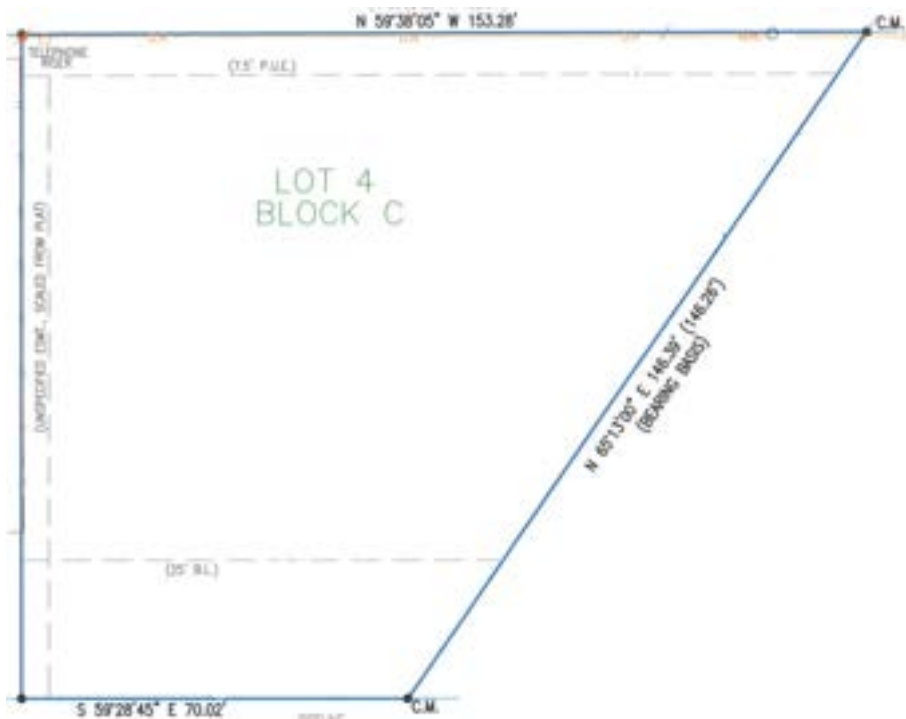


8301 RIVERSTONE



August 2, 2024

Ownership Housing Development Assistance Application

Submitted by:



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Unsigned/undated submissions will not be considered.

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8301 Riverstone

OWNERSHIP HOUSING DEVELOPMENT ASSISTANCE APPLICATION

The Austin Revitalization Authority (ARA) and Equidad ATX are pleased to collaboratively submit an application for Ownership Housing Development Assistance funds through the Austin Housing Finance Corporation. The two 501(c)(3) nonprofit organizations have been meeting since early 2020 to discuss resource gaps in the Colony Park neighborhood. Formalizing their partnership with the creation of a Limited Partnership in September 2021 of which ARA is the general partner, the organizations purchased the property at 8301 Riverstone Drive to embark on what they excite to be the first of several collaborative affordable housing initiatives. Each bringing a unique skillset to bare, the two organizations are eager to employ their development prowess, community networks, and mission-driven focus to address a significant gap in affordable housing providers in Colony Park.

Created in 2018, Equidad ATX is a non-profit that serves as a catalyst to accelerate holistic, equitable, sustainable, and transformative neighborhood revitalization throughout Austin's Eastern Crescent-- with the goal of disrupting the structural cycle of generational poverty. To achieve our mission and with a vision of thriving, inclusive neighborhoods everywhere, Equidad ATX's works in the following dimensions, mixed-income housing, world class education – cradle to career, community health and wellness, and economic vitality through workforce development. Equidad ATX's values include placed-based planning (which includes co-creating with residents); strengths-based focus; anti-racism; cultural competency; and cultural preservation. While Equidad ATX's area of interest includes the entire Eastern Crescent, currently we focus on three Eastern Crescent communities—Creedmoor, Del Valle and Colony Park. All three neighborhoods suffer similar, yet unique, significant quality of life disparities, including the availability of safe and affordable housing; health outcomes; access to affordable and healthy food; library services, retail options and educational outcomes.

When the property at 8301 Riverstone came on the market, the collaborative agreed that it was the perfect property for them to undertake as their first joint venture affordable housing development in Colony Park. At a glance and through talking to neighboring homeowners, the team learned that the vacant property had been the long-time dump site for both amateur and professional clean-up crews, creating an eyesore and hazard in the neighborhood. Additionally, with two pipelines running along the Western side of the property, the site provided a challenge that the team felt only a nonprofit developer would address in a safe and timely manner. With both of these motivations in mind, the team purchased the property at 8301 Riverstone in May 2021, and began solidifying the partnership agreement and development team. The team will develop four homeownership units, each 3-bedroom and approximately 1,300SF and believes that this development will provide a high quality of life for its residents while converting a hazardous property into a model for sustainable and affordable development in the neighborhood.

The team will be committing 100% of the units to serving households making at or below 80% of the median family income. And, as Riverstone is directly adjacent to the 208-acre, master-planned Catellus community, the residents will have access to its various amenities.

Right to Remain/Return

EXECUTIVE SUMMARY

With the steady increase in home prices over the past decade and this past year's surge, Austin has seen many long-time residents forced to leave the city they call home. Dedicated to providing opportunities for these residents to return to their community and to ensure that others can maintain their roots, the team is committing to affirmatively marketing these units to ensure that they are prioritized for residents with historical ties to the Colony Park/Lakeside neighborhood.

Affordable Housing Strategy in Colony Park

This acquisition and development are part of a larger strategy that the team is undertaking to ensure that the Catellus development has safeguards in place to prevent a socioeconomic divide between the 208 acres and the neighboring Colony Park and Lakeside neighborhoods. The team is eager to fill a much-needed role in the Austin-area to support the preservation of affordability in Colony Park and is confident that this fund can be an asset to accomplishing this goal for the City.

Project Summary Form

1) Project Name 8301 Riverstone	2) Project Type 100% Affordable	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 8301 Riverstone Dr. Austin TX 78724		5) Mobility Bond Corridor Colony Loop Dr
6) Census Tract 22.02	7) Council District District 1	8) Elementary School OVERTON EL
9) Affordability Period 99 Years		
10) Type of Structure Single Family	11) Occupied? No	12) How will funds be used? Construction

13) **Summary of Rental Units by MFI Level**

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						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	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI				3		3
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	3	0	3

15) **Initiatives and Priorities (of the Affordable Units)**

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	3	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	1,036,299	Acquisition	151,347
Equity	40,000	Off-Site	
Grant		Site Work	
Other	151,347	Sit Amenities	
Deferred Developer Fee (not applicable for OHDA)		Building Costs	1,244,967
Previous AHFC Funding		Contractor Fees	
Current AHFC Request	567,000	Soft Costs	240,080
		Financing	
		Developer Fees	158,252
Total \$	1,794,646	Total \$	1,794,646

Development Schedule

	Start Date	End Date
Site Control	Jun-21	Oct-24
Acquisition	Jun-21	
Zoning	Jul-24	Oct-24
Environmental Review		
Pre-Development	Sep-24	Feb-25
Contract Execution	Dec-24	
Closing of Other Financing	Sep-24	
Development Services Review	Nov-24	Feb-25
Construction	Feb-25	Nov-25
Site Preparation	Feb-25	May-25
25% Complete	May-25	
50% Complete	Jul-25	
75% Complete	Sep-25	
100% Complete	Nov-25	
Marketing	Aug-25	Jan-26
Pre-Listing	Aug-25	Sep-25
Marketing Plan	Sep-25	Jan-26
Wait List Process		
Disposition	Feb-26	Jan-00
Lease Up		
Close Out	Feb-26	

Dec-14 May-16 Sep-17 Feb-19 Jun-20 Oct-21 Mar-23 Jul-24 Dec-25 Apr-27



Development Budget

	Total Project Cost	Requested A/HFC Funds	Description
Pre-Development			
Appraisal			
Environmental Review			
Engineering			
Survey			
Architectural			
Subtotal Pre-Development Cost	\$0	\$0	
Acquisition			
Site and/or Land	151,347		
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$151,347	\$0	
Construction			
Infrastructure	92,777	70,000	
Site Work	48,830		
Demolition			
Concrete	92,777	55,000	
Masonry	48,830	37,500	
Rough Carpentry	131,841	66,250	
Finish Carpentry	39,064	7,500	
Waterproofing and Insulation	20,509		
Roofing and Sheet Metal	38,087		
Plumbing/Hot Water	122,075	75,000	
HVAC/Mechanical	126,958	75,000	
Electrical	87,894	37,500	
Doors/Windows/Glass	43,947	7,500	
Lath and Plaster/Drywall and Acoustical	86,917	37,500	
Tiel Work	48,830	15,000	
Soft and Hard Floor			
Paint/Decorating/Blinds/Shades	29,298	5,250	
Specialties/Special Equipment	52,736	33,000	
Cabinetry/Appliances	58,596	45,000	
Carpet			
Other (specify)			
Construction Contingency	75,000		
Subtotal Construction Cost	\$1,244,967	\$567,000	
Soft & Carrying Costs			
Legal			
Audit/Accounting			
Title/Recordin			
Architectural (Inspections)	152,189		
Construction Interest	64,231		
Construction Period Insurance	16,004		
Construction Period Taxes	1,156		
Relocation			
Marketing	6,500		
Davis-Bacon Monitoring			
Developer Fee	158,252		
Other (specify)			
Subtotal Soft & Carrying Costs	\$398,332	\$0	
TOTAL PROJECT BUDGET	\$1,794,645	\$567,000	

Project Name	8301 Riverstone	
Project Type	100% Affordable	
Council District	District 1	
Census Tract	22.02	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$567,000	
Estimated Total Project Cost	\$1,794,646	
High Opportunity	No	
High Displacement Risk	NO	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	Colony Loop Dr	
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	0%	% 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	5%	% 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	0%	% 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	5%	% 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	0%	% 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	5%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	3	# 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	0%	% 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	5%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	0	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	0	Total Affordable 2 Bedroom units
3 Bedroom Units	3	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	20	Multi-bedroom Unit/Total Units * 20
TEA Grade	76	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	6	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
Accessible Units	3	Mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	20	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	3	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	49	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	92%	% of total project cost funded through AHFC request
Leverage Score	12	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$189,000	Amount of assistance per unit
Subsidy per unit score	1	(\$200,000 - per unit subsidy) * 25/\$200,000
AHFC Per Bedroom Subsidy	\$63,000	Amount of assistance per bedroom
Subsidy per Bedroom Score	17	(\$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	31	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	80	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

Entity Information

8301 Riverstone

1.a. Developer's Experience



Willis Hunt – ARA Board Chair | Gregory L. Smith – President & CEO

The Austin Revitalization Authority (ARA) is a 501(c)(3) nonprofit community development corporation that has been in existence for over twenty-five years. Its mission is to encourage commercial, residential, and cultural development that promotes community well-being while respecting the people, the institutions and the history of East Austin and other underserved communities. The organization has demonstrated a long history of ensuring the enduring legacy of East Austin through its real estate development, its financial and technical assistance support to minority-led nonprofits and businesses and by providing countless opportunities to celebrate and honor the creative contributions of the East Austin community’s residents.

