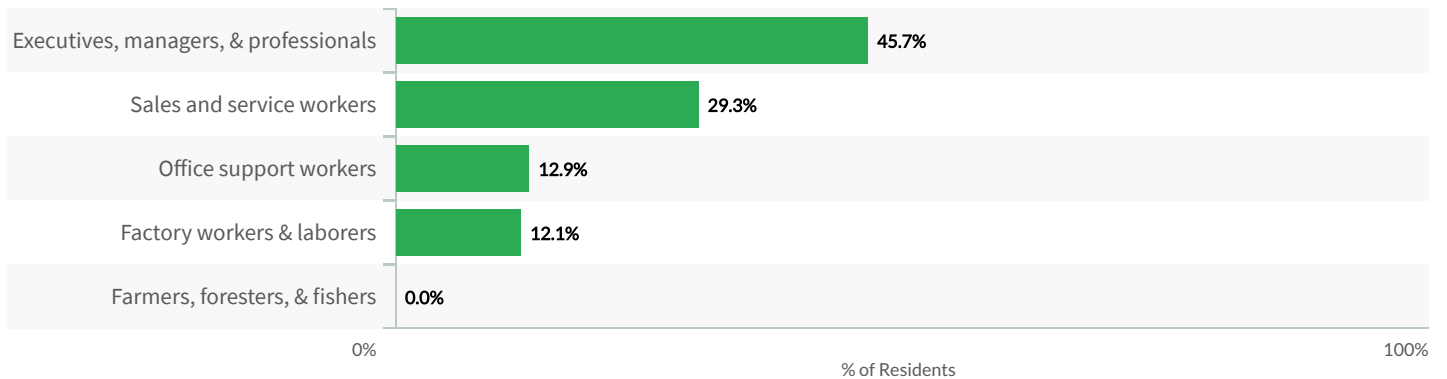
(100 is the most diverse)

⚠️ This neighborhood has one of the **highest** overall rates of crime incidents per 1,000 resident population in America, according to exclusive NeighborhoodScout analysis. Overall crimes include both property crimes and violent crimes. To see the details of violent vs. property crime rates for this neighborhood, please refer to the respective sections below.

More diverse than 74% of U.S. neighborhoods.

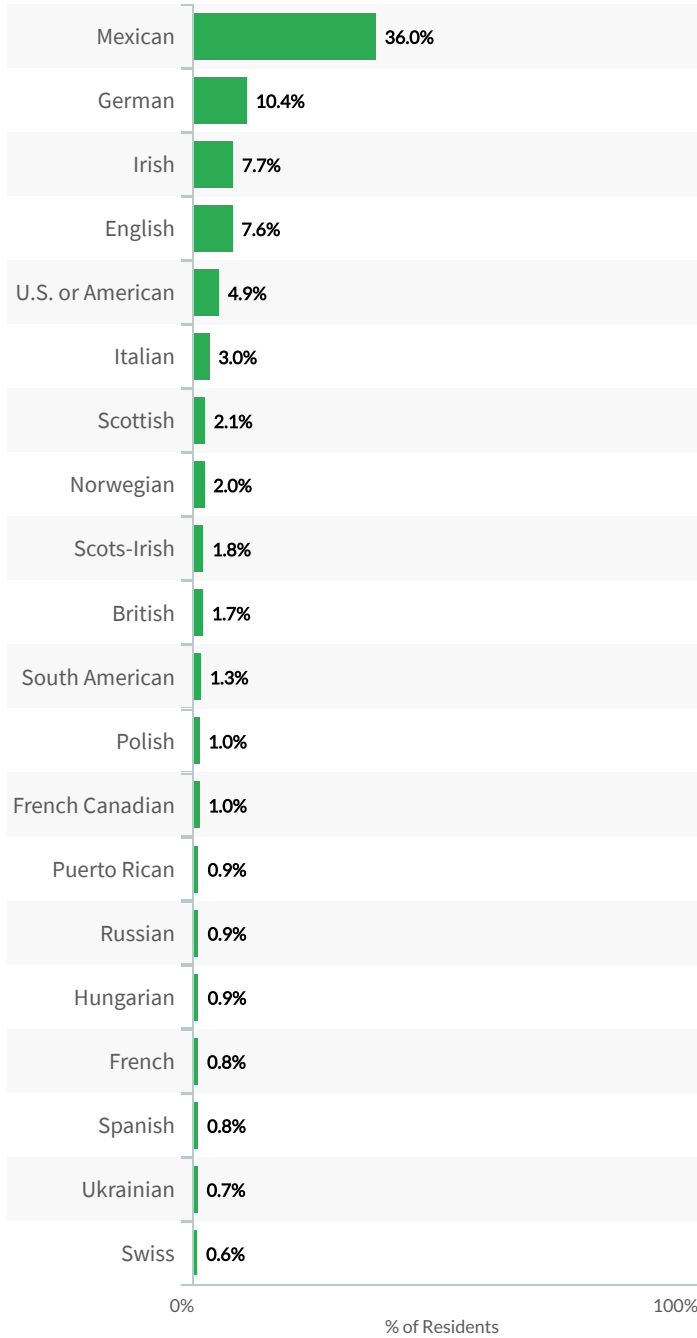


OCCUPATIONS



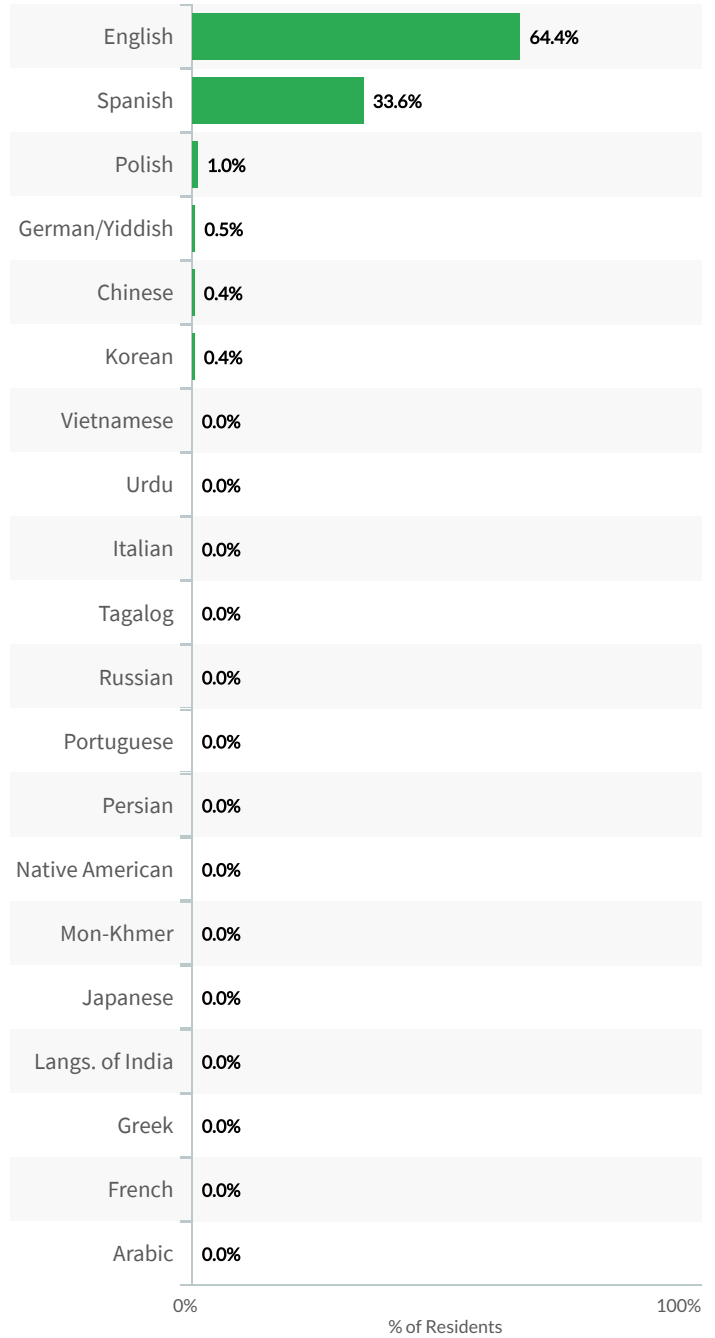
ANCESTRY

Top 20 most common groups that neighborhood residents self-report as their ancestry.



LANGUAGES SPOKEN

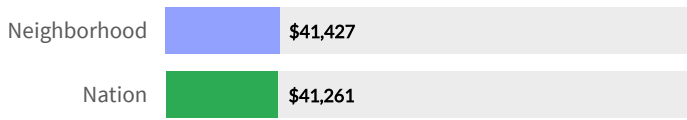
Top 20 most common languages neighborhood residents preferentially speak when they are at home with their families.



AVERAGE INCOME

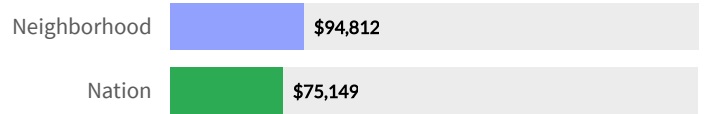
Per Capita Income

Best measure of the average spending power of each person in the neighborhood.



Median Household Income

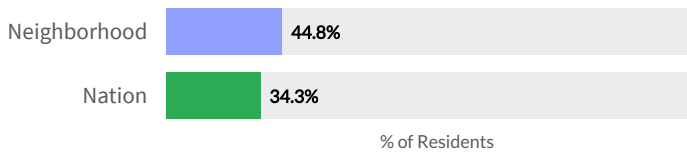
Best measure of the budget of the typical family or other non-family household.



EDUCATION

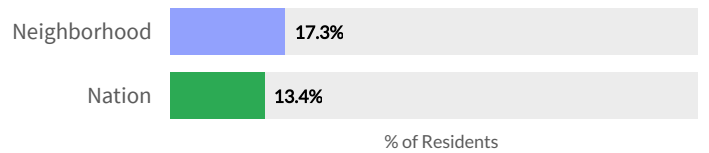
Adults with College Degree

Adults aged 25 and older that have attained at least a 4 year college degree like a BA.



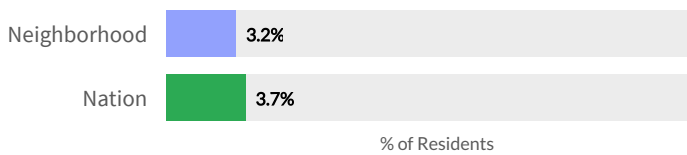
Adults with Advanced Degree

Adults aged 25 and older that have attained a graduate or professional degree above and beyond a 4 year degree.

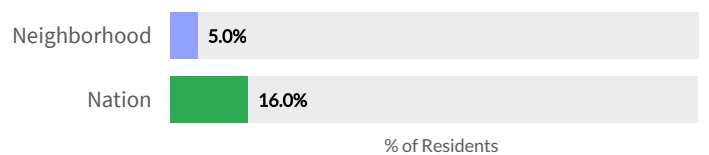


UNEMPLOYMENT RATE

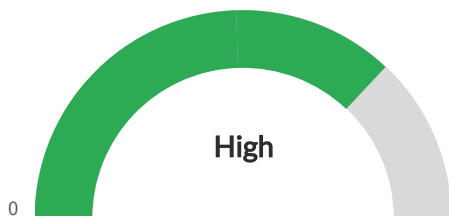
The percent of neighborhood residents who are seeking employment, but are currently unemployed.



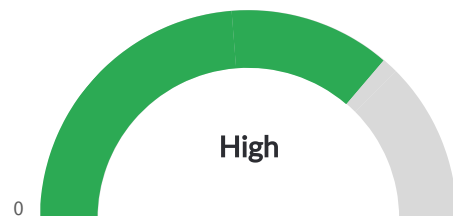
CHILDREN LIVING IN POVERTY



More educated than **74.58%** of U.S. neighborhoods.



Higher income than **72.48%** of U.S. neighborhoods.



Neighborhood Crime Data

2015 E M. Franklin Ave, Austin, TX 78723

67 Vital Statistics | 5 Condition Alerts

October 21, 2024

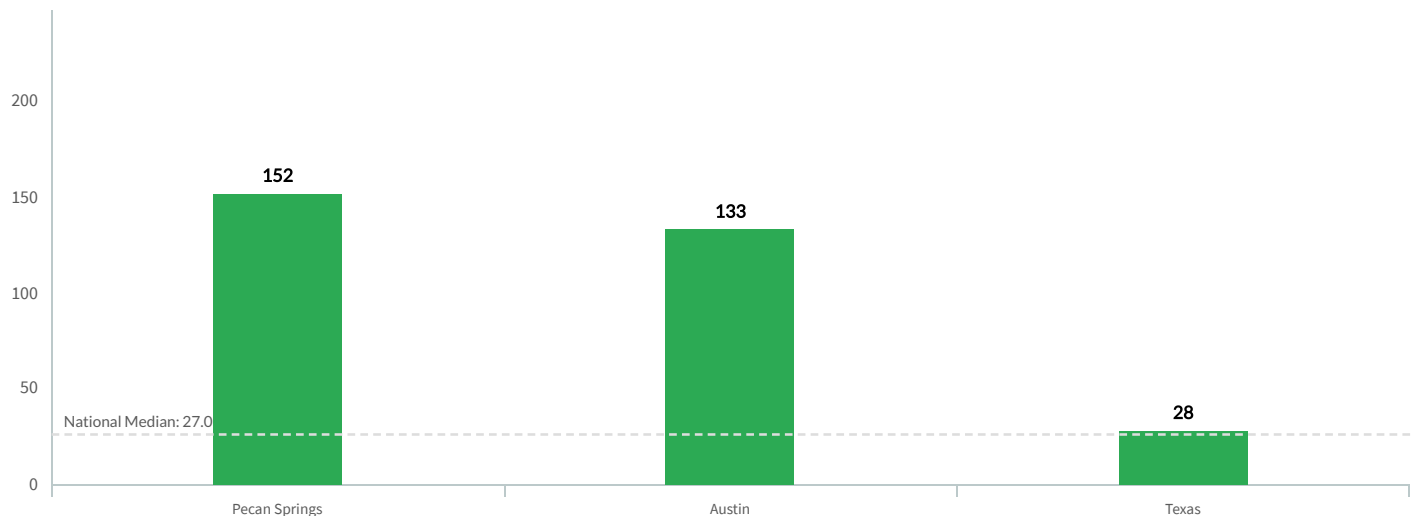
NEIGHBORHOOD CRIME INDEX

Total Crime Index	Violent Crime Index	Property Crime Index
<p>13</p> <p>(100 is safest)</p> <p>Safer than 13% of U.S. neighborhoods.</p> <p>⚠️ This neighborhood has one of the highest overall rates of crime incidents per 1,000 resident population in America, according to exclusive NeighborhoodScout analysis. Overall crimes include both property crimes and violent crimes. To see the details of violent vs. property crime rates for this neighborhood, please refer to the respective sections below.</p>	<p>10</p> <p>(100 is safest)</p> <p>Safer than 10% of U.S. neighborhoods.</p> <p>⚠️ This neighborhood has one of the highest violent crime rates per 1,000 residents of any neighborhood in America, according to exclusive NeighborhoodScout data and analysis. Violent crimes include murder, non-negligent manslaughter, forcible rape, armed robbery and aggravated assault.</p>	<p>14</p> <p>(100 is safest)</p> <p>Safer than 14% of U.S. neighborhoods.</p> <p>⚠️ This neighborhood has one of the highest property crime rates per 1,000 residents of any neighborhood in America, according to exclusive NeighborhoodScout data and analysis. Property crimes include burglary (i.e., breaking and entering, including home break-ins), theft (over \$50), and motor vehicle theft.</p>