Over the past twenty-five years, ARA has managed several impactful real estate development initiatives that include:

Date of Project	Size of Project	Type of Project	Location
2004	54,000sf of office and retail space	Developed, own and operate Urban Renewal Area Office and Retail Dev.	1000 & 1050 E 11 th St, Austin, TX 78702
2006	18 income-restricted affordable single-family homes	Restored ten historic homes and added eight new construction houses	Juniper-Olive Streets, Austin, TX 78702
2008	168 income-restricted rental units	General Partner in senior tax credit development	500 Grand Ave Pkwy, Pflugerville, TX 78660
2012	One single-family income-restricted affordable housing unit	Managed demolition, new construction, affirmative marketing and qualifying buyer	1113 Myrtle St, Austin, TX 78702
2015	1,284sf historic building with respectful 3,680sf addition	Restoration and renovation of historic Herman Schieffer House	1154 Lydia St, Austin, TX 78702
2017	16 Unit Mixed-Income Townhome Development with two income-restricted affordable units	Submitted unsolicited proposal in Urban Renewal Area, and co-developed townhome development	Juniper Heights Townhomes Juniper and Waller St, Austin, TX 78702

As demonstrated by the accomplishments noted above, the Austin Revitalization Authority has a strong track record of development activities. The organization is aware of the ongoing affordable housing crisis in the City of Austin and has in the past two years increased staff and organizational capacity to prepare for a further ramp up in affordable housing development initiatives. With a long history of development partnerships, the organization is well-positioned to identify an appropriate general contractor for the proposed development.

8301 Riverstone

1.b. Certificate of Status



Franchise Tax Account Status

As of : 10/22/2021 16:06:08

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

AUSTIN REVITALIZATION AUTHORITY	
Texas Taxpayer Number	30118208872
Mailing Address	1104 NAVASOTA ST AUSTIN, TX 78702-1948
ⓘ Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/04/1995
Texas SOS File Number	0137257901
Registered Agent Name	WILLIS G HUNT
Registered Office Street Address	1154 LYDIA ST STE #200 AUSTIN, TX 78702

8301 Riverstone

1.c. Statement of Confidence

Not applicable

Principal's Information

2.a. Resumes of Principals

Gregory L. Smith

CAREER SUMMARY

Over thirty years of experience as a community and economic development professional both in the private and public sectors. Multi-faceted with the ability to take the initiative and lead in many business functions

- Designed and implemented federally funded community and economic development programs, which provided management, technical and financial assistance to small and minority-owned businesses, in addition to for-profit developers and non-profit organizations in the development of affordable housing for low and moderate-income families.
- Facilitated the development of single-family and multi-family housing, elderly housing and single-room occupancy units.
- Secured over 25 million dollars in Section 108 loan guaranteed funds from the U.S. Department of Housing and Urban Development (HUD) to support small business loan programs, homeless shelter, youth entertainment center and redevelopment of commercial corridors.
- Assist with the development and implementation of community-driven neighborhood and commercial revitalization plans for blighted and/or low-income areas.

PROFESSIONAL EXPERIENCE

President and CEO, Austin Revitalization Authority (8/09 – Present)

Direct the day-to-day operation of the Community/Economic Development Corporation involve with the commercial and neighborhood revitalization of underserved communities with a focus on mixed-use development and the development of affordable housing.

President, GMS Development LLC (5/05 to Present)

Real estate development and consulting services with a specializing in zoning, permitting site development, financing, construction and sale of residential and commercial properties.

Manager, Community Development Division, Neighborhood Housing and Community Development Office, City of Austin (6/96 – 1/05)

Responsible for the day-to-day operations of all community development programs within the department. The federally funded (CDBG, HOME Section 108, EDI) community development programs focused on small business development services, commercial revitalization, and neighborhood revitalization. Responsible for the day-to-day operations for the City of Austin's

Urban Renewal Agency, which has oversight of all urban renewal plans in the City of Austin.

Special Project Coordinator, Neighborhood Housing and Community Development Office, City of Austin (10/94 – 6/96)

Responsible for the implementation of a variety of economic development and multifamily housing projects for the department. Provide technical assistance with loan application, loan closing and analyses for project feasibility. Other duties included presentations to City Council, Boards and Commissions and neighborhood groups.

Neighborhood Development Supervisor II, Neighborhood Housing and Conservation Office, City of Austin (3/90 – 10/94)

Responsibilities included the development, implementation and marketing of federally funded housing and economic development programs; real estate financial analysis, business credit analysis, financial packaging; ensured due diligence procedures and contract document language were consistent with the City's goals; prepared and made presentations to City Council, Council's Subcommittees, Boards and Commissions and neighborhood groups.

Contract Compliance Specialist, Neighborhood Housing and Conservation Division, Department of Planning and Development, City of Austin (9/87 – 3/90)

Negotiated contract terms and conditions; and monitored contract compliance of federally funded contracts, funding sources included Community Development Block Grant (CDBG), Community Services Block Grant (CSBG), and the Emergency Shelter Grant (ESG) Programs.

EDUCATION

University of Texas at Austin,
Electrical Engineering
Austin Community College, Austin Texas
Pre-Engineering

PROFESSIONAL CERTIFICATIONS

Executive Leadership Institute (1999)
National Forum of Black Public Administration
Economic Development Financing Professional Certification (1994)
National Development Council
City of Austin Management Academy (1993)

PROFESSIONAL MEMBERSHIP

City of Austin Board of Adjustment Commissioner
City of Austin Sign Review Board Member
National Forum of Black Public Administration

Ashton Cumberbatch, Jr.
Abbreviated Bio

Ashton Cumberbatch, Jr. is President and co-founder of [Equidad ATX](#), a catalyst of holistic, equitable, and transformative neighborhood revitalization and the disruption of systemic poverty in Austin's Eastern Crescent. Equidad, the Spanish word for "equity", was founded in 2018 and envisions an Eastern Crescent full of thriving communities. To achieve its vision, Equidad utilizes world-class education—cradle to career; mixed-income housing; and community health and wellness. In addition to equity, Equidad also values place-based planning, strengths-based focus, cultural competency and preservation, listening to learning from and co-creating with neighborhood residents.

Ashton also serves as Special Counsel at [McGinnis Lochridge, LLP](#) (ML), where he focuses on representing employers and resolving commercial disputes. He was a partner at ML prior to his service as the Austin Police Monitor; the Vice-President of Advocacy and Community Engagement at Ascension Health; and as a volunteer Policy Advisor for Austin Mayor Steve Adler. At Ascension Health (f/k/a the Seton Healthcare Family), he built strategic partnerships that addressed health and wellness for underserved populations and communities. And as a volunteer Policy Advisor to Mayor Adler, he co-led an initiative to spur equitable and holistic development in the Eastern Crescent--Austin's historically underserved region, and was a co-project manager for the Mayor's Task Force on Institutional Racism and Systemic Inequities, which eventually led to his role as a co-founder of the Central Texas Collective for Racial Equity.

Other examples of his commitment to the well-being of the Central Texas region, includes Ashton's past work as Chair of the Austin Area Research Organization (AARO); Chair of the Board of Directors of the Greater Austin Black Chamber of Commerce; Executive Board of 100 Black Men of Austin; Co-Chair of the AISD Bond Oversight Committee; Board of Directors of the Greater Austin Chamber of Commerce and Co-Chair of the Education Committee; an advisory board member of the Austin Young Chamber of Commerce; board and advisory board member of I Live Here, I Give Here; steering committee member of the Austin/Travis County Sobering Center; a member of the Travis County District Attorney's Civil Rights Advisory Council; and board member for Transit for Austin.

Currently, he is a member of AARO; a board member of HousingWorks Austin and E3 Alliance (a regional, data-driven education collaborative); and he serves on the University of Texas Dell Medical School's Admissions Committee. And for the past several years, he has operated as the executive pastor for Agape Christian Ministries.

For his holistic contributions to the Central Texas region, Ashton has received several recognitions, including:

- The Austin Black Lawyers Legacy Award
- The Austin NAACP Life Achievement Award
- The University of Texas at Austin Dr. James Hill Leadership Award
- The E3 Catalyst for Educational Change Award

- The Austin First Tee Judgement Award
- The American Heart Association Power Award
- The Austin ISD Charles Akins Award
- The University of Texas Thurgood Marshall Legal Society's Distinguished Alumni Award
- The Austin NAACP Outstanding Service Award
- The Interfaith Action of Central Texas Hope Award
- The City of Austin Distinguished Service Award
- The Austin Metropolitan YMCA Will W. Miller Volunteer Leadership Award

Ashton has an A.B. in Economics from Brown University and a law degree from The University of Texas School of Law. He and his anointed wife, Jennifer—a biblical counselor, preacher, teacher, playwright, actress, vocalist and baker--have been married for 42 years and are blessed with four children: A. Graham, Virginia, Benjamin (deceased) and Elizabeth.

8301 Riverstone

2.b. Resumes of Development Team



BIO

Trinity White is proud to be one of two licensed African American woman architects working in Austin. Over the past 10 years in practice for herself, Trinity's focus has been on helping individuals and families through the process of dreaming, designing, and finally creating houses and additions that are affordable, sustainable and inspiring. While she has experience working on multi-family residential and commercial projects, her focus is on smaller scale homes and infill with an emphasis on affordability and sustainable design.

As a long time student of sustainable design, she finds that making beautiful and environmentally sustainable projects doesn't require exotic or expensive components, but can be accomplished simply by paying rigorous attention to environmentally sound building principles at every stage of the design process. Aesthetically, her designs are not driven by a precommitment to one particular style; rather, she believes in designs that work well in their local surroundings, speak directly to the client's own tastes, and have a cohesion wherein the individual gestures add up to a clear and beautiful overall statement. She prefers a collaborative approach to her clients' projects, in which their inspirations and dreams are teased into a cohesive design that is practical and visually compelling.

Trinity White is actively involved in her community, having served for 5 years as Vice Chair of the Chestnut Neighborhood Plan and Contact Team. She was proud to have represented District 1 on the City of Austin Planning Commission for 3 years.