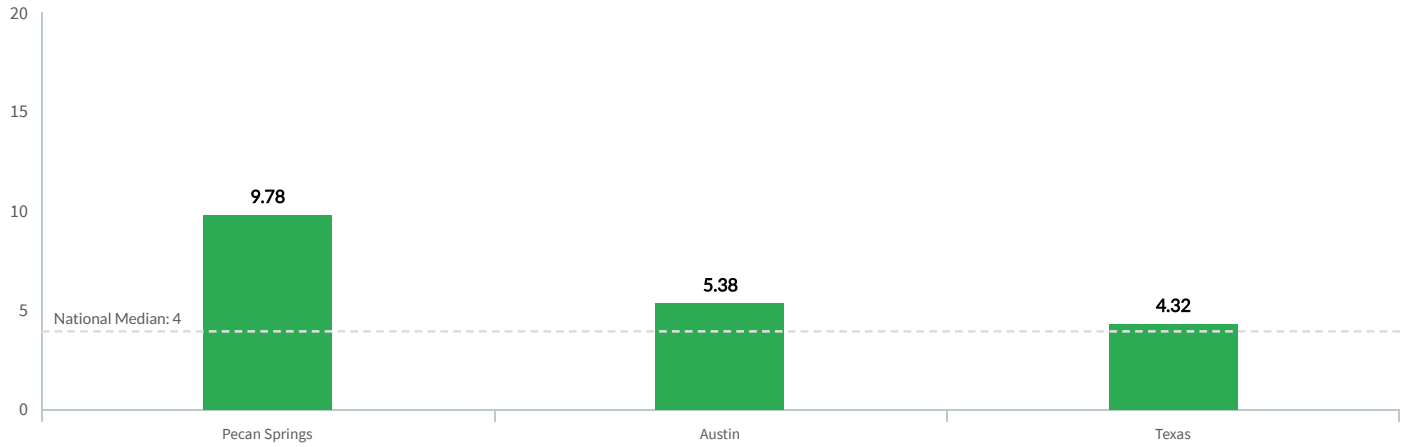
NeighborhoodScout® provides exclusive crime risk analytics for every neighborhood in America with up to 98% predictive accuracy. Crime risk indices are nationally comparable on a 1 – 100 scale, where 100 means safer than 100% of U.S. neighborhoods.

Crime risk data are updated annually. Raw crime incidents are sourced from all 18,000+ local law enforcement agencies – municipal, county, transit, park, port, university, tribal and more, assigned to localities, then built into NeighborhoodScout’s proprietary predictive models to provide a comprehensive crime risk profile for every neighborhood and address-vicinity in the U.S.

CRIMES (per square mile)



VIOLENT CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Violent Crime

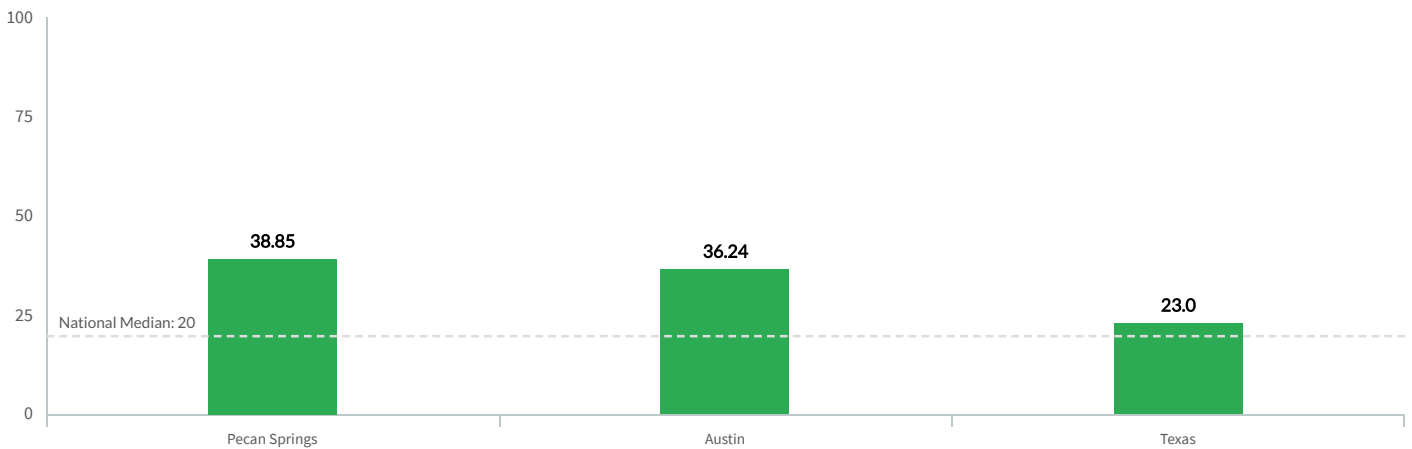
1 in 102
in this Neighborhood

⚠️ In this neighborhood residents have one of the **highest** chances of becoming a victim of violent crime of any neighborhood in this state, according to exclusive NeighborhoodScout data and analysis. Violent crimes include murder, non-neglegent manslaughter, forcible rape, armed robbery and aggravated assault.

1 IN 186
in Austin

1 IN 232
in Texas

PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime

1 in 26
in this Neighborhood

1 IN 28
in Austin

1 IN 43
in Texas

Neighborhood Public School Data

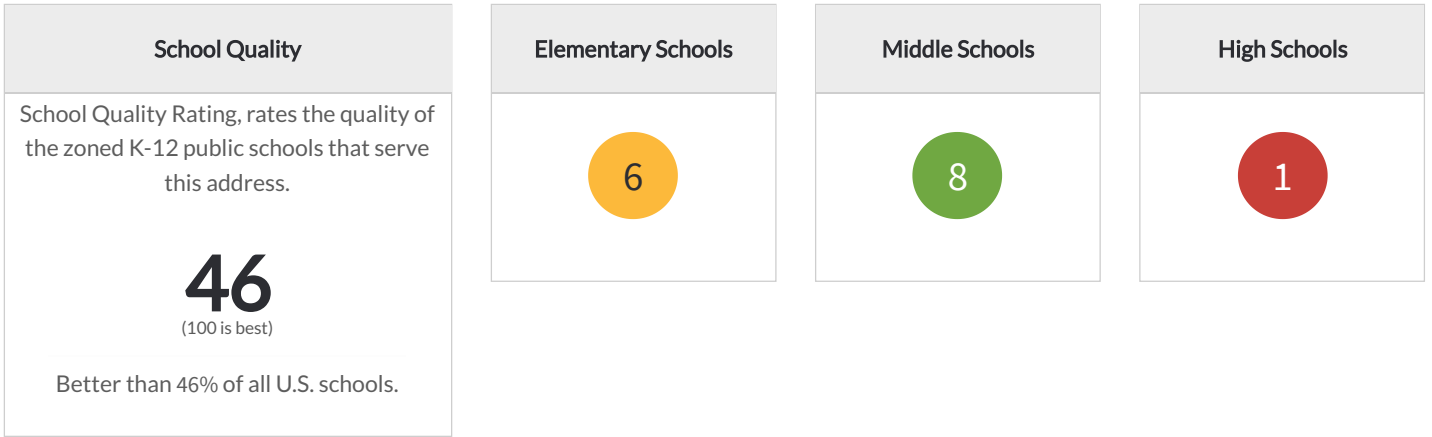
2015 E M. Franklin Ave, Austin, TX 78723

65 Vital Statistics | 5 Condition Alerts

October 21, 2024

ZONED SCHOOL RATING INFORMATION

* 10 is the highest



SCHOOLS THAT SERVE THIS ADDRESS

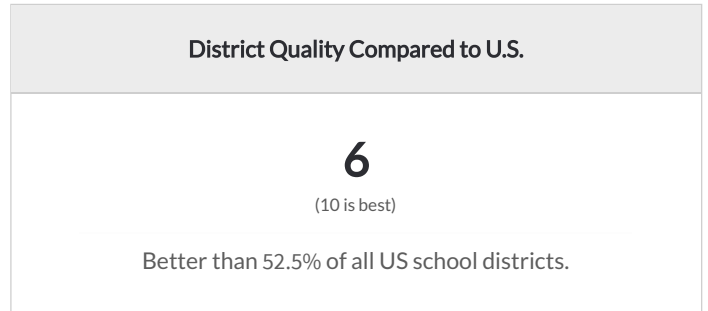
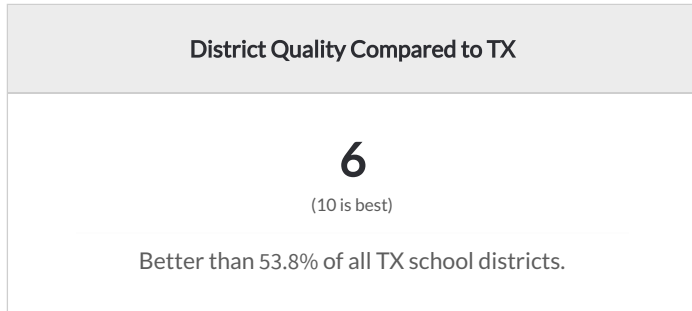
Quality rating scores are provided below with 10 being the highest possible score.

* 10 is the highest

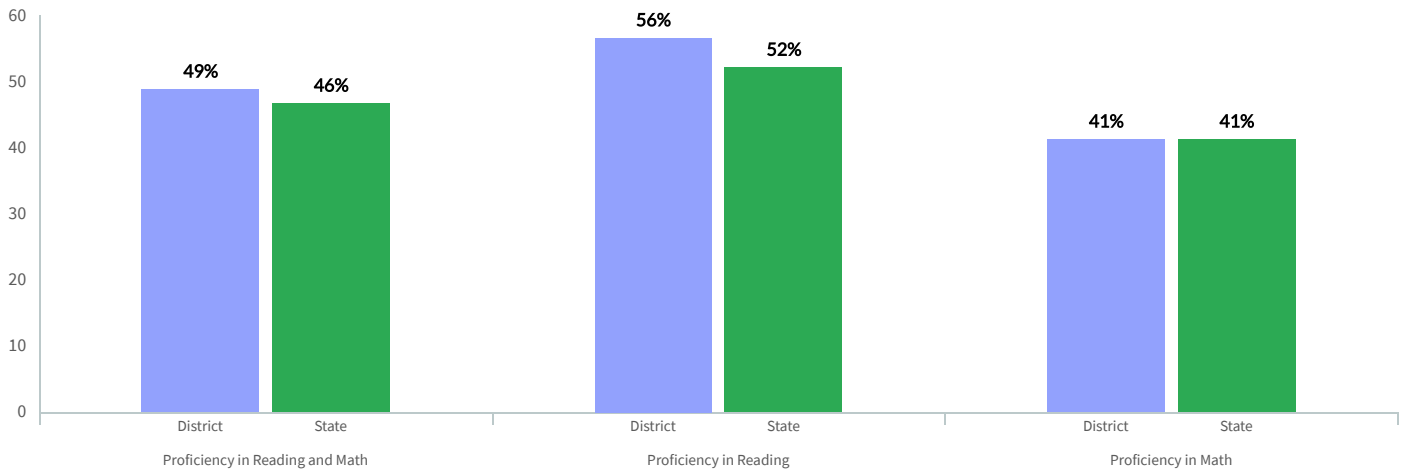
School Details	Grades	Compared to TX	Compared to Nation
<p><u>Blanton Elementary School</u> 5408 Westminster Dr Austin, TX 78723</p>	PK-05		
<p><u>Lamar Middle School</u> 6201 Wynona St Austin, TX 78757</p>	06-08		
<p><u>Northeast Early College H S School</u> 7104 Berkman Dr Austin, TX 78752</p>	09-12		

THIS ADDRESS IS SERVED BY 1 DISTRICT:

Austin Isd		
73,384 students enrolled in this district	128 schools in district	17 students per classroom Among the highest in this state.