Trinity is a LEED Accredited Architect, Licensed in the state of Texas, and has rated a 5-star project with Austin Energy Green Building.





RELEVANT PROJECTS

The Chicon

Consultant and Lead Designer: 3-Three story mixed use buildings

The Chicon Corridor Project will be developed as three; three-story buildings located between 13th and 14th Streets on Chicon Street in East Austin. This mixed-use development will focus on creating mixed-income, owner-occupied housing with approximately 45 units; 33 of the units will target households making 80% of the area median income while the remaining units will be sold at market rate. In addition to the home-ownership units, the Chicon Corridor Project will include nearly 90000 square feet of street level retail and office space throughout the 3 buildings. As a collaborator and consultant on this project I focused on the Northern, more residential & traditional of the three sites.

Done in conjunction with [H+UO Architects](#).

La Casita

Architect: 850 SF House- **AEGB 5 Star Rating**

This project is a collaboration between Jesse Mischel and Trinity White. They purchased a lot in East Austin with the intention of building a secondary living structure at the rear. The original 1940's home was sensitively renovated in 2009. Due to the restrictions of the site and city code, the home is 850 SF of living space with views, porches, and balconies used to increase the feeling of openness in a small volume. The siting of the home was chosen to maximize cross breezes and allow for solar energy and hot water.

Through the siting and other inventive elements such as rainwater collection, a sleeping porch and stack ventilation the home has achieved a 5-star [Austin Energy Green Building](#) rating.

SKILLS

- Computer: AutoCAD 2022, Photoshop 2021, Adobe Pagemaker, Adobe InDesign, MS Office, Freehand, Sketch-up, Revit
- Technical: Technical Drafting, 3d modeling

EDUCATION & ACCREDITATIONS

Master of Architecture, Tulane University New Orleans, LA, May 2004

LEED Accredited Professional, Summer 2008

8301 Riverstone

2.c. Resumes of Property Management Team

Not applicable.

Financial Information

8301 Riverstone

3.a. Federal IRS Certification

8301 Riverstone

3.b. Certified Financial Audit

3.c. Board Resolution

Consent of Limited Partner

This Consent of Limited Partner is executed undersigned party on the 3rd day of August, 2023 on behalf of Equidad ATX, Inc., a Texas nonprofit corporation ("Equidad").

BACKGROUND

A. Equidad is the sole limited partner of 8301 Riverstone, L.P., a Texas limited partnership ("Partnership"), and ARA Riverstone, LLC, a Texas limited liability company ("ARA Riverstone") is the sole general partner of the Partnership, pursuant to an Agreement of Limited Partnership dated September 28, 2021 ("Partnership Agreement").


B. The Partnership owns a vacant tract of land located at 8301 Riverstone Dr. in Austin, Travis County, Texas, more particularly described and referenced in the Partnership Agreement as the "Land". The Partnership is planning to construct four single-family, owner-occupied residences on the Land, as generally described in a preliminary site plan approved by ARA Riverstone and Equidad ("Project").

C. ARA Riverstone, as general partner of the Partnership has prepared an application for a subsidy for the Project from the Austin Housing Finance Corporation ("AHFC Subsidy"), and Equidad's President, Ashton Cumberbatch has reviewed the application.

LIMITED PARTNER CONSENT

Ashton Cumberbatch, Jr., in his capacity as President and on behalf of Equidad as the sole limited partner of the Partnership, hereby gives the consent and approval of Equidad for the submission of the application of the Partnership for the AHFC Subsidy and the execution of any and all documents relating to or required by such application by Gregory L. Smith on behalf of ARA Riverstone as the general partner of the Partnership.

EQUIDAD ATX, INC.
A Texas nonprofit corporation

By: 
Ashton Cumberbatch, Jr., President

8301 Riverstone

3.d. Financial Statements

Attached above.

8301 Riverstone

3.e. Funding Commitment Letters



Mike Lancaster
Senior Vice President
Commercial Banking

710 Hester's Crossing Rd, Ste 210
Round Rock, TX 78681

Office (512) 465-6576
Mobile (512) 743-6920

mlancaster@broadway.bank
broadway.bank

August 2, 2023

Mr. Gregory L. Smith
President/CEO
Austin Revitalization Authority
1154 Lydia St., Ste 200
Austin, TX 78702

RE: Proposed development of 8301 Riverstone

Dear Mr. Smith -

This letter is to confirm that I have reviewed the details provided on the proposed development and consolidated financial statements of ARA. We have had an initial credit discussion and are prepared to move to full underwriting on a construction loan up to the lesser of \$1,076,438 or 60% of the "as completed" appraised value.

The loan commitment will be subject to the following conditions:

- Review and approval of construction budget, plans, and builder due diligence.
- Satisfactory title policy, loan documentation, survey, and appraisal
- Final credit underwriting and approval from Loan Committee

Please, let me know if you have any questions or need any additional information.

Thank you,

Mike Lancaster

Mike Lancaster
Senior Vice President
Commercial Banking

Project Information

8301 Riverstone

4.a. Market Study

Comprehensive Neighborhood Report

8301 Riverstone Dr, Austin, TX 78724

August 01, 2023

Report Contents

About This Neighborhood

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

Real Estate

44 Statistics | 3 Alerts

Economics & Demographics

136 Statistics | 0 Alerts

Crime

67 Statistics | 2 Alerts

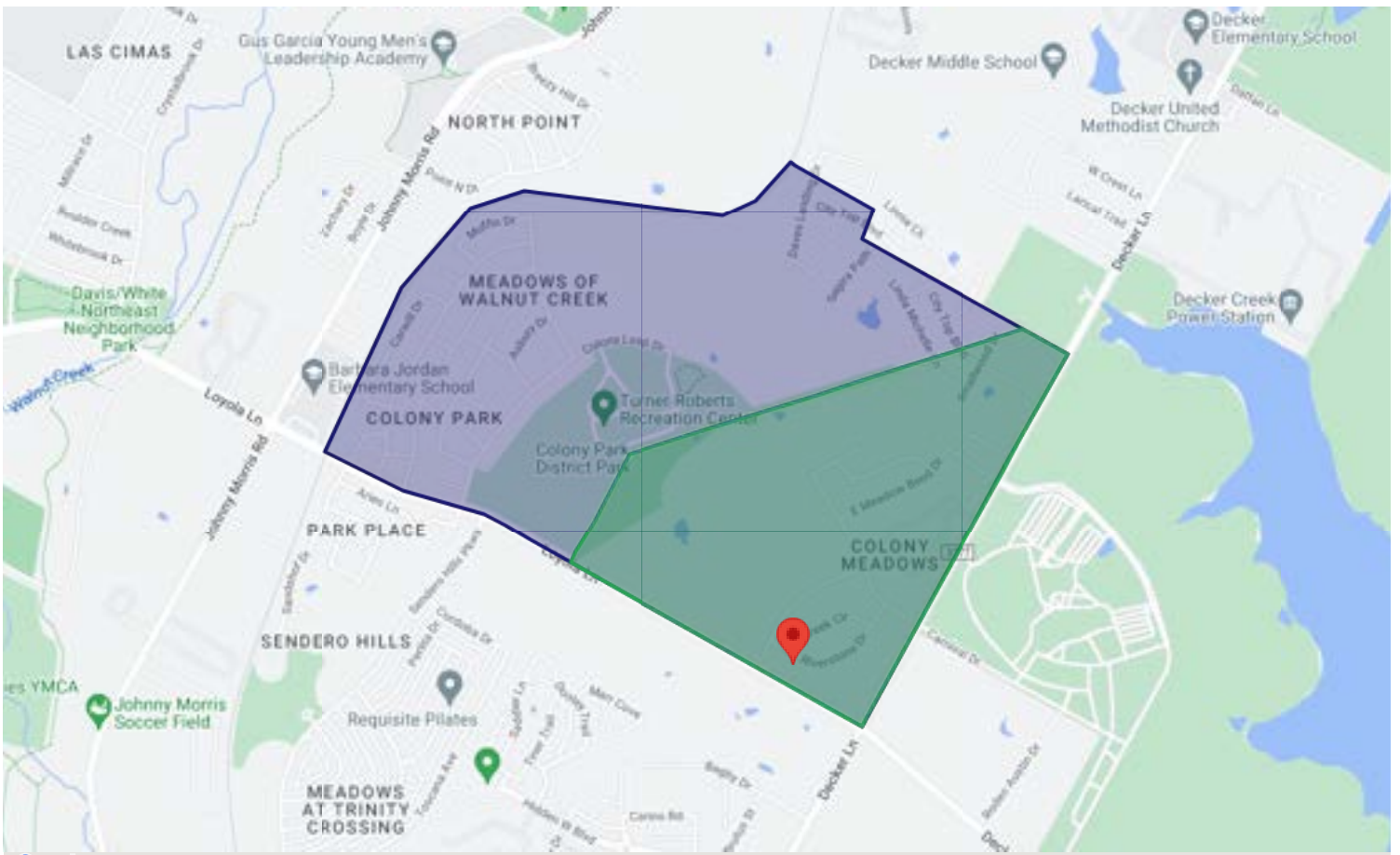
Schools

65 Statistics | 6 Alerts

Trends & Forecasts

328 Statistics | 27 Alerts

NEIGHBORHOOD MAP



Map data ©2023 Google Report a map error

■ Neighborhood Boundary ■ Micro-neighborhood Boundary

REAL ESTATE PRICES & OVERVIEW

This neighborhood's median real estate price is \$226,268, which is more expensive than 45.1% of the neighborhoods in Texas and 34.4% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,333, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 72.1% 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 small (studio to two bedroom) single-family homes and small apartment buildings. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 2000 and the present.

In this neighborhood, the current vacancy rate is 0.0%, which is a lower rate of vacancies than 100.0% 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

When you see a neighborhood for the first time, the most important thing is often the way it looks, like its homes and its setting. Some places look the same, but they only reveal their true character after living in them for a while because they contain a unique mix of occupational or cultural groups. This neighborhood is very unique in some important ways, according to NeighborhoodScout's exclusive exploration and analysis.

Real Estate

This neighborhood has the distinction of having one of the lowest real estate vacancy rates of any neighborhood in America. With just 0.0% of the real estate vacant, this indicates an exceptionally strong demand for real estate in the Colony Park neighborhood, and/or an issue with creating enough supply for the demand. This could have the effect of increasing real estate prices, increasing supply to meet demand, or both.

People

In a nation where 1 out of every 4 children lives in poverty, the Colony Park neighborhood stands out as being ranked among the lowest 0.0% of neighborhoods affected by this global issue.