PUBLIC SCHOOL TEST SCORES



SCHOOL DISTRICT ENROLLMENT BY GROUP

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	32.0%	26.7%
Black	6.4%	13.3%
Hispanic	56.3%	54.2%
Asian Or Pacific Islander	5.1%	5.3%
American Indian Or Native Of Alaska	0.3%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
Economically disadvantaged	51.5%	61.3%
Free lunch eligible	49.3%	56.5%
Reduced lunch eligible	2.1%	4.8%

EDUCATIONAL EXPENDITURES

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$6,786	\$497,978,000	24.9%
Support Expenditures			
Student	\$692	\$50,797,000	2.5%
Staff	\$864	\$63,426,000	3.2%
General Administration <small>⚠ Among the lowest per student in this state.</small>	\$144	\$10,566,000	0.5%
School Administration	\$776	\$56,915,000	2.8%
Operation	\$1,370	\$100,548,000	5.0%
Transportation <small>⚠ Among the highest per student in this state.</small>	\$485	\$35,561,000	1.8%
Other	\$1,015	\$74,511,000	3.7%
Total Support	\$5,346	\$392,324,000	19.6%
Non-instructional Expenditures <small>⚠ Among the highest per student in this state.</small>	\$15,142	\$1,111,151,000	55.5%
Total Expenditures <small>⚠ Among the highest per student in this state.</small>	\$27,274	\$2,001,453,000	100.0%

Neighborhood Trends and Forecasts

2015 E M. Franklin Ave, Austin, TX 78723

328 Vital Statistics | 28 Condition Alerts

October 21, 2024

RISING STAR INDEX

Appreciation Potential (3 years)

VERY LOW



Forecast to **appreciate** less than 7.5% over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX

Past Appreciation and Existing Fundamentals

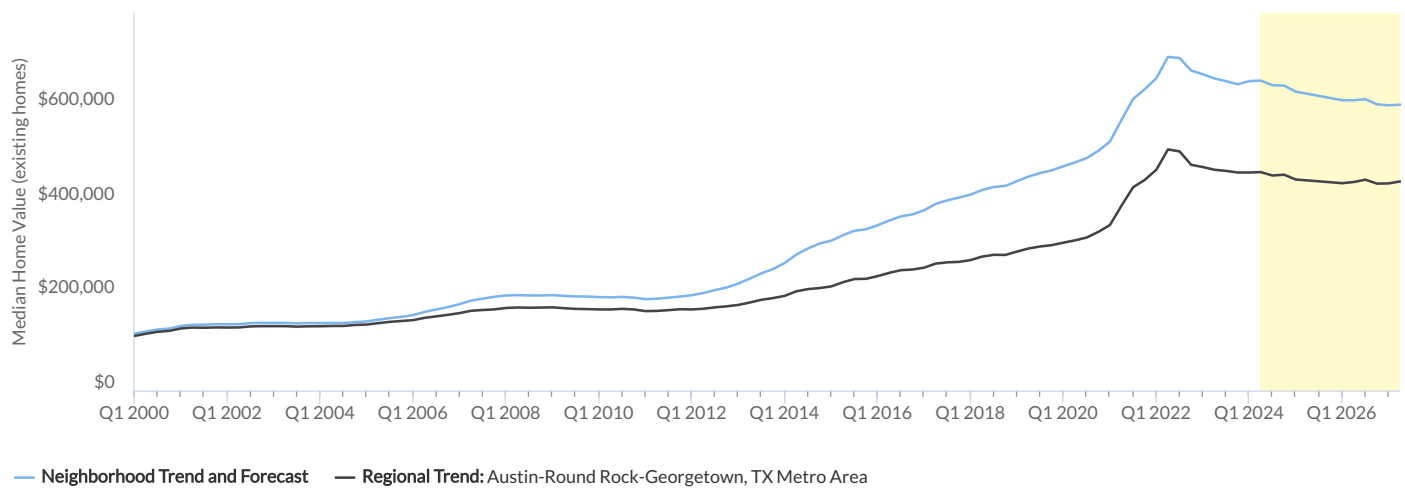
BLUE CHIP



Ranked in the **top 10%** of all neighborhoods in the nation for investment security

1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION® NEIGHBORHOOD HOME VALUE TREND & FORECAST



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

Comparison ratings are provided below with 10 being the highest possible score.

Time Period	Total Appreciation	Average Annual Rate	Compared To Metro	Compared To America
3 Year Forecast: 2024 Q2 - 2027 Q2	-7.62% ↓	-2.61% ↓	3	1
Latest Quarter: 2023 Q4 - 2024 Q1	1.04% ↑	4.22% ↑	5	3
Last 12 Months: 2023 Q1 - 2024 Q1 ⚠️ Among the lowest appreciation rate in the U.S.	-2.16% ↓	-2.16% ↓	4	1
Last 2 Years: 2022 Q1 - 2024 Q1 ⚠️ Among the lowest appreciation rate in the U.S.	-0.95% ↓	-0.48% ↓	4	1
Last 5 Years: 2019 Q1 - 2024 Q1	47.76% ↑	8.12% ↑	2	4
Last 10 Years: 2014 Q1 - 2024 Q1 ⚠️ Among the highest appreciation rate in the U.S.	142.47% ↑	9.26% ↑	7	9
Since 2000: 2000 Q1 - 2024 Q1 ⚠️ Among the highest appreciation rate in the U.S.	399.55% ↑	7.08% ↑	10	10

* 10 is highest

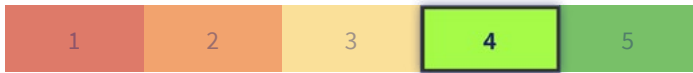
KEY PRICE DRIVERS AT THIS LOCATION

- | | |
|---|--|
| <p>Pros</p> <p><i>Likely to drive home values upward over the next few years or indicators of upward trends already underway.</i></p> <ul style="list-style-type: none"> + Income Trend + Educated Population Trend + Vacancies + Access to High Paying Jobs + Real Estate Values Nearby | <p>Cons</p> <p><i>Impediments to home value appreciation over the next few years or indicators of negative trends already underway.</i></p> <ul style="list-style-type: none"> - Regional Housing Market Outlook - Neighborhood Look & Feel - Crime |
|---|--|

SCOUT VISION® PROXIMITY INDEX

Price Advantage Score

ADVANTAGE

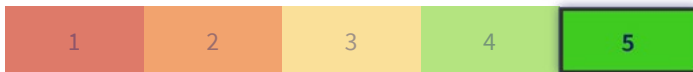


At least **10% less expensive** per sq ft than other neighborhoods nearby.

1=Strong Disadvantage 2=Disadvantage 3=Similar Price 4=Advantage 5=Strong Advantage

Access to High-Paying Jobs

EXCELLENT



On average in the **top 20%** for job accessibility.

1=Limited 2=Below Average 3=Average 4=Very Good 5=Excellent

<p>\$317</p> <p>neighborhood price per sq ft</p>	<p>\$374</p> <p>average nearby home price per sqft</p>
---	---

JOBS WITHIN AN HOUR	HIGH-PAYING JOBS*
5 minutes	2355
10 minutes	55701
15 minutes	204177
20 minutes	366572
30 minutes	528730
45 minutes	608784
60 minutes	631182

*Annual salary of \$75,000 or more

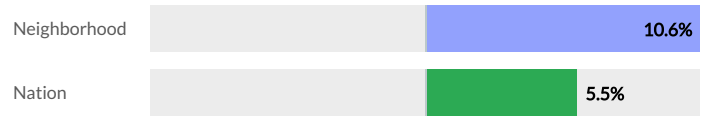
SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

Avg. Annual Homeownership Trend



⚠ This neighborhood's home ownership rate increased at one of the **highest** rates in the nation over the last 5 years.

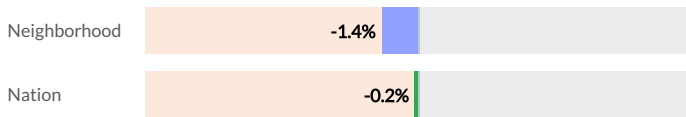
Avg. Annual Rent Price Trend



⚠ Increased among the **highest** rates in the U.S.

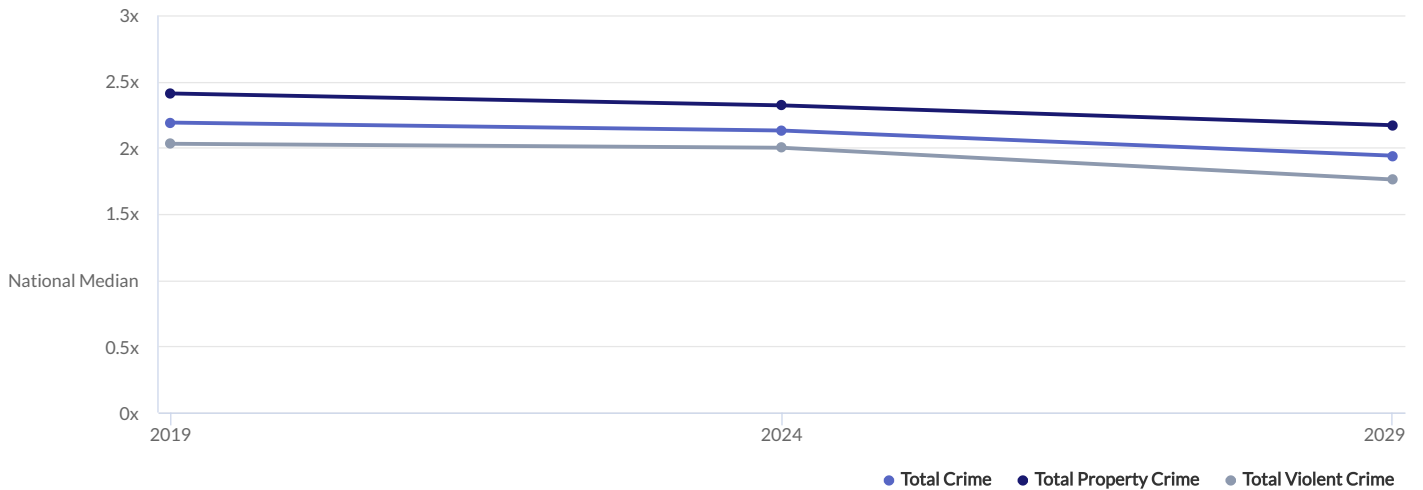
Avg. Annual Vacancy Trends

Based on the percentage of properties that are vacant year round.



⚠ This neighborhood's housing vacancy rate had one of the greatest rates of decrease in the nation over the last 5 years.

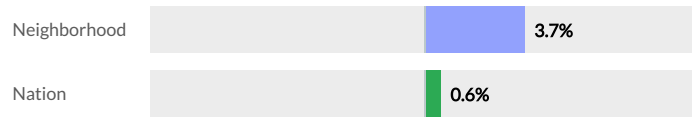
SCOUT VISION® CRIME TRENDS AND FORECAST



SCOUT VISION® EDUCATION TRENDS (LAST 5 YEARS)

Avg. Annual Change in College Graduates

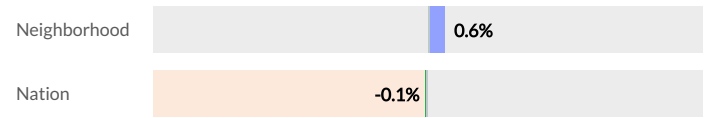
College graduates are defined as adults 25 and older with at least a 4-year college degree.



⚠️ Increased among the **highest** rates in the U.S.

Avg. Annual Change in K-12 School Performance

Based on the percentage of students testing proficient or advanced in standardized testing.



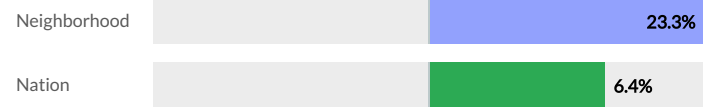
SCOUT VISION® ECONOMIC TRENDS (LAST 5 YEARS)

Avg. Annual Change in per Capita Income



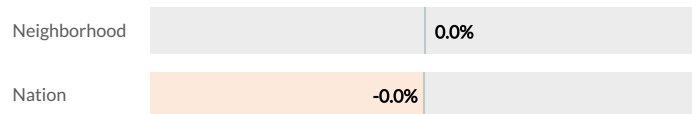
⚠️ Increased among the **highest** rates in the U.S.

Avg. Annual Change in Household Income



⚠️ Increased among the **highest** rates in the U.S.

Avg. Annual Change in Unemployment Rate



SCOUT VISION® POPULATION TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile ⚠️ Population growth within one half mile of this location has been among the lowest in the nation over the last 5 years.	2,418	2,041	-15.59% ↓
1 Mile	12,159	12,286	1.04% ↑
3 Miles	118,713	115,287	-2.89% ↓
5 Miles	319,137	313,539	-1.75% ↓
10 Miles	791,016	800,108	1.15% ↑
15 Miles ⚠️ Population growth within 15 miles of this location has been among the highest in the nation over the last 5 years.	1,269,147	1,343,850	5.89% ↑
25 Miles ⚠️ Population growth within 25 miles of this location has been among the highest in the nation over the last 5 years.	1,858,656	2,087,468	12.31% ↑
50 Miles ⚠️ Population growth within 50 miles of this location has been among the highest in the nation over the last 5 years.	2,366,810	2,694,618	13.85% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

Austin-Round Rock-Georgetown, TX Metro Area Regional Investment Potential

Regional Appreciation Potential (3yr)

VERY LOW



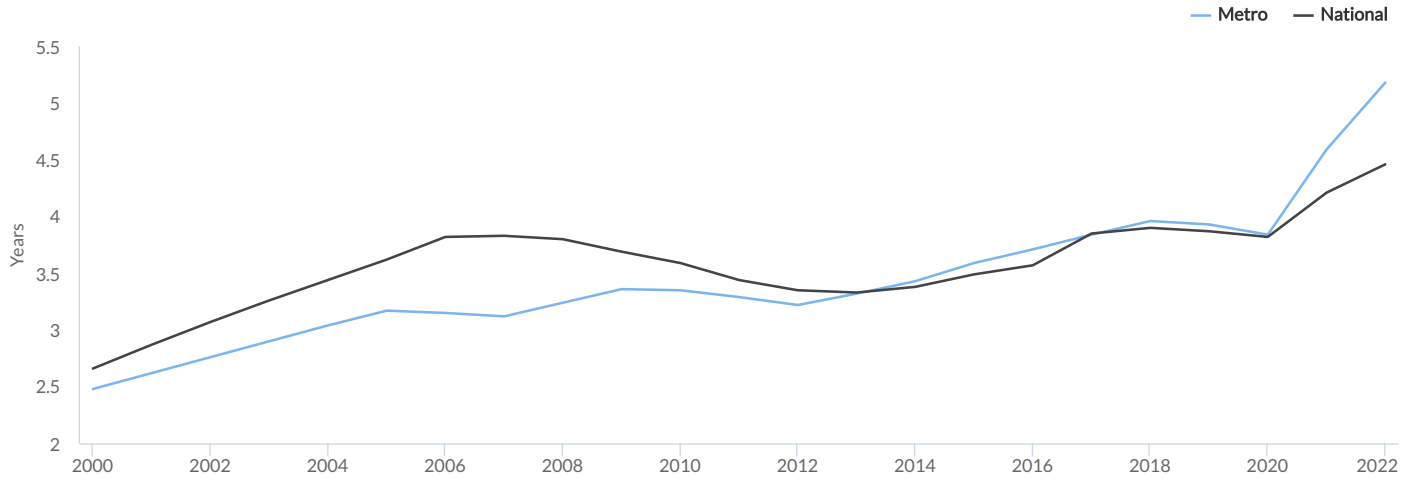
Forecast to **depreciate** over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Very High

HOUSING AFFORDABILITY TRENDS

Austin-Round Rock-Georgetown, TX Metro Area

Years of average household income needed to buy average home



<p>2.48</p> <p>Region's Historical Low</p>	<p>5.18</p> <p>Region's Historical High ⚠️ The number of years of income needed to buy a home in this region has historically been among the highest in the nation. Housing has been very unaffordable to the average household.</p>	<p>5.18</p> <p>Current ⚠️ The number of years of income needed to buy a home in this region is at or very close to its historical maximum. Housing may be becoming less affordable to the average household.</p>
---	---	--

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

Comparison ratings are provided below with 10 being the highest possible score.

Regional Trend	Last 2 years	Compared to Nation	Last 1 year	Compared to Nation
Population Growth	9.05% ↑ ⚠️ Among the highest in the nation over the last 2 years.	10	3.96% ↑ ⚠️ Population growth in this region has been among the highest in the nation over the last year.	10
Job Growth	11.38% ↑ ⚠️ Job growth in this region has been among the highest in the nation over the last 2 years.	10	2.68% ↑ ⚠️ Job growth in this region has been among the highest in the nation over the last year.	9
Income Trend	25.44% ↑ ⚠️ Wage and income growth in this region has been among the highest in the nation over the last 2 years.	10	6.58% ↑ ⚠️ Wage and income growth in this region has been among the highest in the nation over the last year.	9
Unemployment Trend	0.44% ↑ 4	4	0.49% ↑ 4	4
Stock Performance of Region's Industries	27.69% ↑ ⚠️ The stock market performance of this region's industries has been among the best in the nation over the last 2 years.	10	20.45% ↑ ⚠️ The stock market performance of this region's industries has been among the best in the nation over the last year.	10
Housing Added	9.77% ↑ ⚠️ The rate of new housing construction in this region has been among the highest in the nation over the last 2 years.	10	4.17% ↑ ⚠️ The rate of new housing construction in this region has been among the highest in the nation over the last year.	10
Vacancy Trend	-2.09% ↓ 8	8	0.36% ↑ ⚠️ The increase in vacancy rates in this region has been among the highest in the nation over the last year.	2

* 10 is highest

DISCLAIMER

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4B.1. GOOD NEIGHBOR CHECKLIST

City of Austin Good Neighbor Checklist

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

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

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

(1) Preliminary Research

- Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

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

(3) Pre-Application Engagement

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

(4) Application requirements

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

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



Signed

Anmol Mehra

printed name

10/23/2024

date

4B.2. GOOD NEIGHBOR POLICY

CONTACT

Lauren Hartnett, *VP of Development*
Aus/Bos Social Housing
lauren@ausbossocialhousing.com

APPLICABLE CITY OF AUSTIN NEIGHBORHOOD PLAN: East MLK Combined Neighborhood Plan

NEIGHBORHOOD ORGANIZATIONS THAT CONTAIN THE PROPOSED SITE:

- ♦ East MLK Combined NP Contact Team
- ♦ Franklin Grove HOA
- ♦ JJ Seabrook Neighborhood Association

COMMUNITY ENGAGEMENT PLAN

In compliance with the City of Austin’s “Good Neighbor Policy,” AusBos Social Housing has implemented a comprehensive community engagement plan for 2011 & 2015 EM Franklin. Our engagement efforts began with the acquisition of the property and will continue throughout the entire development cycle.

Key actions in our community engagement plan include:

- ♦ **Neighborhood Association Meetings:** We actively participated in local neighborhood association meetings to introduce the project, listen to community concerns, and gather feedback that has shaped the development.
- ♦ **Mailed Letters and Surveys:** In addition to our broader outreach efforts, letters and surveys were mailed directly to neighborhood residents to gather input on specific aspects of the project and gauge local sentiment regarding the development.
- ♦ **Rezoning Notifications:** As part of the formal rezoning process conducted in 2021-2022, official notices were sent to all property owners within a 500-foot radius of the site, as well as to registered neighborhood organizations. This separate initiative ensured that all relevant stakeholders were informed of the proposed rezoning and had the opportunity to provide input during that phase.
- ♦ **Community Events:** To further foster community engagement, we hosted a public event to unveil the Resilience Mural located on the property. This event provided an opportunity to connect with local residents and celebrate the neighborhood’s cultural identity.
- ♦ **Ongoing Communication:** As the project progresses, we will continue to keep the community informed through regular updates and involvement in key milestones, such as the project’s groundbreaking event, ensuring transparency and active participation throughout the development cycle.

We are committed to keeping the neighborhood informed and involved throughout the development process, fostering a strong partnership between AusBos Social Housing and the surrounding community.

4B.3. GOOD NEIGHBOR POLICY - SPRING 2021 OUTREACH LETTER

Hello!

My name is Anmol Mehra. I am writing to introduce myself. I am the new owner and developer of the property located at 2011 and 2015 EM Franklin.

I have been engaging with the neighborhood about my plans for the property since last summer, so hopefully you've already heard about the project or even attended one of the meetings where we have provided details around the vision. Just in case, I am attaching the most recent presentation I gave at the last neighborhood meeting on 2/23/21.

I really would welcome the opportunity to speak with you on the phone, or even to walk the site with me (socially distanced, with masks of course). I'd love an opportunity to provide you with further insight into the project and earn your trust and support as an immediate neighbor. I am enthusiastic about hearing your thoughts, ideas, and concerns. You can contact me at any time via the project email (20112015emfranklin@gmail.com) which I share with some of my collaborators, my personal email anmolmehra1@gmail.com, or call me directly at my personal cell number (713) 320-5000.

If you are unavailable for a call or site walk, please take a few moments to provide your feedback to a few very brief questions at the following link. I welcome your input on our proposed design and your opinion as to how we can be a good neighbor: [LINK](#)

Special for Clary Way: If you live on Clary Way and your property backs up to the proposed development, please use the link to let me know whether you'd like to maintain the current open condition opposite your back yard, or whether you'd prefer having a tree on the north side of your fence to temporarily provide some shade and view screening. If you would like a 'temporary' tree, please let me know if you have a preferred tree species so that I can develop a tree plan for you, our most impacted neighbors. [end]

Realistically, it will be a minimum of two years before any construction could begin at the site, so in the meantime we are making the lot available for the community's benefit. We recently installed a Little Free Library, some raised garden beds, benches and picnic tables, a Story-Walk, a bike rack, and a doggy bag station. We have near-term plans to add games for community use, public artwork, some purple martin bird houses in the wooded area along the creek, and potted trees for shade / privacy along the south fence line which will eventually be permanently installed post-development. I welcome any other ideas you might have to facilitate community engagement at the site.

Lastly, a little bit about me: I grew up just outside Houston and attended UT for college and graduate school, and Austin has held a special place in my heart ever since. I am passionately committed to having a positive impact on Austin's challenging and dynamic housing environment in a way that is community-oriented and inclusive. My focus is on development projects which incorporate a meaningful mixture of affordable housing, particularly for those who are currently underserved, including low- and middle-income wage earners, artists, students, and refugees. I am currently underway on two mixed-income projects in Central East Austin, and have also partnered with a non-profit called Casa Marianella on several projects, including the one described in the following article which will deliver two large, new homes for their residents: [Casa Marianella](#)

I look forward to meeting and speaking with you!

Thank you,



Anmol

4B.4. GOOD NEIGHBOR POLICY - NEIGHBORHOOD SURVEY

Franklin Common Project Survey

Hello neighbors of 2011 and 2015 EM Franklin! We are seeking resident and property owner feedback on the proposed Franklin Common development. We believe your input will enable us to better tailor the project to fit the neighborhood. Please let us know what you think, and if you have any further thoughts, please comment in the free text box at the end of the survey or send an email to 20112015emfranklin@gmail.com. We look forward to hearing from you!

Thank you,
Conor Kenny
Planner, Franklin Common
conor@civilitude.com / 512-968-3050 (mobile)

Proposed 'Corner' Retail: Do you prefer:

- food trailer, coffee shop, cafe

Pedestrian safety: The current distance between MLK and Manor Road exceeds the city limit for space between pedestrian crossings. Would you support any of the following in front of the development (select all that apply):

- pedestrian crosswalk, hybrid pedestrian beacon, stop sign with pedestrian crossing

Noise restrictions: Would you like us to adopt the following Franklin Grove HOA noise restrictions?

- yes no no preference

Noise. No exterior speakers, horns, whistles, bells, or other sound devices (other than security devices used exclusively for security purposes) shall be located, used, or placed on any portion of the Property. No noise or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to any other portion of the Property or to its Residents.

Open/green space: Would you prefer this configuration for public green space (select all that apply):

- dog park children's playground unprogrammed space

Wildlife Habitat: Let us know if you would like owl boxes, purple martin homes, monarch butterfly milkweed beds, or other habitat creation near the creek and at other green spaces: [free answer]

Anti-displacement: Please indicate if you have preferences on who you would like us to actively market the income-restricted homes to (select all that apply):

- residents of neighborhood apartments that are being closed/rebuilt/rents raised
 other residents or those with historic ties to the JJ Seabrook neighborhood
 healthcare workers from the Mueller hospitals

- AISD teachers and staff
- refugees and recent immigrants
- family violence victims
- seniors/retirees
- other: [free answer]

Other comments: Please let us know about any other questions, concerns, or comments you have:
[Long free space response]

For Clary Way Abutting (North side) Neighbors Only:

We are developing a tree plan for the buffer area just north of your fence line and would like to know any preference you might have for specific tree species. Initially, the trees will be placed in 45-gallon planter pots so that they can be moved / protected once construction begins on site. The trees will range from 15-25' in height, and 8-15' in canopy width, and the caliper will range from 3-4". After collecting input here we will circle back with a draft plan for feedback. Please select any/all of the below you would prefer:

- Address number on Clary Way: [number]
- I prefer tree plantings that would make my yard: full shade partial shade limited shade
- (If indicating partial or full shade), indicate your species preference:
- Tree species:
 - Live Oak: Native to our soil and seasons. It molts twice a year but is considered an evergreen. It will gain drought tolerance as it ages and the canopy can be as wide as it is tall.

Chinquapin Oak: Native to our soil and seasons. Silver back to the leaf with a glossy green surface area that is 5-6" long and 4-5" wide. Grows fast and has a more conical shaped canopy. The bark will sluff off every few years giving it a fresh new look. It is deciduous and molts in the late fall. It will get drought tolerant as it ages.

Cedar Elm: Native to our soils and seasons. Smaller leaves 2"x1 1/2". Has a more columnar canopy with a quick pop of yellow leaves as it molts in the fall. It's deciduous and wakes up in the late spring. It will get drought tolerant as it ages. Initial growth will be slow but as it ages and gets rooted it will push new growth much faster. It can get 40-50'tall and 25-35' wide.

Mexican Sycamore: Takes our soils and seasons and can be very drought tolerant as it ages. Exceptionally large palmate leaves that have silver backs and a light green matte surface. It is deciduous and has a very silver/white bark. It can get 50-60' tall and 30-40' wide. Has a very conical canopy.

Other: [blank]

4B.5. GOOD NEIGHBOR POLICY - RESILIENCE MURAL EVENT



Raasin McIntosh, foreground left, and honoree Tiffany Washington pose together after the dedication of the Resilience Mural at the Franklin Commons on Sunday. The mural, done by artist NiG, honors East Austin community advocates as part of the Basin in the Sun Project. PHOTO BY RODOLFO GONZALEZ FOR AMERICAN STATSMAN

HONORING ADVOCATES



Honorees Wilhelmina Delso and Dr. Freddie B. Dixon share a laugh before the dedication of the Resilience Mural.

4C. SMART LETTER



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

Housing Department S.M.A.R.T. Housing Program

June 17, 2024 (Revision to letter dated July 22, 2020)

S.M.A.R.T. Housing Certification
Anmol Mehra
2011 & 2015 EM Franklin (ID 733-5701)

TO WHOM IT MAY CONCERN:

Owner Anmol Mehra (Development contact: Leah M. Bojo; ph: 512.839.2700 email: kgengler@drennergroupp.com) is planning to develop 2011 & 2015 EM Franklin, a 144-unit new construction development at 2011 & 2015 EM Franklin, Austin, Texas.

The purpose of this revision is to update the total unit count from 160 units to 144 units, and to update the associated unit mix.

S.M.A.R.T. Housing – Ownership - 2011 & 2015 EM Franklin Ave. - Ownership	
Total units: 144 units	
<u>Minimum Required:</u> 20% (29 units) at or below 80% MFI	<u>Proposed unit mix:</u> 26% (38 units) at or below 80% MFI
Affordability Period (S.M.A.R.T. units): 1 Year	
Fee waiver level: 50%	
AWU Capital Recovery Fees: 38/144 units eligible	

Note: This certification letter only reflects the minimum requirements for the relevant program (S.M.A.R.T. Housing). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

Because the applicant has proposed a unit mix that meets the minimum program thresholds, the development will be eligible for a waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility Capital Recovery Fees (see below). The fee waiver level is listed above. The project will be subject to its minimum affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

Based on the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing, only a certain number of units may be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The table above list the number of units which are eligible to receive CRF fee waivers.

The Housing Department certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. The expected fee waivers include, but are not limited to, the following fees:

- AWU Capital Recovery Fees
- Building Permit
- Concrete Permit

Electrical Permit
Site Plan Review
Construction Inspection
Demolition Permit Fee

Mechanical Permit
Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)
Regular Zoning Fee

Plumbing Permit
Zoning Verification
Land Status Determination
Building Plan Review

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

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.978.1594 or by email at deadra.johnson@austintexas.gov if you need additional information.

Sincerely,

DeAdra Johnson

DeAdra Johnson, Project Coordinator
Housing Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

4D. MOU WITH ECHO

Not applicable to this project.

4E. RESIDENT SERVICES

In addition to providing long-term oversight, HomeBase will recruit, qualify, and educate buyers for the affordable homes, as well as manage the sales process. For more information, please see HomeBase's detailed overview on p. 49.

5

PROPERTY
INFORMATION

5A. APPRAISAL

Not applicable to this application as the requested OHDA funds will not be used towards the acquisition of land. However, the most recent TCAD property values have been included below for your reference.