In addition, whether by choice, divorce, or unplanned pregnancy, single moms may have the toughest job in the book. NeighborhoodScout's exclusive analysis reveals that the Colony Park neighborhood has more single mother households than 99.0% of the neighborhoods in the U.S. Often high concentrations of single mother homes can be a strong indicator of family and social issues such as poverty, high rates of school dropouts, crime, and other societal problems.

THE NEIGHBORS

How wealthy a neighborhood is, from very wealthy, to middle income, to low income is very formative with regard to the personality and character of a neighborhood. Equally important is the rate of people, particularly children, who live below the federal poverty line. In some wealthy gated communities, the areas immediately surrounding can have high rates of childhood poverty, which indicates other social issues. NeighborhoodScout's analysis reveals both aspects of income and poverty for this neighborhood.

The neighbors in the Colony Park neighborhood in Austin are lower-middle income, making it a below average income neighborhood. NeighborhoodScout's research shows that this neighborhood has an income lower than 71.9% of U.S. neighborhoods. In addition, 0.0% 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 100.0% of America's neighborhoods.

The old saying "you are what you eat" is true. But it is also true that you are what you do for a living. The types of occupations your neighbors have shape their character, and together as a group, their collective occupations shape the culture of a place.

In the Colony Park neighborhood, 35.3% of the working population is employed in sales and service jobs, from major sales accounts, to working in fast food restaurants. The second most important occupational group in this neighborhood is clerical, assistant, and tech support occupations, with 32.2% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (22.0%), and 10.5% in executive, management, and professional occupations.

Languages

The most common language spoken in the Colony Park neighborhood is English, spoken by 61.0% of households. Some people also speak Spanish (39.0%).

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 Colony Park neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (37.5%). In addition, 12.8% 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 Colony Park neighborhood spend between 15 and 30 minutes commuting one-way to work (48.5% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (74.6%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (21.6%) . 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

8301 Riverstone Dr, Austin, TX 78724

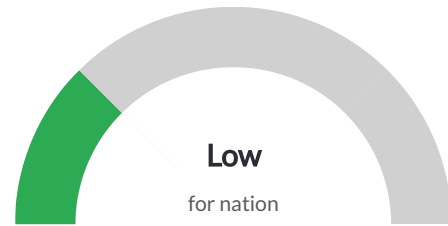
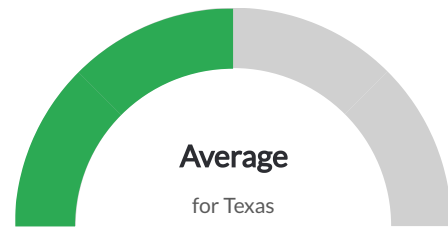
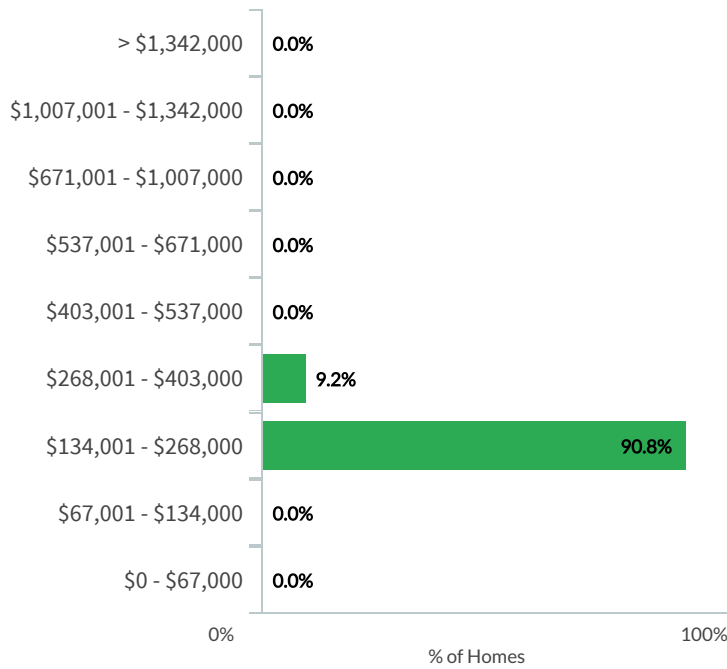
44 Vital Statistics | 3 Condition Alerts

August 01, 2023

AVERAGE HOME VALUES



Neighborhood Home Prices



HOMEOWNERSHIP

Homeownership Rate

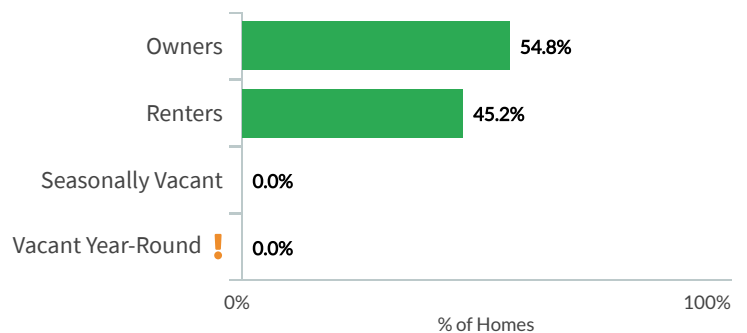
⚠ This neighborhood has among the **lowest** percentage of vacant residences of all neighborhoods in America according to NeighborhoodScout analysis.

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 Trend

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.

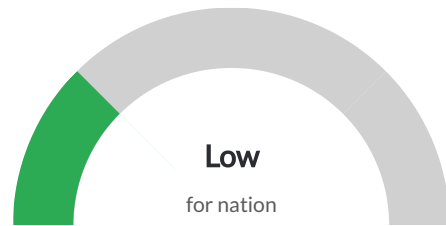
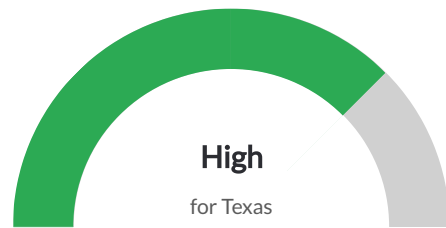


RENTAL MARKET

Average Market Rent
\$2,333 / per month

Gross Rental Yield
9.69%

Median monthly rent by number of bedrooms



NEIGHBORHOOD SETTING

Coastal

Neighborhoods on the ocean or tidally influenced rivers.

Lakefront

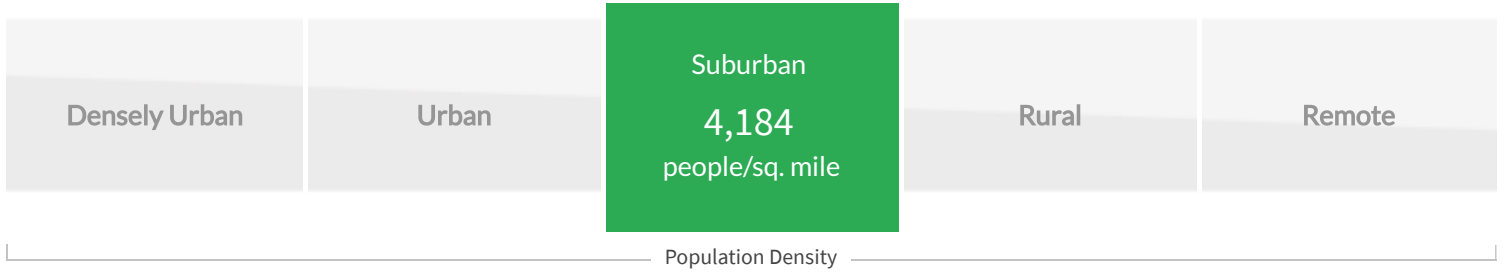
The neighborhood includes shoreline on a significant body of freshwater. These are lakes large enough to include recreation and scenic areas. (Note that smaller lakes are not included, or neighborhoods that have little shoreline on a lake, relative to the size of the entire neighborhood).

Farms

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

Neighborhood Look and Feel

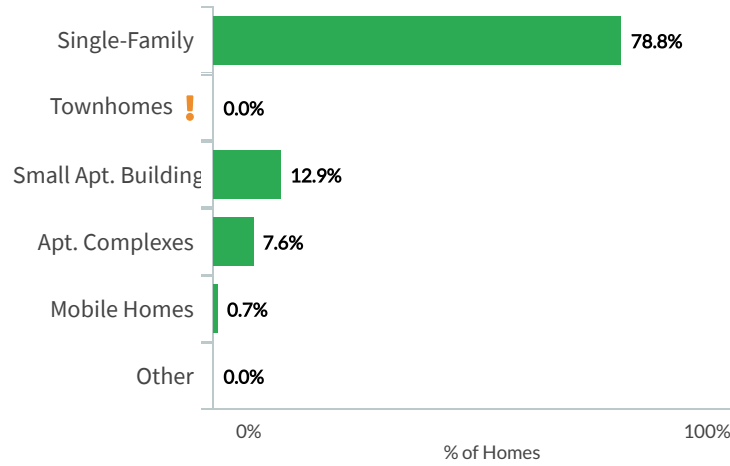
Suburban: Although not necessarily outside city limits, these neighborhoods have a more generous amount of space per person with densities generally between 1,000 and 5,000 people per square mile.



HOUSING MARKET DETAILS

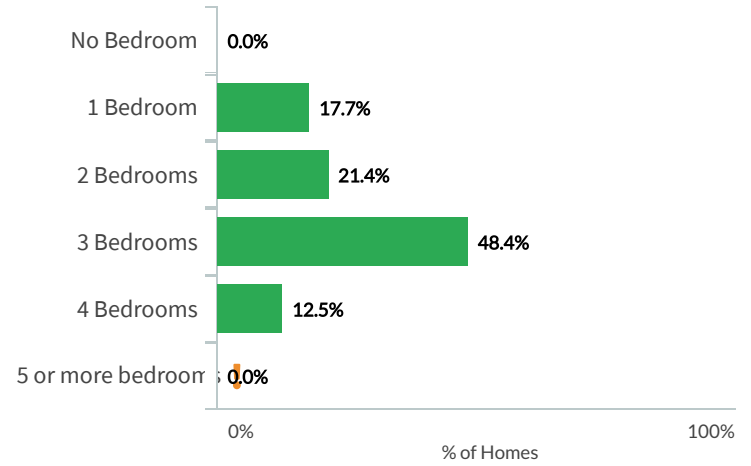
Types of Homes

⚠️ This neighborhood has among the **lowest** percentages of townhouses, rowhouses and other attached homes of all neighborhoods in America according to NeighborhoodScout analysis.

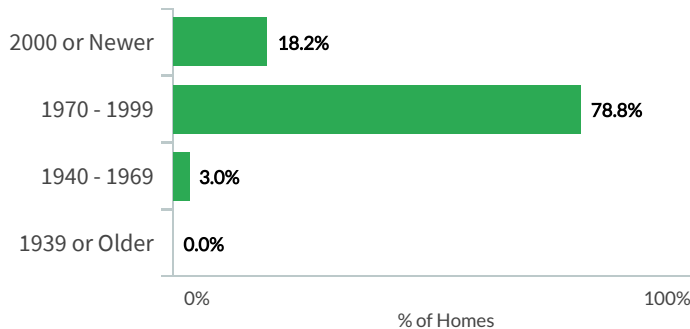


Home Size

⚠️ This neighborhood has among the **lowest** percentage of five or more bedroom residences of all neighborhoods in America according to NeighborhoodScout analysis.



Age of Homes



Special Purpose Housing



Neighborhood Economics & Demographics Data

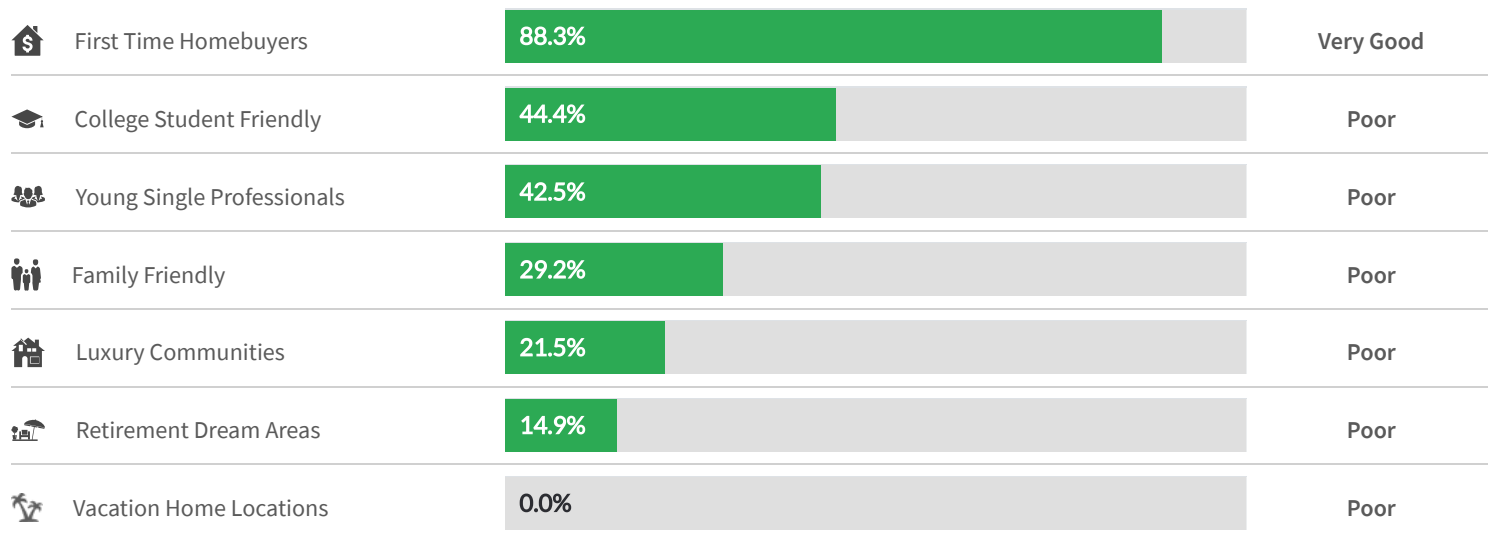
8301 Riverstone Dr, Austin, TX 78724

136 Vital Statistics | 0 Condition Alerts

August 01, 2023

LIFESTYLE

Percentage of neighborhoods in America that this neighborhood surpasses.

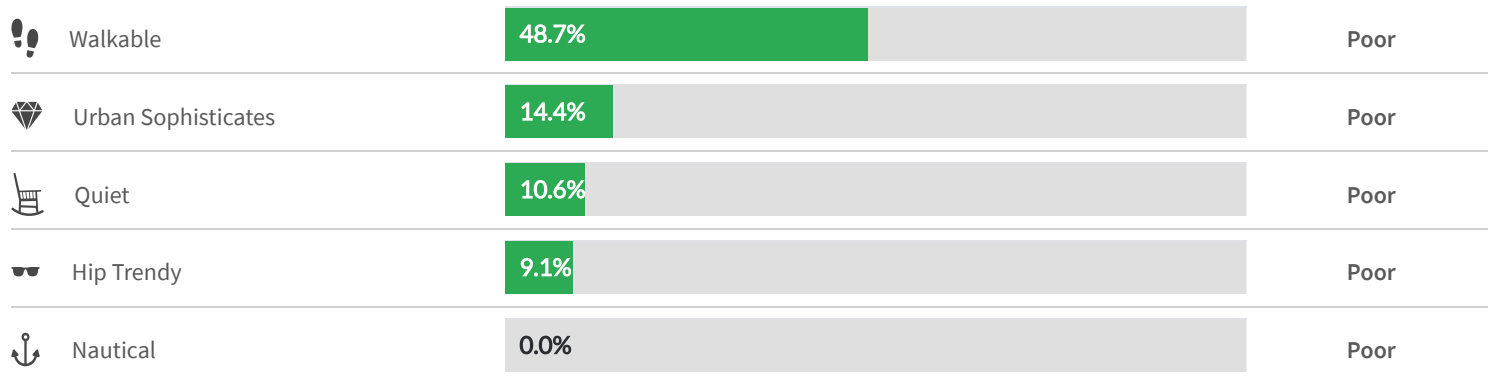


There isn't one neighborhood that is best for everyone. The best neighborhood for you may not be the best one for someone else. Similarly, what you want as a first-time home buyer may be different than what you want when you have school-aged children, or when you are nearing retirement.

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

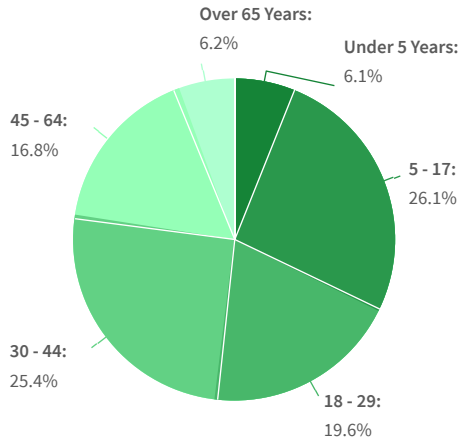
Percentage of neighborhoods in America that this neighborhood surpasses.



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.

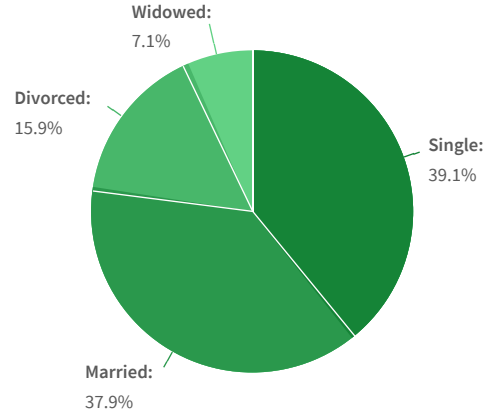
AGE

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

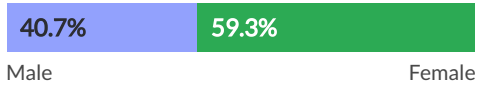


MARITAL STATUS

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

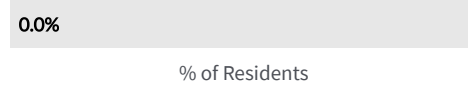


GENDER



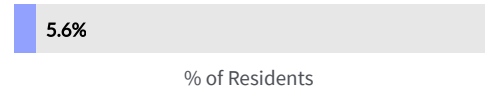
MILITARY

Currently active in the military living on or off base.



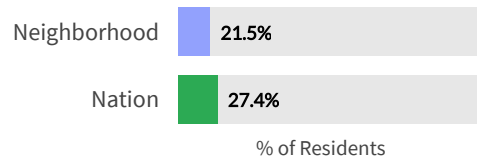
COLLEGE

Enrolled undergraduate or graduate students living on or off campus.