LOCATION

Address: **2011 E M FRANKLIN AVE,
AUSTIN TX 78723**

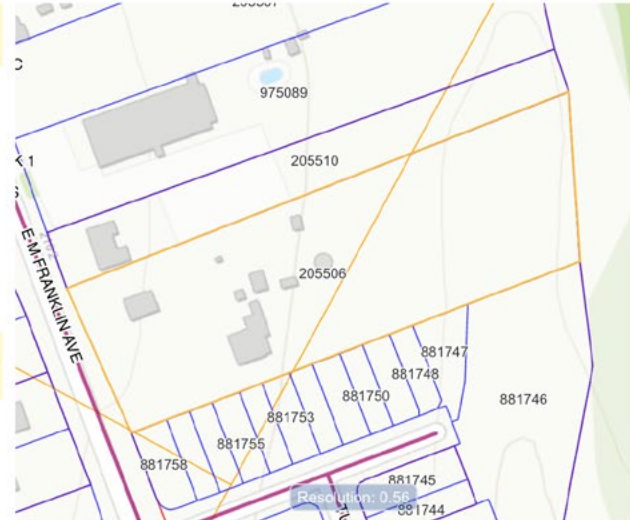
Market

Area:

Market Area **D3000**

CD:

Map ID: **021011**



Map Disclaimer

PROTEST INFORMATION

HB 796 ⓘ

Protest Status: **ORD2**
Informal Date:
Formal Hearing Date & Time: **2024-07-08 08:00 AM**
Board Attendees: **Meg Brooks, Lisa Roberts, John Barton**
Appraisal Notice Value: **1,000,000**
Owner's Opinion: **0**
Board Determination: **Change Value**
Final Market Value: **950,000**

LOCATION

Address: **2015 E M FRANKLIN AVE,
AUSTIN TX 78723**

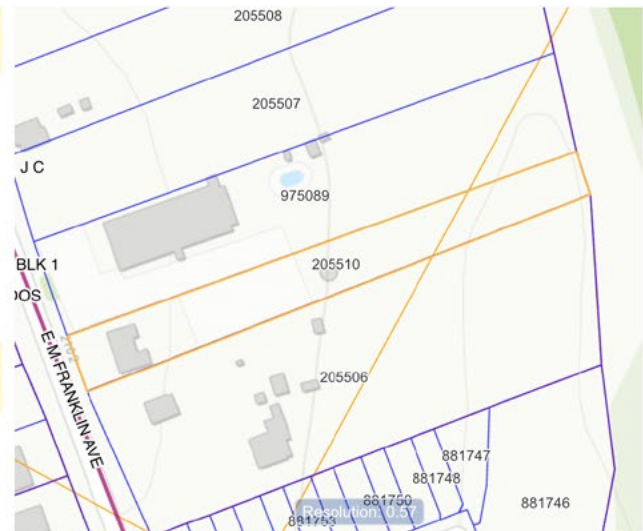
Market

Area:

Market Area **D3000**

CD:

Map ID: **021011**



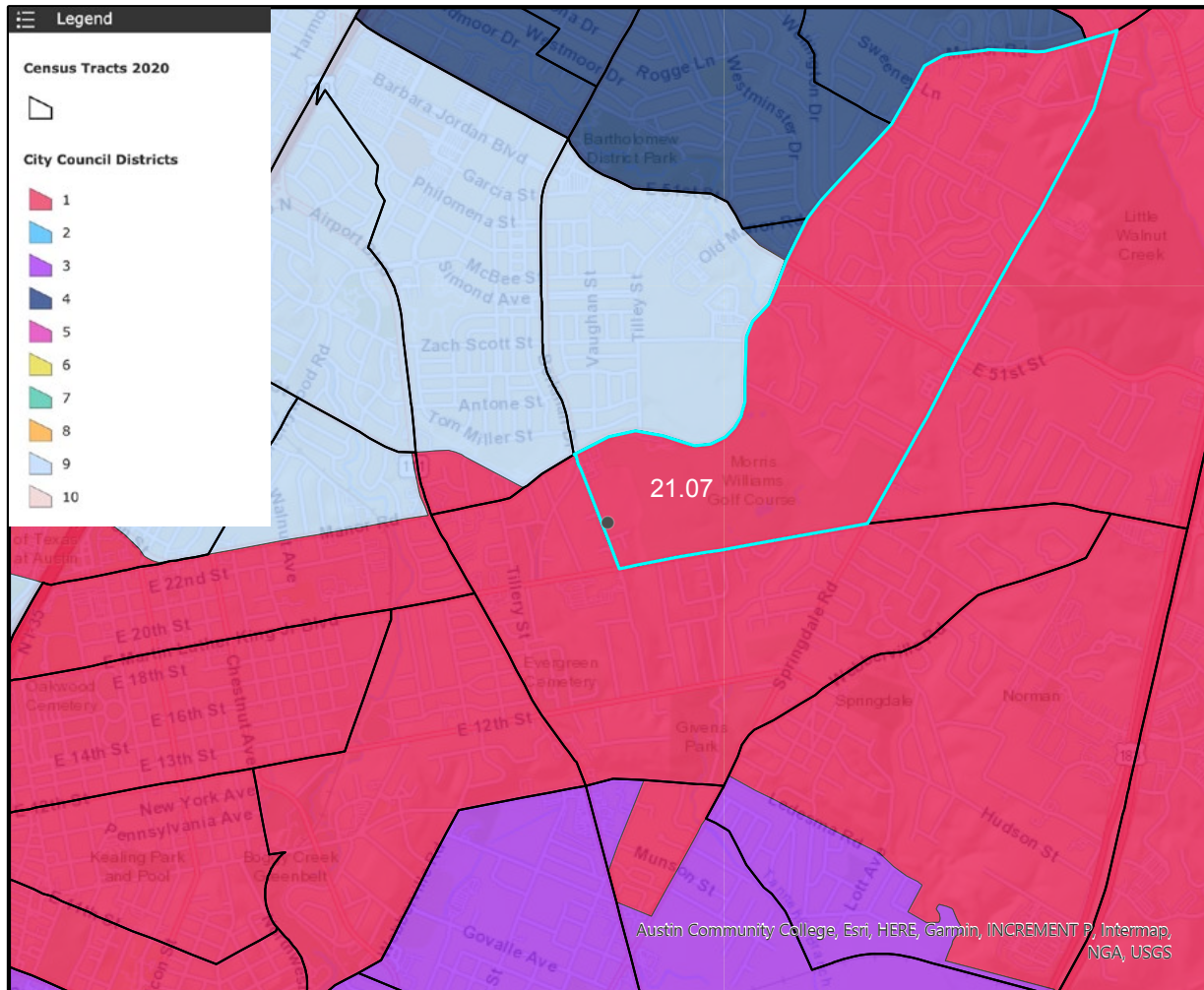
Map Disclaimer

PROTEST INFORMATION

HB 796 ⓘ

Protest Status: **ORD2**
Informal Date:
Formal Hearing Date & Time: **2024-07-09 08:00 AM**
Board Attendees: **Stephen Harr, Paula Efferson, Byron Gifford**
Appraisal Notice Value: **928,703**
Owner's Opinion: **0**
Board Determination: **Change Value**
Final Market Value: **849,000**

5B. PROPERTY MAPS - COUNCIL DISTRICT & CENSUS TRACT



Property Label

- Steward Agency: Steward Label
- Managing Agency: Managing Label
- Address: Address Label
- Land Attributes: Land Label
- ORES Management ID: ORES ID Label
- ORES File Number: ORES File Label
- Restrictions: Restrictions Label
- Restrictions & Protection Comments: Comments Label

- Land Classification: Classification Label
- Land Category: Land Category Label
- Approximate Acreage: Acreage Label
- Appraisal District: Appraisal Label
- Appraisal District Property ID: Property ID Label
- Maximo Asset Tracking Number: Maximo Label



2011 & 2015 EM Franklin - Council District and Census Tract

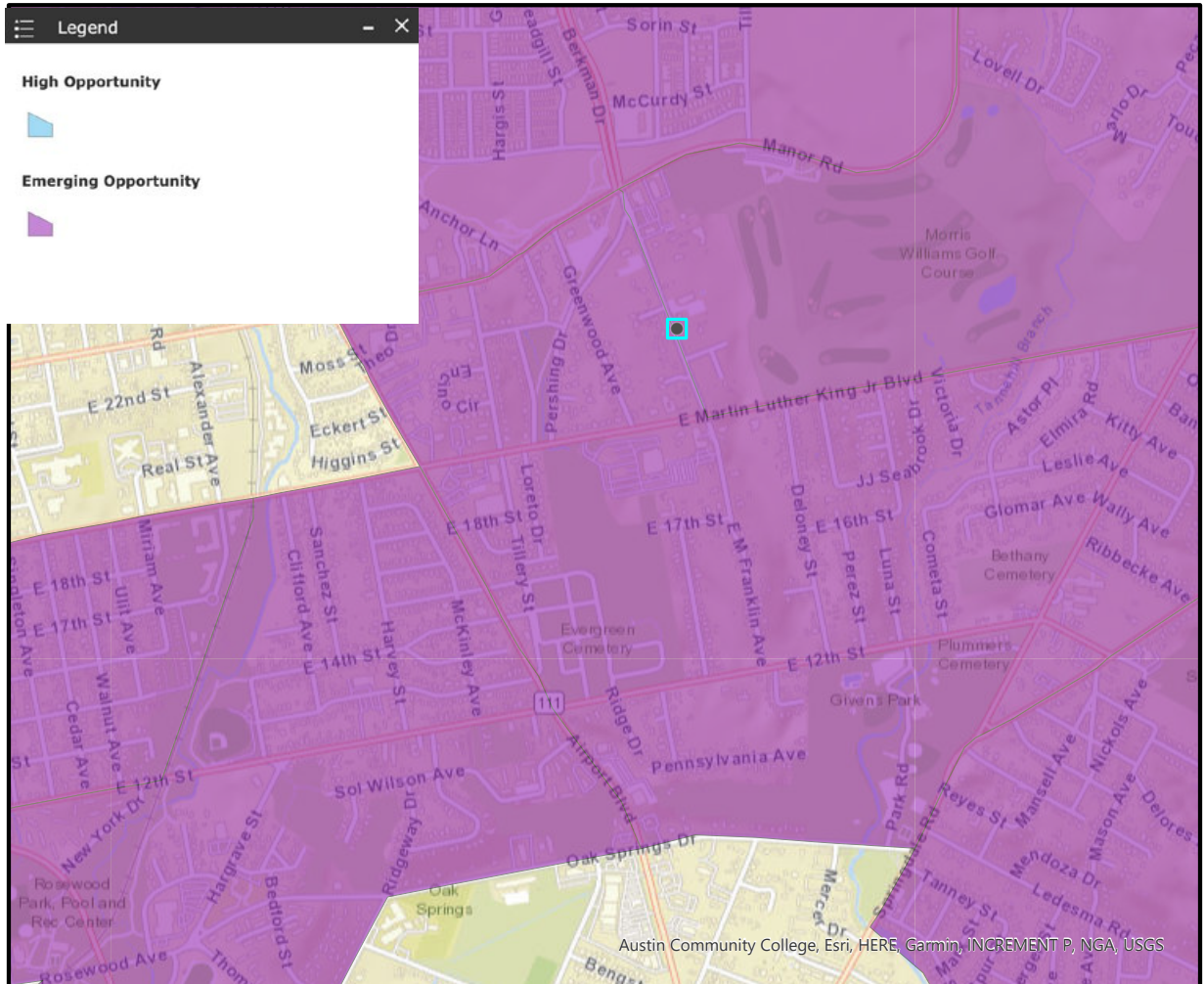
ARCGIS Web AppBuilder

10/21/2024



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

5B. PROPERTY MAPS - OPPORTUNITY VALUES



Property Label

- Steward Agency: Steward Label
- Managing Agency: Managing Label
- Address: Address Label
- Land Attributes: Land Label
- ORES Management ID: ORES ID Label
- ORES File Number: ORES File Label
- Restrictions: Restrictions Label
- Restrictions & Protection Comments: Comments Label

- Land Classification: Classification Label
- Land Category: Land Category Label
- Approximate Acreage: Acreage Label
- Appraisal District: Appraisal Label
- Appraisal District Property ID: Property ID Label
- Maximo Asset Tracking Number: Maximo Label



2011 & 2015 EM Franklin - Opportunity Values

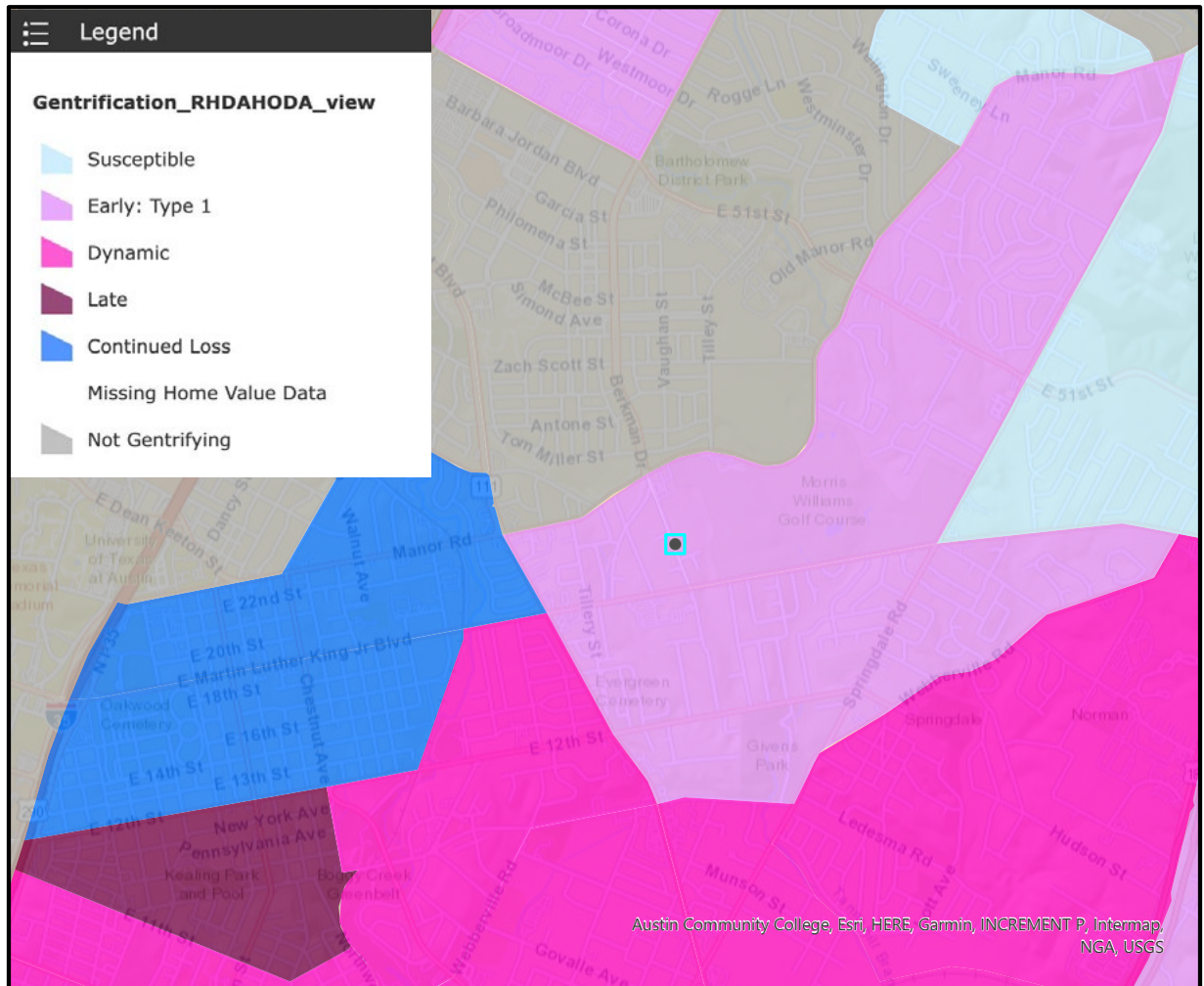
ARCGIS Web AppBuilder

10/21/2024



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5B. PROPERTY MAPS - GENTRIFICATION VALUES



Property Label

- Steward Agency: Steward Label
- Managing Agency: Managing Label
- Address: Address Label
- Land Attributes: Land Label
- ORES Management ID: ORES ID Label
- ORES File Number: ORES File Label
- Restrictions: Restrictions Label
- Restrictions & Protection Comments: Comments Label

- Land Classification: Classification Label
- Land Category: Land Category Label
- Approximate Acreage: Acreage Label
- Appraisal District: Appraisal Label
- Appraisal District Property ID: Property ID Label
- Maximo Asset Tracking Number: Maximo Label



2011 & 2015 EM Franklin - Gentrification Values

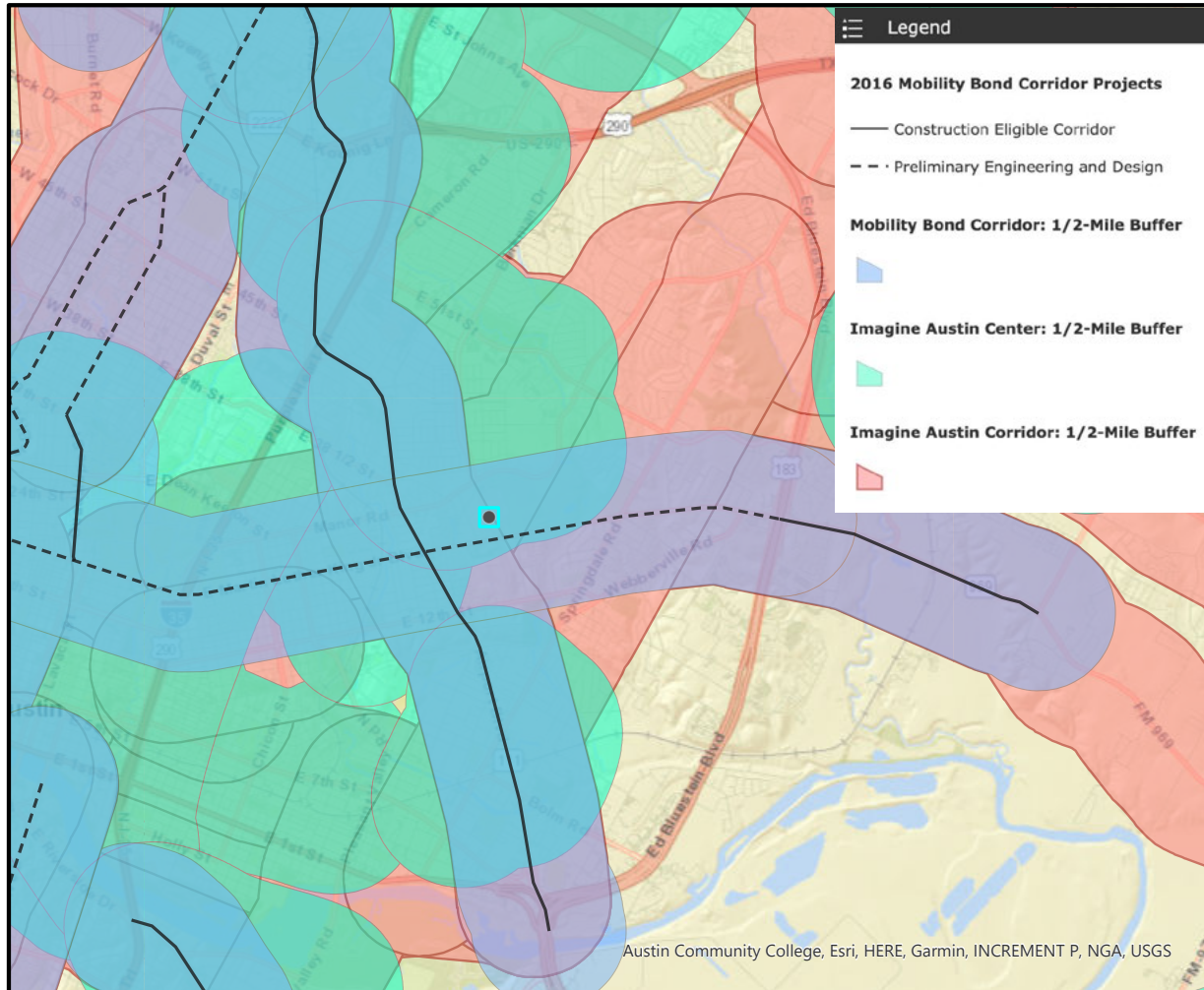
ARCGIS Web AppBuilder

10/21/2024



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5B. PROPERTY MAPS - IMAGINE AUSTIN CENTERS, CORRIDORS, AND MOBILITY BOND CORRIDORS



Property Label

Steward Agency: Steward Label

Managing Agency: Managing Label

Address: Address Label

Land Attributes: Land Label

ORES Management ID: ORES ID Label

ORES File Number: ORES File Label

Restrictions: Restrictions Label

Restrictions & Protection Comments: Comments Label

Land Classification: Classification Label

Land Category: Land Category Label

Approximate Acreage: Acreage Label

Appraisal District: Appraisal Label

Appraisal District Property ID: Property ID Label

Maximo Asset Tracking Number: Maximo Label



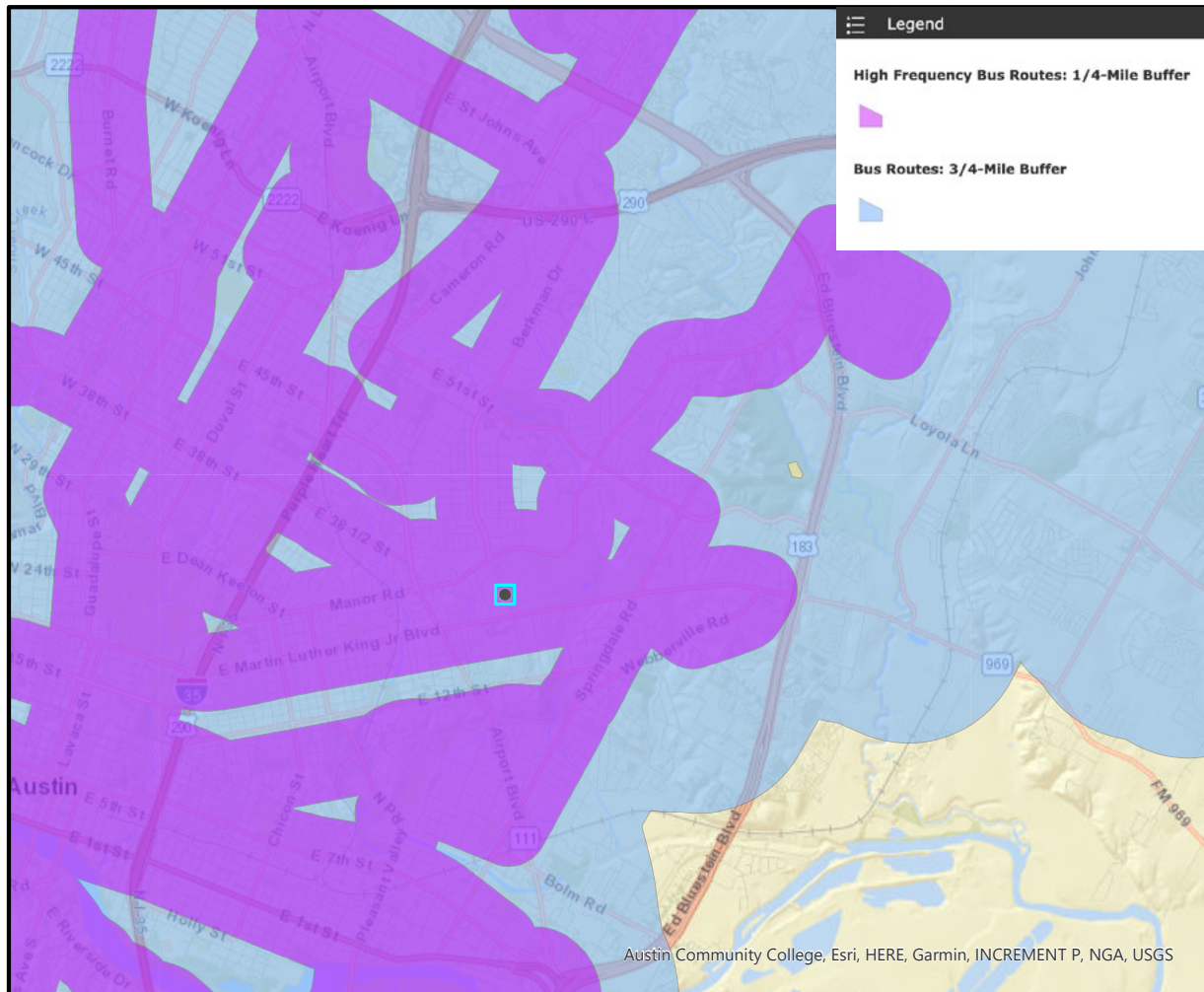
2011 & 2015 EM Franklin - Imagine Austin Centers, Corridors, and Mobility Bond Corridors

ARCGIS Web AppBuilder



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5B. PROPERTY MAPS - TRANSIT



Property Label

Steward Agency: Steward Label

Managing Agency: Managing Label

Address: Address Label

Land Attributes: Land Label

ORES Management ID: ORES ID Label

ORES File Number: ORES File Label

Restrictions: Restrictions Label

Restrictions & Protection Comments: Comments Label

Land Classification: Classification Label

Land Category: Land Category Label

Approximate Acreage: Acreage Label

Appraisal District: Appraisal Label

Appraisal District Property ID: Property ID Label

Maximo Asset Tracking Number: Maximo Label



2011 & 2015 EM Franklin - Transit

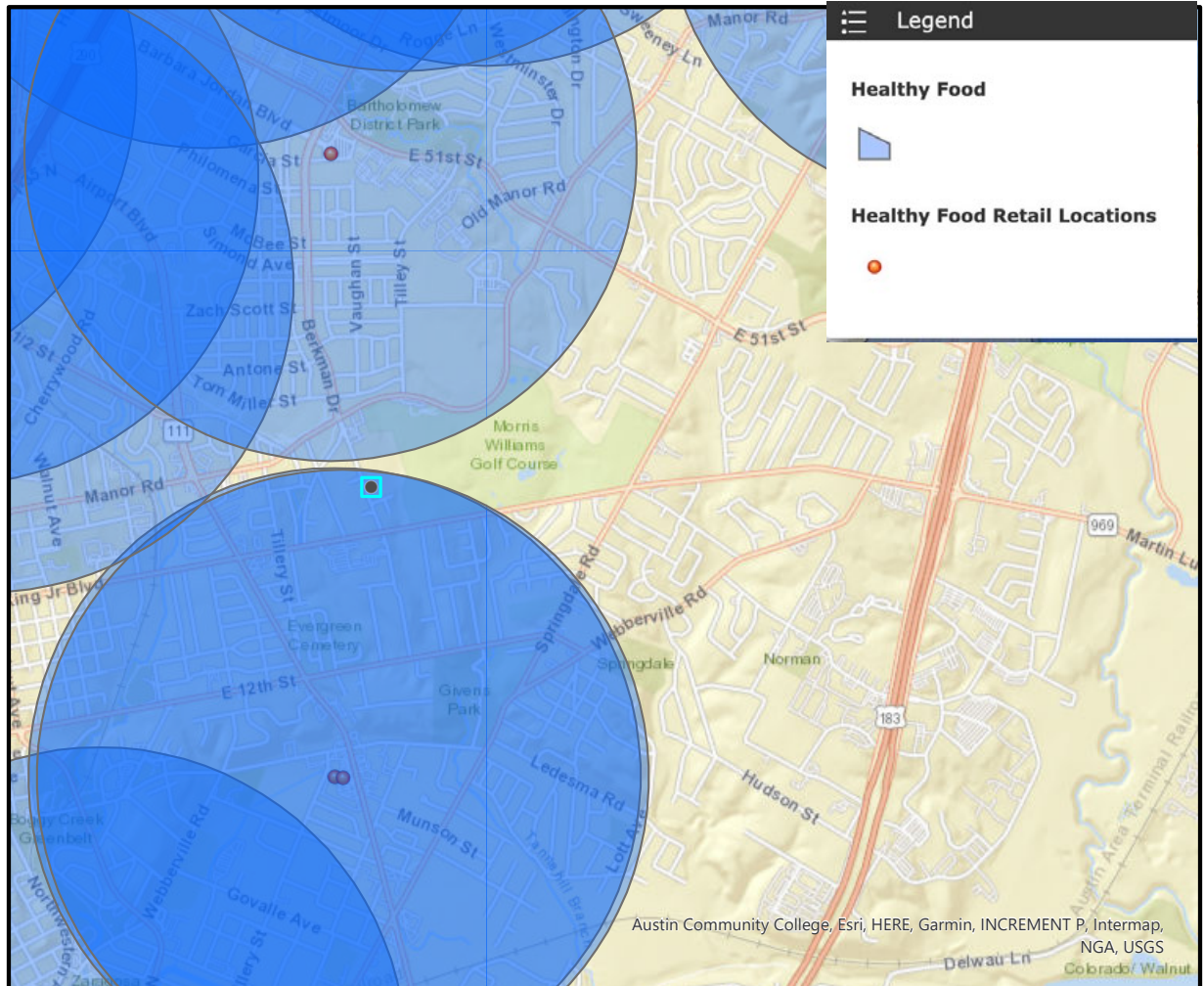
ARCGIS Web AppBuilder

10/21/2024



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5B. PROPERTY MAPS - HEALTHY FOOD