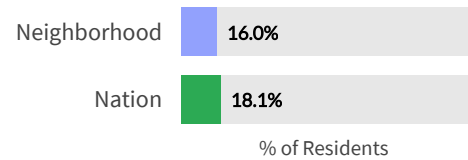


HOUSEHOLD TYPES

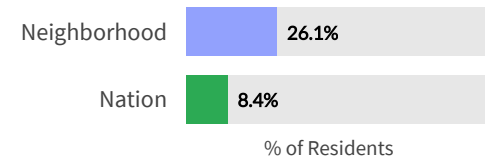
One person households



Married Couple with Child

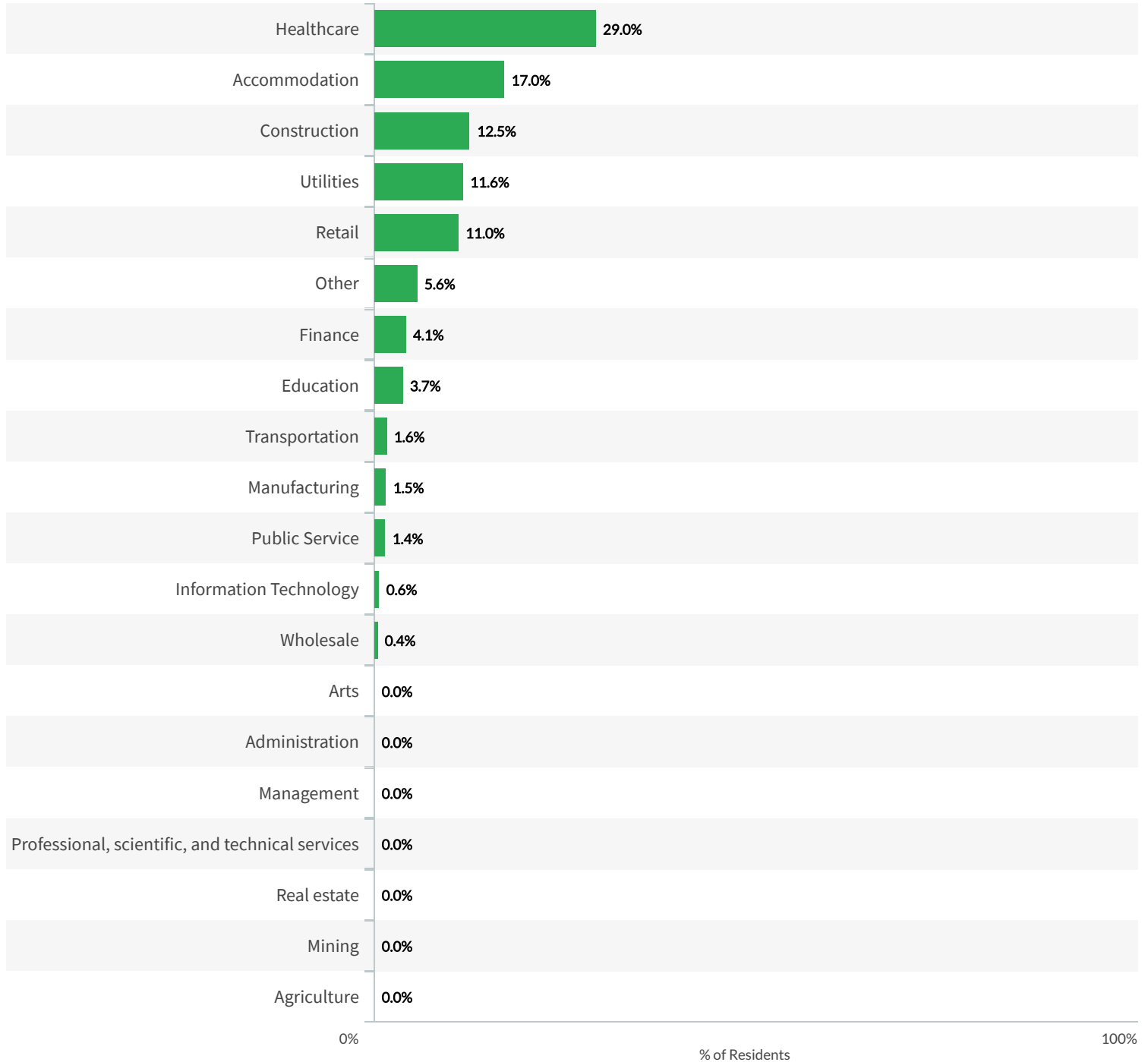


Single Parent with Child



EMPLOYMENT INDUSTRIES

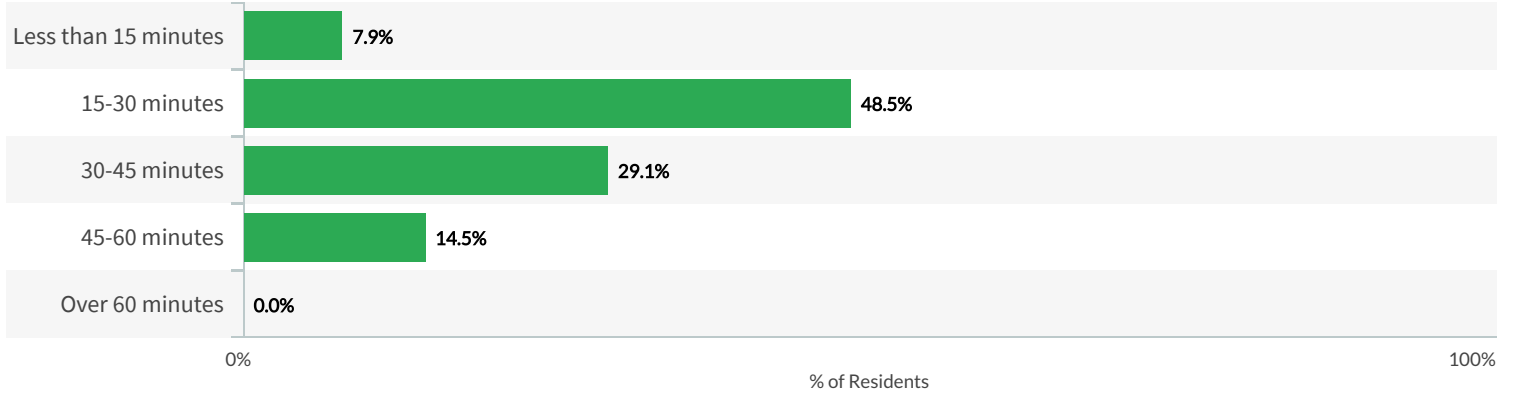
Types of employers for whom residents work. Neighborhoods where residents cluster into particular industries are often found near particular employers or institutions.



COMMUTE TO WORK

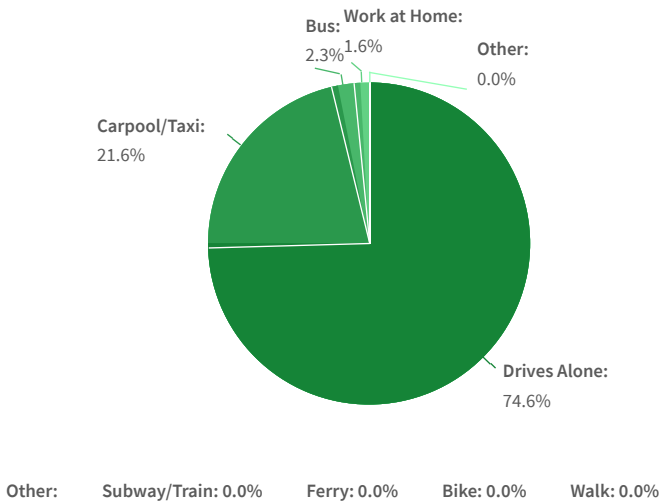
Average One-way Commute Time

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.



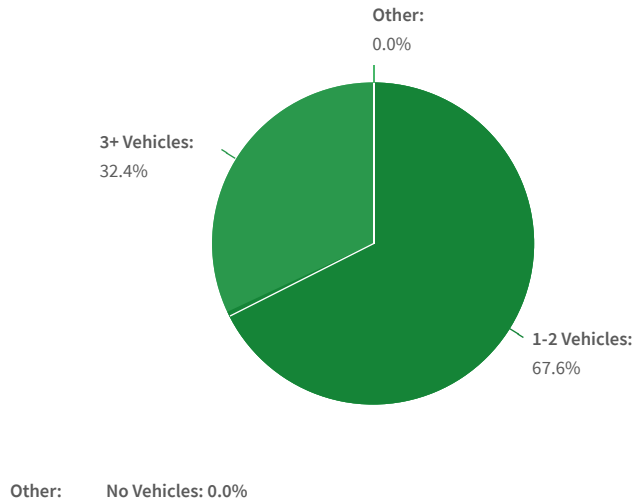
Means of Transport

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



Vehicles per household

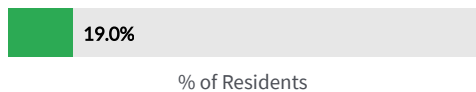
Number of vehicles registered per household, as a percentage of all households in the neighborhood.



MIGRATION & MOBILITY

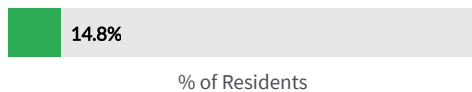
Moved Last Year

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

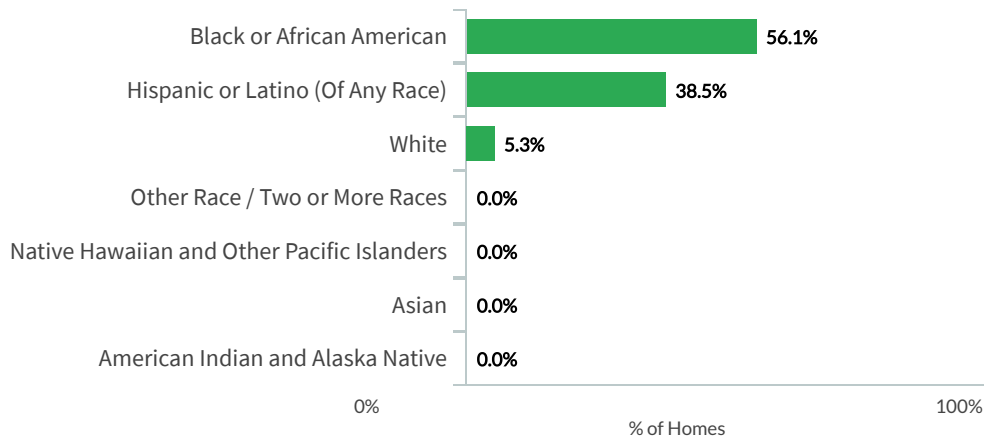
"Race/Ethnicity: Self-reported to the US Census. Asian and Hispanic residents may identify with one of the more specific subcategories."html_safe

Diversity Index

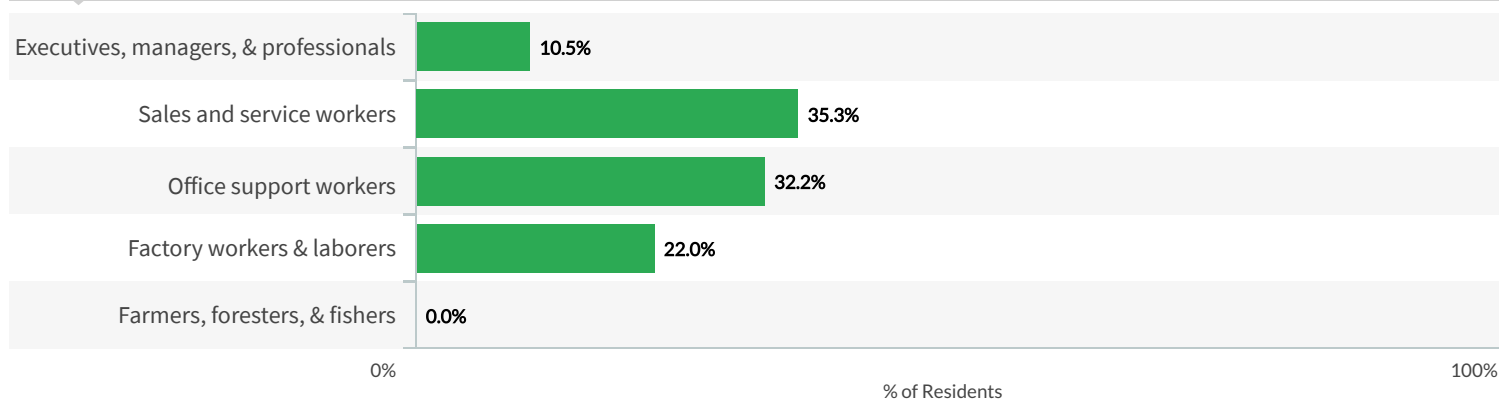
57

(100 is the most diverse)

More diverse than 57% of U.S. neighborhoods.