Property Label

Steward Agency: Steward Label

Managing Agency: Managing Label

Address: Address Label

Land Attributes: Land Label

ORES Management ID: ORES ID Label

ORES File Number: ORES File Label

Restrictions: Restrictions Label

Restrictions & Protection Comments: Comments Label

Land Classification: Classification Label

Land Category: Land Category Label

Approximate Acreage: Acreage Label

Appraisal District: Appraisal Label

Appraisal District Property ID: Property ID Label

Maximo Asset Tracking Number: Maximo Label



2011 & 2015 EM Franklin - Healthy Food

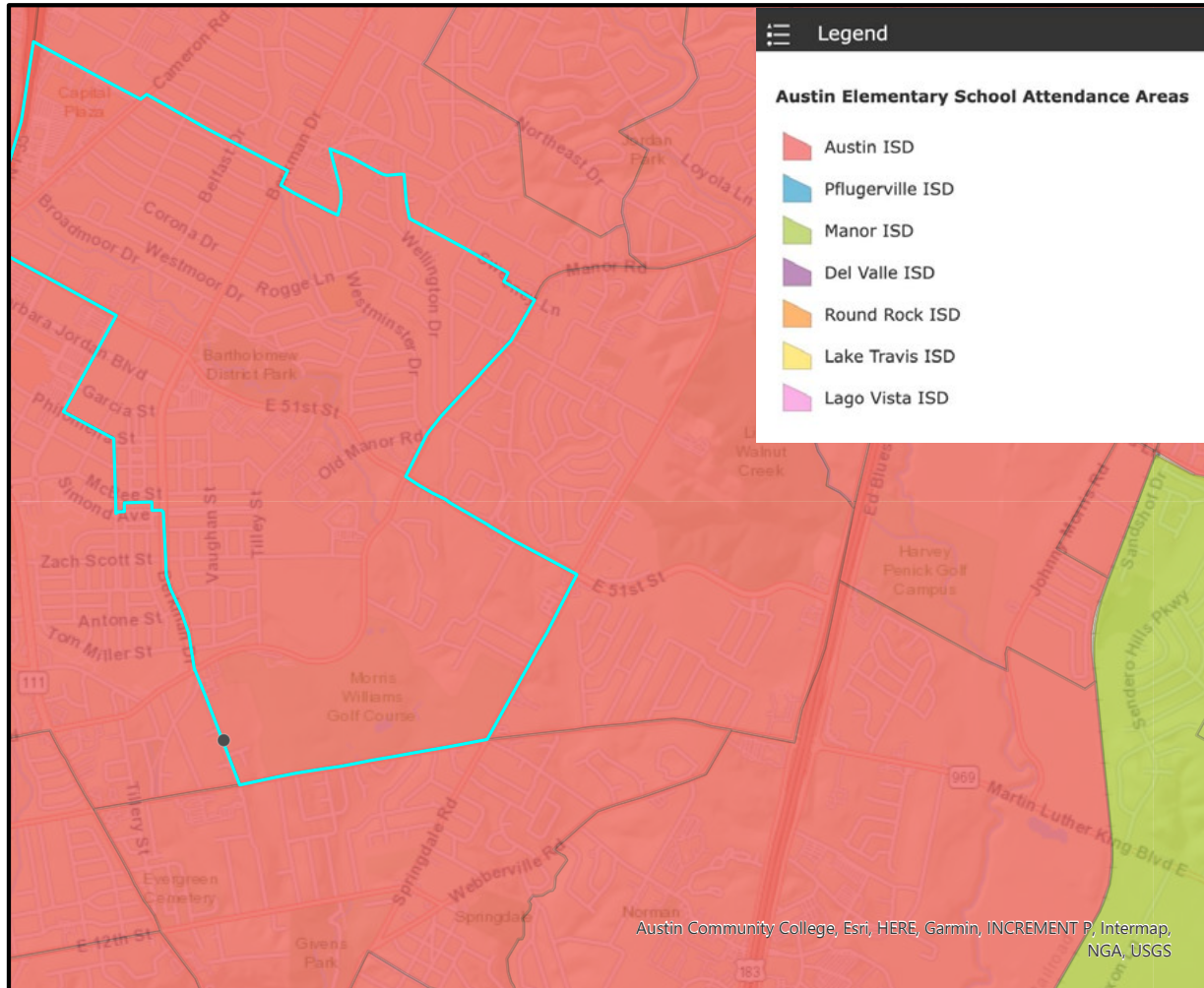
ARCGIS Web AppBuilder

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5B. PROPERTY MAPS - ELEMENTARY SCHOOLS



Property Label

Steward Agency: Steward Label

Managing Agency: Managing Label

Address: Address Label

Land Attributes: Land Label

ORES Management ID: ORES ID Label

ORES File Number: ORES File Label

Restrictions: Restrictions Label

Restrictions & Protection Comments: Comments Label

Land Classification: Classification Label

Land Category: Land Category Label

Approximate Acreage: Acreage Label

Appraisal District: Appraisal Label

Appraisal District Property ID: Property ID Label

Maximo Asset Tracking Number: Maximo Label



2011 & 2015 EM Franklin - Elementary Schools

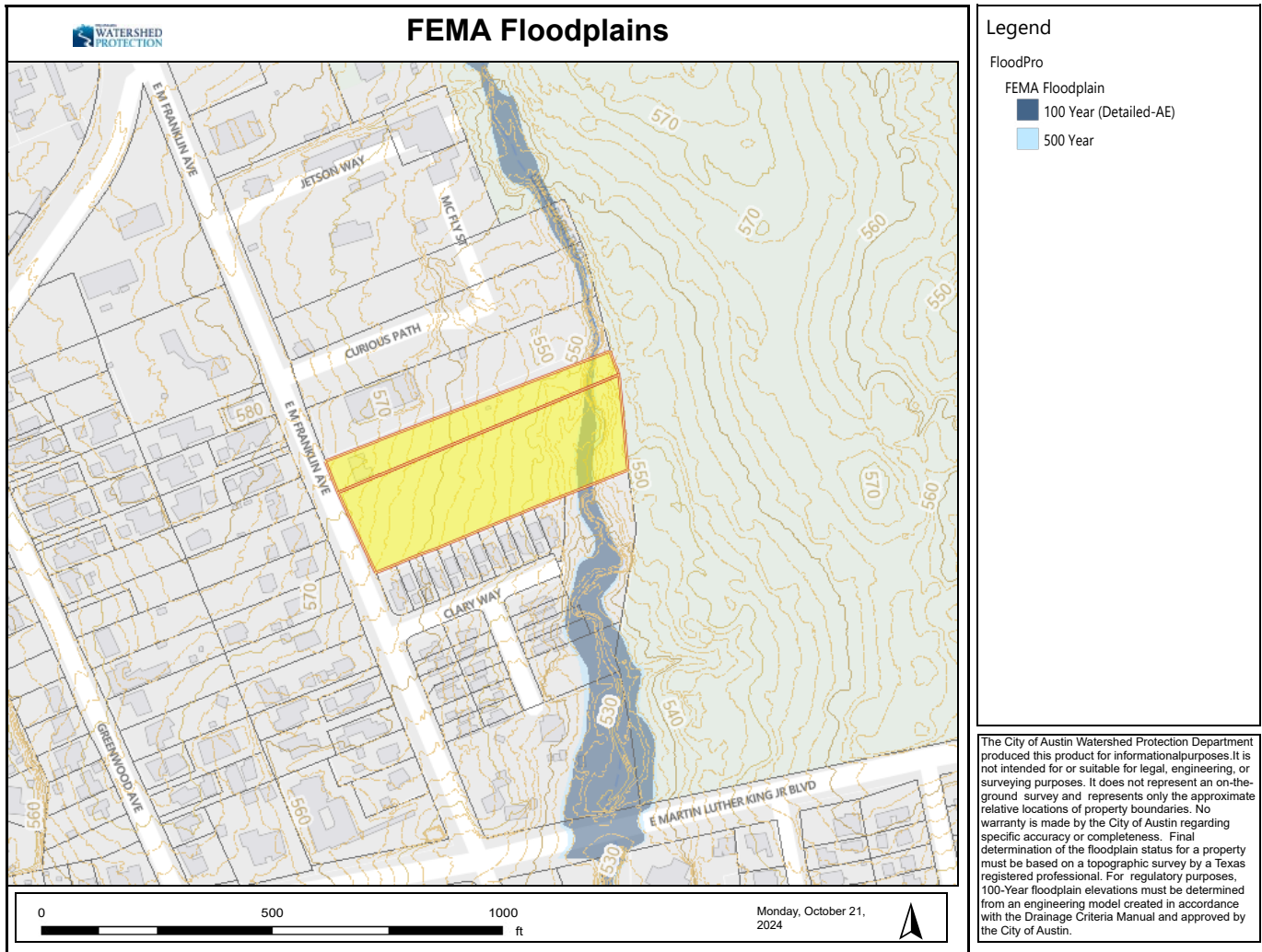
ArcGIS Web AppBuilder

10/21/2024



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5B. PROPERTY MAPS - FLOODPLAIN



5C. ZONING VERIFICATION LETTER

2011 EM Franklin is zoned MF-4-CO-NP, and 2015 EM Franklin is zoned LR-MU-CO-NP. The corresponding Zoning Verification Letters from the City of Austin are attached below.

The 2015 EM Franklin site will be developed under the Affordability Unlocked (AU) program, with the associated AU certification letter also attached below.



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

Party Requesting Verification

Name: Lauren Hartnett Mailing Address: 2905 French PL Austin, TX 78722

Tax Parcel Identification Number

Agency: TCAD Parcel ID: 0213170105

Zoning Classification(s)

Find definitions at <https://www.austintexas.gov/page/zoning-resources-site-regulations>

MF-4-CO-NP

Zoning Case Number(s)

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

C14-2022-0008.SH, NPA-2020-0015.02.SH, C14-02-0142.003
--

Zoning Ordinance Number(s)

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

20220728-166, 021107-Z-12C, 20220728-167
--

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/department/austin-city-code-land-development-code>

This letter was produced by the City of Austin Housing & Planning Department.

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

10/24/2024

0213170105



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

Party Requesting Verification

Name: Lauren Hartnett Mailing Address: 2905 French PL Austin, TX 78722

Tax Parcel Identification Number

Agency: TCAD Parcel ID: 0213170112

Zoning Classification(s)

Find definitions at <https://www.austintexas.gov/page/zoning-resources-site-regulations>

LR-MU-CO-NP

Zoning Case Number(s)

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

C14-2022-0008.SH, NPA-2020-0015.02.SH, C14-02-0142.003
--

Zoning Ordinance Number(s)

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

20220728-166, 021107-Z-12C, 20220728-167
--

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/department/austin-city-code-land-development-code>

This letter was produced by the City of Austin Housing & Planning Department.

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

10/24/2024

0213170112

AFFORDABILITY UNLOCKED CERTIFICATION LETTER

City of Austin



P.O. Box 1088, Austin, TX 78767
https://www.austintexas.gov/department/housing-planning

Housing Department

October 25, 2024

Affordability Unlocked Development Bonus Certification
2011 & 2015 EM Franklin LLC
2015 E.M. Franklin Ave. (ID 733-5701)

To Whom It May Concern:

Owner 2011 and 2015 EM Franklin LLC (development contact: Lauren Hartnett, ph: 210-274-6303; lauren@ausbosssocialhousing.com) is planning to develop a 76-unit condo ownership development at 2015 E.M. Franklin Ave. Austin, TX 78723. The applicant has elected to participate in the City of Austin's Affordability Unlocked Development Bonus Program, Type 2, so the development can receive waivers or modifications from certain development regulations as described in Ordinance No. 20190509-027.

Reviewer Note:

This Certification Letter only applies to the 76-unit multifamily building located at 2015 E.M. Franklin Avenue, within the legal lot further described in Exhibit A to this Certification Letter. This building comprises only a portion of Site Plan No. SP-2024-0001C.SH. The remaining portion of the site plan has not been certified under the Affordability Unlocked program. Affordability Unlocked bonuses should only be applied to the 76-unit building described in this Certification Letter, and should not be applied elsewhere in the site plan.

In addition, this Certification Letter will be terminated in the event SP-2024-001C.SH is withdrawn, expires, or is denied. This letter may not be used to grant Affordability Unlocked bonuses to any other site plan associated with the property.

Table with 2 columns: Minimum Required and Proposed unit mix. Rows include Total units: 76 units, Affordability Period (AU units): 99 Years, and Street Impact Fee Waivers: 38/76 units.

Note: This certification letter only reflects the minimum requirements for the relevant program (AU). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

The Housing Department certifies that the project, at the site plan submittal stage, meets the affordability requirements to qualify as a Type 2 development and is eligible to receive waivers and modifications of development regulations as described in Ordinance No. 20199509-027. The project

meets Type 2 requirements by being within ¼ mile walking distance of an Imagine Austin Corridor that is served by transit.

The affordability commitments outlined in this letter qualify the development for a 100% reduction of the street impact fee only for the number of units listed in the table above.

If changes are made through the review process, the applicant must notify the Housing Department and an amendment to the Affordability Unlocked Land Use and Restrictions Agreement must be made and a revised Affordability Unlocked Certification letter must be issued. An administrative hold will be placed on the building permits, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect, and 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

Please contact me by phone at 512.978.1594 or by email at Brendan.kennedy@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in black ink that reads "Brendan Kennedy". The signature is written in a cursive, slightly slanted style.

Brendan Kennedy, Program Manager
Housing Department

Exhibit A
Legal Description

Lot 6-B, RESUBDIVISION OF LOT 6, BLOCK 2 OF CREST HAVEN ADDITION,
according to the map or plat thereof, recorded In Volume 30, Page 50, Plat Records,
Travis County, Texas.

c. **Injury to Land.** All of Grantor's right, title and interest in all causes of action, if any, pertaining to any injury to or trespass to the Land and the Improvements.

EXCEPTIONS TO WARRANTY: This conveyance is made subject to those items listed on Exhibit "B" attached hereto and incorporated herein by this reference (*"Exceptions to Warranty"*).

EXCEPT AS OTHERWISE AGREED TO IN A SEPARATE DOCUMENT SIGNED BY GRANTOR IN CONNECTION WITH THIS DEED, GRANTOR MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE IN RESPECT OF THE PROPERTY, AND THE SAME IS SOLD IN AN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS AND DEFECTS AND ATTRIBUTES KNOWN OR UNKNOWN TO GRANTOR, NONE OF WHICH ARE HEREBY WARRANTED BY GRANTOR. BY ACCEPTANCE OF DELIVERY, GRANTEE AFFIRMS THAT GRANTEE HAS NOT RELIED ON GRANTOR'S SKILL OR JUDGMENT TO SELECT OR FURNISH THE PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT GRANTOR MAKES NO WARRANTY THAT THE PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE AND THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED, IMPLIED, OR STATUTORY, EXCEPT THE WARRANTY OF TITLE HEREIN DESCRIBED AND GRANTOR HAS FULL POWER, RIGHT, AND AUTHORITY TO CONVEY TITLE THERETO.

Grantor, for the consideration and subject to the Exceptions to Warranty, GRANTS, SELLS, TRANSFERS, ASSIGNS and CONVEYS the Property to Grantee, together with, all and singular, the rights and appurtenances thereto in any wise belonging, to have and to hold to Grantee, and Grantee's legal representatives, successors and assigns forever. Grantor hereby binds Grantor and Grantor's legal representatives, successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Property to Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor, but not otherwise, except as to the Exceptions to Conveyance.

Current ad valorem taxes on the Property having been prorated, as of and through the Effective Date of this deed, the payment thereof is assumed by Grantee.

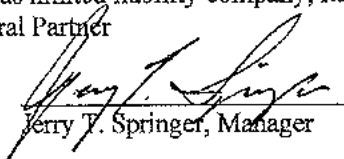
[Remainder of page intentionally left blank; signature follows.]

Executed on the date set forth in the acknowledgment line below, to be effective for all purposes as of the Effective Date.