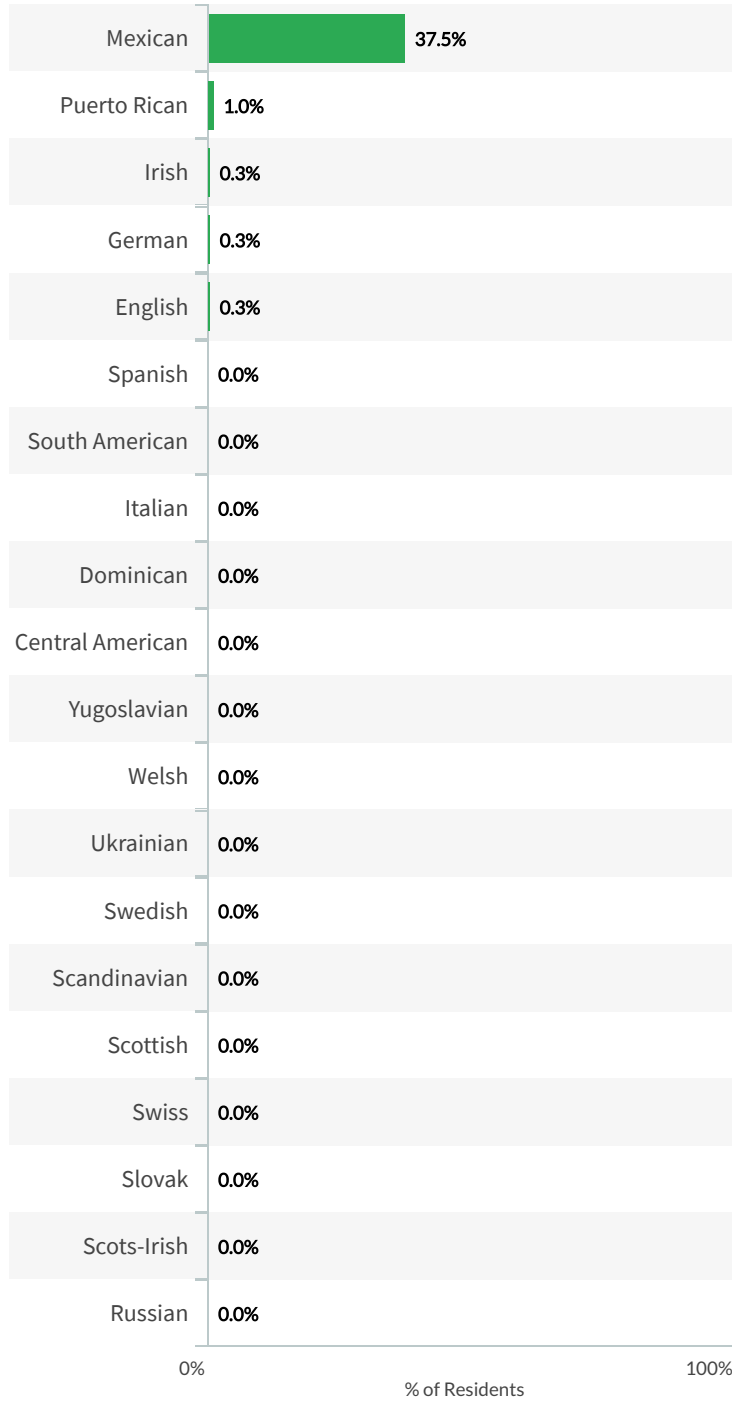


OCCUPATIONS



ANCESTRY

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



LANGUAGES SPOKEN

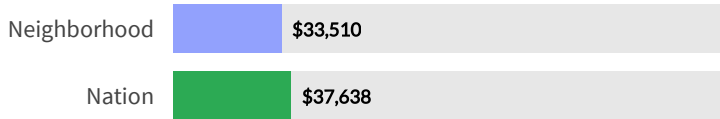
Top 20 most common languages neighborhood residents preferentially speak when they are at home with their families.



AVERAGE INCOME

Per Capita Income

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



Median Household Income

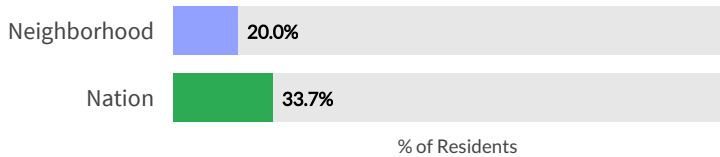
Best measure of the budget of the typical family or other non-family household.



EDUCATION

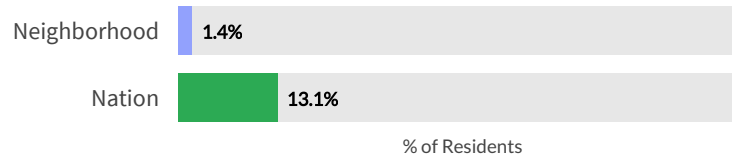
Adults with College Degree

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



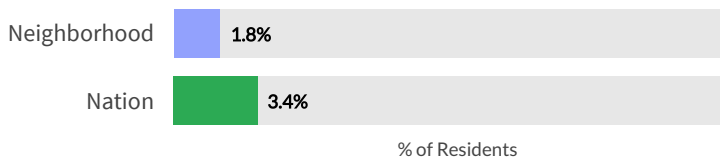
Adults with Advanced Degree

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



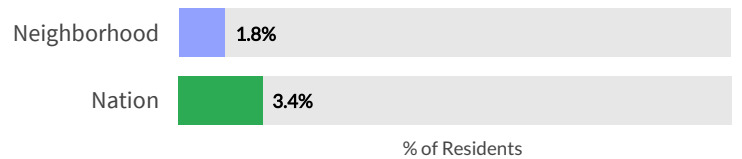
UNEMPLOYMENT RATE

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

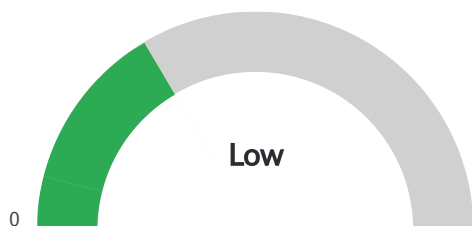


CHILDREN LIVING IN POVERTY

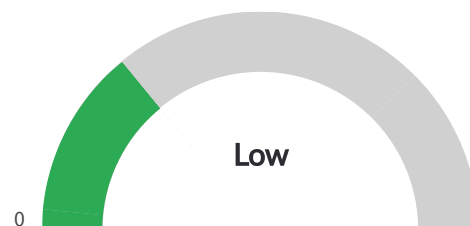
⚠️ This neighborhood has one of the **lowest** percentages of children living below the federal poverty line of any neighborhood in this state.



More educated than **33.47%** of U.S. neighborhoods.



Higher income than **28.13%** of U.S. neighborhoods.