GRANTOR:

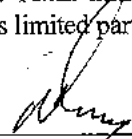
REAL BRIDGE INVESTMENTS, LTD.,
a Texas limited partnership

By: East Austin Holdings, LLC,
a Texas limited liability company, its
General Partner

By: 
Jerry T. Springer, Manager

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 30th day of November 2020, by Jerry T. Springer, as Manager of East Austin Holdings, LLC, a Texas limited liability company, as the General Partner of Real Bridge Investments, Ltd., a Texas limited partnership.



Notary Public -- State of Texas

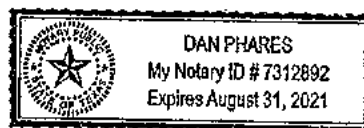


EXHIBIT "A"

Land

Tract 1:

Lot 7, Block 2, CREST HAVEN ADDITION, according to the map or plat thereof, recorded in Volume 502, Page 425, Official Public Records of Travis County, Texas.

Tract 2:

Lot 6-B, RESUBDIVISION OF LOT 6, BLOCK 2 CREST HAVEN ADDITION, according to the map or plat thereof, recorded in Volume 30, Page 50, Official Public Records of Travis County, Texas.

4837-9699-3745.v1

EXHIBIT "B"

Exceptions to Warranty

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, 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.
2. The following matters as shown on plat recorded in Volume 30, Page 50 Plat Records, Travis County, Texas:
 - a. Drainage easement traversing a rear portion of both Tracts 1 and 2 hereof lot in a generally northwest/southeast direction;
 - b. Drainage easement of variable width along the east (rear) portion of both Tracts 1 and 2 hereof;
 - c. 5 foot utility easement along the rear (east) line of Tract 2 hereof.

4837-9699-3745.v1

15/ITC/ 2032377 -COM/DPP

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

EFFECTIVE DATE: December 3 , 2020

GRANTOR: Real Bridge Investments, Ltd., a Texas limited partnership

GRANTOR'S MAILING ADDRESS: 15936 Scenic View Drive
 Bullard, Texas 75757
 Attention: Jerry T. Springer

GRANTEE: 2011 and 2015 EM Franklin LLC

GRANTEE'S MAILING ADDRESS: 2403 East 14th Street, #1
 Austin, Texas 78702

CONSIDERATION: Cash and a note of even date that is in the principal amount of TWO MILLION SEVEN HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$2,730,000.00) and is executed by Grantee, payable to the order of Prosperity Bank. The note is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to David Zalman, Trustee.

PROPERTY: The "*Property*" means and refers to the following:

a. Land. That certain real property owned by Grantor and located in the City of Austin, Travis County, Texas, as more particularly described on Exhibit "A", together with all rights and interests appurtenant thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys, rights-of-way and any adjacent strips or gores of real estate and all rights, titles and interests appurtenant thereto (the "*Land*");

b. Improvements. All buildings, fixtures and improvements (collectively, the "*Improvements*") located on the Land as of the effective date of this deed and all of Grantor's right, title and interests appurtenant to such buildings, fixtures and improvements;

c. **Injury to Land.** All of Grantor's right, title and interest in all causes of action, if any, pertaining to any injury to or trespass to the Land and the Improvements.

EXCEPTIONS TO WARRANTY: This conveyance is made subject to those items listed on Exhibit "B" attached hereto and incorporated herein by this reference ("*Exceptions to Warranty*").

EXCEPT AS OTHERWISE AGREED TO IN A SEPARATE DOCUMENT SIGNED BY GRANTOR IN CONNECTION WITH THIS DEED, GRANTOR MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE IN RESPECT OF THE PROPERTY, AND THE SAME IS SOLD IN AN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS AND DEFECTS AND ATTRIBUTES KNOWN OR UNKNOWN TO GRANTOR, NONE OF WHICH ARE HEREBY WARRANTED BY GRANTOR. BY ACCEPTANCE OF DELIVERY, GRANTEE AFFIRMS THAT GRANTEE HAS NOT RELIED ON GRANTOR'S SKILL OR JUDGMENT TO SELECT OR FURNISH THE PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT GRANTOR MAKES NO WARRANTY THAT THE PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE AND THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED, IMPLIED, OR STATUTORY, EXCEPT THE WARRANTY OF TITLE HEREIN DESCRIBED AND GRANTOR HAS FULL POWER, RIGHT, AND AUTHORITY TO CONVEY TITLE THERETO.

Grantor, for the consideration and subject to the Exceptions to Warranty, GRANTS, SELLS, TRANSFERS, ASSIGNS and CONVEYS the Property to Grantee, together with, all and singular, the rights and appurtenances thereto in any wise belonging, to have and to hold to Grantee, and Grantee's legal representatives, successors and assigns forever. Grantor hereby binds Grantor and Grantor's legal representatives, successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Property to Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor, but not otherwise, except as to the Exceptions to Conveyance.

Current ad valorem taxes on the Property having been prorated, as of and through the Effective Date of this deed, the payment thereof is assumed by Grantee.

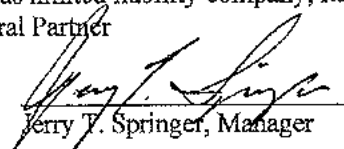
[Remainder of page intentionally left blank; signature follows.]

Executed on the date set forth in the acknowledgment line below, to be effective for all purposes as of the Effective Date.

GRANTOR:

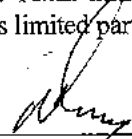
REAL BRIDGE INVESTMENTS, LTD.,
a Texas limited partnership

By: East Austin Holdings, LLC,
a Texas limited liability company, its
General Partner

By: 
Jerry T. Springer, Manager

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 30th day of November 2020, by Jerry T. Springer, as Manager of East Austin Holdings, LLC, a Texas limited liability company, as the General Partner of Real Bridge Investments, Ltd., a Texas limited partnership.



Notary Public -- State of Texas

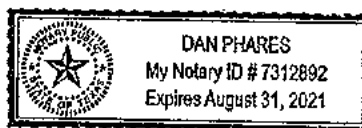


EXHIBIT "A"

Land

Tract 1:

Lot 7, Block 2, CREST HAVEN ADDITION, according to the map or plat thereof, recorded in Volume 502, Page 425, Official Public Records of Travis County, Texas.

Tract 2:

Lot 6-B, RESUBDIVISION OF LOT 6, BLOCK 2 CREST HAVEN ADDITION, according to the map or plat thereof, recorded in Volume 30, Page 50, Official Public Records of Travis County, Texas.

4837-9699-3745.v1

EXHIBIT "B"

Exceptions to Warranty

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, 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.
2. The following matters as shown on plat recorded in Volume 30, Page 50 Plat Records, Travis County, Texas:
 - a. Drainage easement traversing a rear portion of both Tracts 1 and 2 hereof lot in a generally northwest/southeast direction;
 - b. Drainage easement of variable width along the east (rear) portion of both Tracts 1 and 2 hereof;
 - c. 5 foot utility easement along the rear (east) line of Tract 2 hereof.

4837-9699-3745.v1

PID 205506 | 2011 E M FRANKLIN AVE

Property Summary Report | 2024
Online Services | Travis Central Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 205506
 Geographic ID: 0213170105
 Type: R
 Zoning: SF3
 Agent: ROSCOE PHILIP
 Legal Description: LOT 7 BLK 2 OLT 51-52 DIV B CREST HAVEN ADDN

OWNER

Name: 2011 & 2015 EM FRANKLIN LLC
 Secondary Name:
 Mailing Address: 2403 EAST 14TH ST #1 AUSTIN TX USA 78702-1815
 Owner ID: 1870456
 % Ownership: 100.00
 Exemptions:

Property Use:

LOCATION

Address: 2011 E M FRANKLIN AVE, AUSTIN TX 78723
 Market Area:
 Market Area CD: D3000
 Map ID: 021011

PROTEST

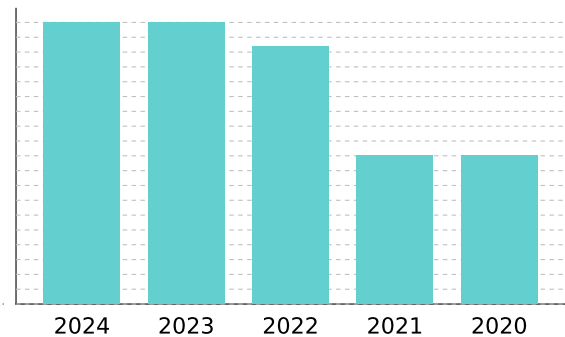
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$950,000
 Land Non-Homesite: \$0
 Special Use Land Market: \$0
 Total Land: \$950,000
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$0
 Total Improvement: \$0
 Market: \$950,000
 Special Use Exclusion (-): \$0
 Appraised: \$950,000
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$950,000

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$950,000	\$0	\$0	\$950,000	\$0	\$950,000
2023	\$950,000	\$0	\$0	\$950,000	\$0	\$950,000
2022	\$867,336	\$0	\$0	\$867,336	\$0	\$867,336
2021	\$500,000	\$0	\$0	\$500,000	\$0	\$500,000
2020	\$500,000	\$0	\$0	\$500,000	\$0	\$500,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$950,000	\$950,000
02	CITY OF AUSTIN	0.477600	\$950,000	\$950,000
03	TRAVIS COUNTY	0.344445	\$950,000	\$950,000
0A	TRAVIS CENTRAL APP DIST	0.000000	\$950,000	\$950,000
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$950,000	\$950,000
68	AUSTIN COMM COLL DIST	0.101300	\$950,000	\$950,000

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	2.1690	94,481.64	\$10.58	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/30/20	SW	SPECIAL WARRANTY	REAL BRIDGE INVESTMENTS LTD	2011 & 2015 EM FRANKLIN LLC				2020234915
4/10/18	SW	SPECIAL WARRANTY	DANIEL LEE CAVENDER	REAL BRIDGE INVESTMENTS LTD				2018058466
7/3/00	SW	SPECIAL WARRANTY	RUNDELL ALLEN ROSCOE	DANIEL LEE CAVENDER		00000	00000	2000108349 TR
8/1/99	SW	SPECIAL WARRANTY		RUNDELL ALLEN ROSCOE		00000	00000	2000018145 TR
8/1/99	SW	SPECIAL WARRANTY	RUNDELL ALLEN ROSCOE & NFR			00000	00000	1999102216 TR
12/28/93	SW	SPECIAL WARRANTY	RUNDELL ALLEN R & NONA FRANCES	RUNDELL ALLEN ROSCOE & NFR		12092	01765	
12/30/88	SW	SPECIAL WARRANTY	RUNDELL FRANK R CO	RUNDELL ALLEN R & NONA FRANCES		10846	00743	

PID 205510 | 2015 E M FRANKLIN AVE

Property Summary Report | 2024
Online Services | Travis Central Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 205510
 Geographic ID: 0213170112
 Type: R
 Zoning: SF3
 Agent: ROSCOE PHILIP
 Legal Description: LOT 6B RESUB OF LOT 6 BLK 2 OLT 51&52 DIV B CREST HAVEN ADDN

OWNER

Name: 2011 & 2015 EM FRANKLIN LLC
 Secondary Name:
 Mailing Address: 2403 EAST 14TH ST #1 AUSTIN TX USA 78702-1815
 Owner ID: 1870456
 % Ownership: 100.00
 Exemptions:

Property Use:

LOCATION

Address: 2015 E M FRANKLIN AVE, AUSTIN TX 78723
 Market Area:
 Market Area CD: D3000
 Map ID: 021011

PROTEST

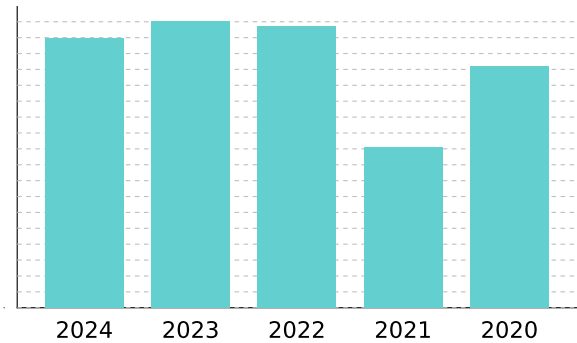
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$800,000
 Land Non-Homesite: \$0
 Special Use Land Market: \$0
 Total Land: \$800,000
 Improvement Homesite: \$49,000
 Improvement Non-Homesite: \$0
 Total Improvement: \$49,000
 Market: \$849,000
 Special Use Exclusion (-): \$0
 Appraised: \$849,000
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$849,000

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$800,000	\$49,000	\$0	\$849,000	\$0	\$849,000
2023	\$800,000	\$102,613	\$0	\$902,613	\$0	\$902,613
2022	\$800,000	\$85,287	\$0	\$885,287	\$0	\$885,287
2021	\$320,000	\$185,560	\$0	\$505,560	\$0	\$505,560
2020	\$759,999	\$1	\$0	\$760,000	\$0	\$760,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$849,000	\$849,000
02	CITY OF AUSTIN	0.477600	\$849,000	\$849,000
03	TRAVIS COUNTY	0.344445	\$849,000	\$849,000
0A	TRAVIS CENTRAL APP DIST	0.000000	\$849,000	\$849,000
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$849,000	\$849,000
68	AUSTIN COMM COLL DIST	0.101300	\$849,000	\$849,000

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **1 FAM DWELLING** Improvement Value: **N/A** Main Area: **1,505**
 State Code: **A1** Description: Gross Building Area: **1,855**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R6		0	1950	1941	1,505
041	GARAGE ATT 1ST F	R6		0	1950	1941	256
522	FIREPLACE	R6		0	1950	1941	1
612	TERRACE UNCOVERD	R6		0	1950	1941	92
251	BATHROOM	R6		0	1950	1941	1

Improvement Features

1ST Roof Covering: COMPOSITION SHINGLE, Foundation: PIER AND BEAM, Roof Style: GABLE, Floor Factor: 1ST, Grade Factor: F, Shape Factor: I

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.9150	39,857.4	\$20.07	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/30/20	SW	SPECIAL WARRANTY	REAL BRIDGE INVESTMENTS LTD	2011 & 2015 EM FRANKLIN LLC				2020234915
9/18/17	WD	WARRANTY DEED	PRICE MARY FAITH	REAL BRIDGE INVESTMENTS LTD				2017150180
9/8/05	WD	WARRANTY DEED	LOYAL ORDER OF MOOSE AUSTIN L	PRICE MARY FAITH				2005171293 TR
10/13/69	WD	WARRANTY DEED		LOYAL ORDER OF MOOSE AUSTIN L		03765	01057	

5E. PHASE I ESA

A Phase I Environmental Site Assessment was completed for both tracts by Horizon Environmental Services, Inc. and will be submitted as a separate attachment due to the size of the report.

5F. SHPO

Not Applicable