Neighborhood Crime Data

8301 Riverstone Dr, Austin, TX 78724

67 Vital Statistics | 2 Condition Alerts

August 01, 2023

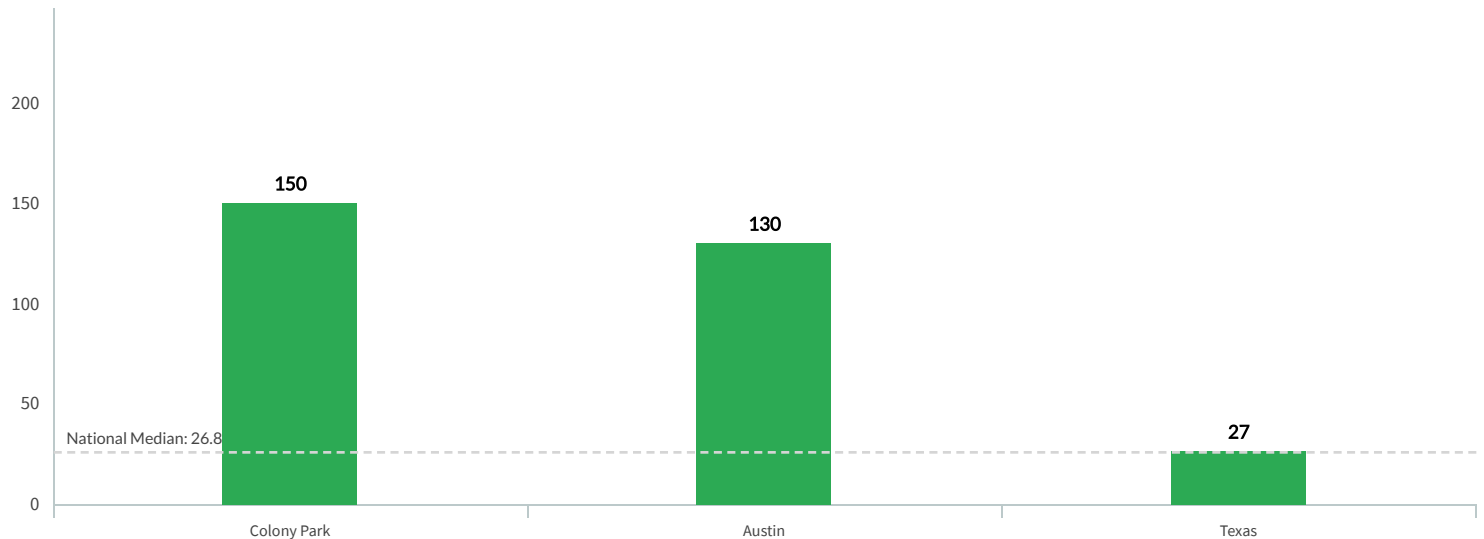
NEIGHBORHOOD CRIME INDEX



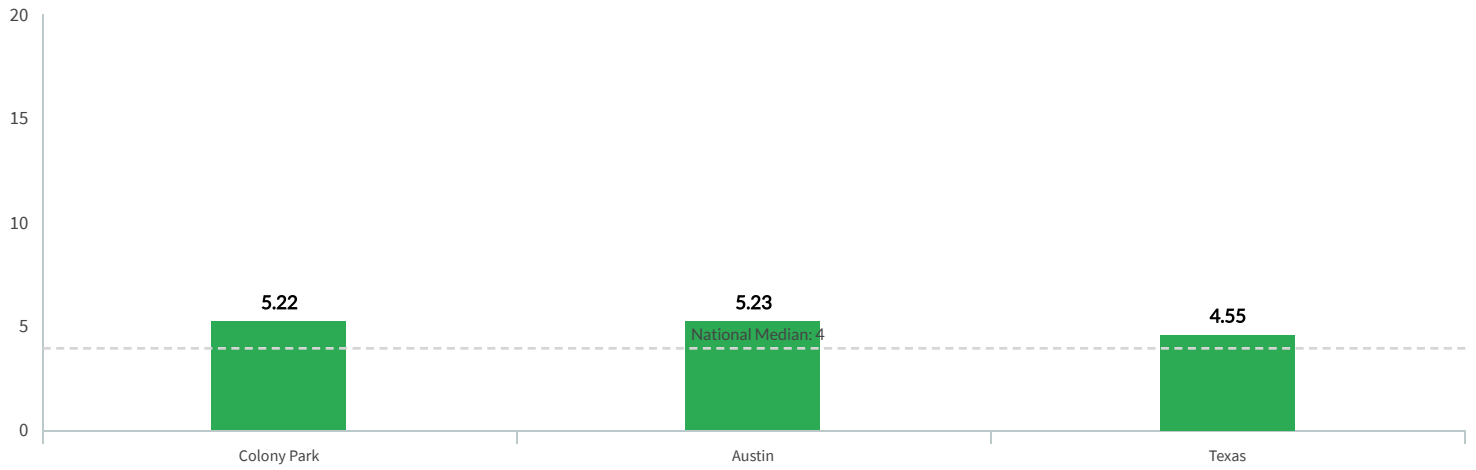
NeighborhoodScout® provides exclusive crime risk analytics for every neighborhood in America with up to 98% predictive accuracy. Crime risk indices are nationally comparable on a 1 – 100 scale, where 100 means safer than 100% of U.S. neighborhoods.

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)



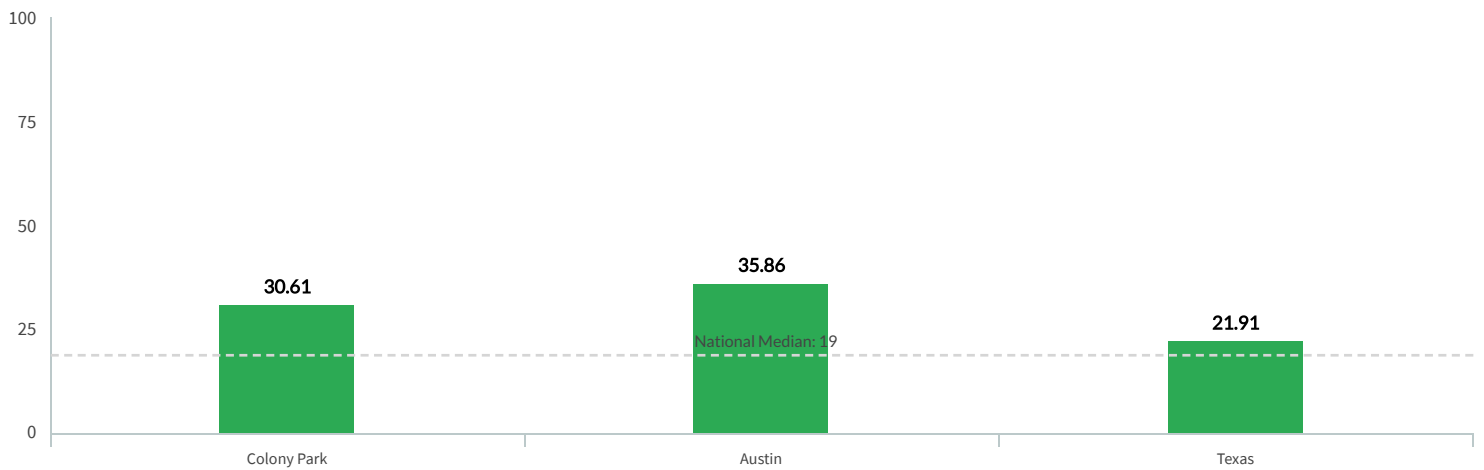
VIOLENT CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Violent Crime

<p>1 in 192 in this Neighborhood</p>	<p>1 IN 191 in Austin</p>	<p>1 IN 220 in Texas</p>
---	--------------------------------------	-------------------------------------

PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime

<p>1 in 33 in this Neighborhood</p>	<p>1 IN 28 in Austin</p>	<p>1 IN 46 in Texas</p>
--	-------------------------------------	------------------------------------



Neighborhood Public School Data

8301 Riverstone Dr, Austin, TX 78724

65 Vital Statistics | 6 Condition Alerts

August 01, 2023

SCHOOL RATING INFORMATION

* 10 is the highest

School Quality	Elementary Schools	Middle Schools	High Schools
<p>Address-Specific School Quality Rating, rates the quality of the K-12 public schools that serve this address.</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">13</p> <p style="text-align: center;">(100 is best)</p> <p>Better than 13% of all U.S. schools.</p> <p> Among the lowest in the U.S.</p>	<div style="font-size: 3em; font-weight: bold; background-color: #ffc107; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div>	<div style="font-size: 3em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div>	<div style="font-size: 3em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div>

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>Dobie Middle School 1200 Rundberg Ln Austin, TX 78753</p>	06-08	<div style="font-size: 2em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div>	<div style="font-size: 2em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div>
<p>Lbj Echs School 7309 Lazy Creek Dr Austin, TX 78724</p>	09-12	<div style="font-size: 2em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">2</div>	<div style="font-size: 2em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div>
<p>Overton Elementary School 7201 Colony Loop Dr Austin, TX 78724</p>	PK-05	<div style="font-size: 2em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">3</div>	<div style="font-size: 2em; font-weight: bold; background-color: #ffc107; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div>

THIS ADDRESS IS SERVED BY 1 DISTRICT:

Austin Isd		
74,602 students enrolled in this district	125 schools in district	14 students per classroom

District Quality Compared to TX

6

(10 is best)

Better than 58.9% of all TX school districts.

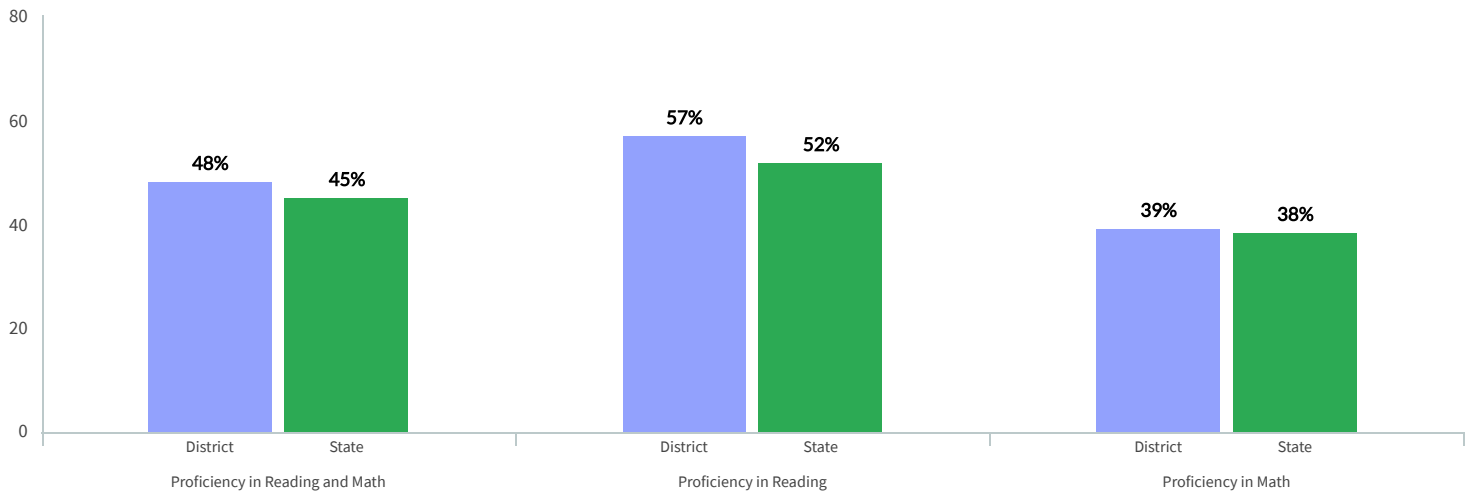
District Quality Compared to U.S.

6

(10 is best)

Better than 56.8% of all US school districts.

PUBLIC SCHOOL TEST SCORES



SCHOOL DISTRICT ENROLLMENT BY GROUP

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	31.8%	27.3%
Black	6.6%	13.2%
Hispanic	56.6%	53.9%
Asian Or Pacific Islander	4.8%	5.0%
American Indian Or Native Of Alaska	0.3%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
Economically disadvantaged	50.9%	60.6%
Free lunch eligible	49.7%	57.0%
Reduced lunch eligible	1.2%	3.6%

EDUCATIONAL EXPENDITURES

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$6,069	\$491,048,859	25.2%
Support Expenditures			
Student	\$610	\$49,355,710	2.5%
Staff	\$625	\$50,569,375	2.6%
General Administration <small>⚠ Among the lowest per student in this state.</small>	\$90	\$7,281,990	0.4%
School Administration	\$704	\$56,961,344	2.9%
Operation	\$1,182	\$95,636,802	4.9%
Transportation <small>⚠ Among the highest per student in this state.</small>	\$405	\$32,768,955	1.7%
Other	\$607	\$49,112,977	2.5%
Total Support	\$4,223	\$341,687,153	17.5%
Non-instructional Expenditures <small>⚠ Among the highest per student in this state.</small>	\$13,824	\$1,118,513,664	57.3%
Total Expenditures <small>⚠ Among the highest per student in this state.</small>	\$24,116	\$1,951,249,676	100.0%

Neighborhood Trends and Forecasts

8301 Riverstone Dr, Austin, TX 78724

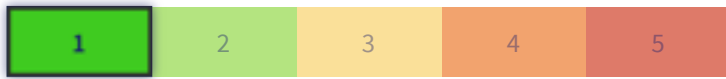
328 Vital Statistics | 27 Condition Alerts

August 01, 2023

RISING STAR INDEX

Appreciation Potential (3 years)

VERY LOW



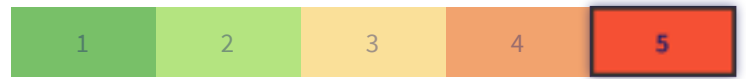
Forecast to **appreciate** less than 7.5% over the next 3 years

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

BLUE CHIP INDEX

Past Appreciation and Existing Fundamentals

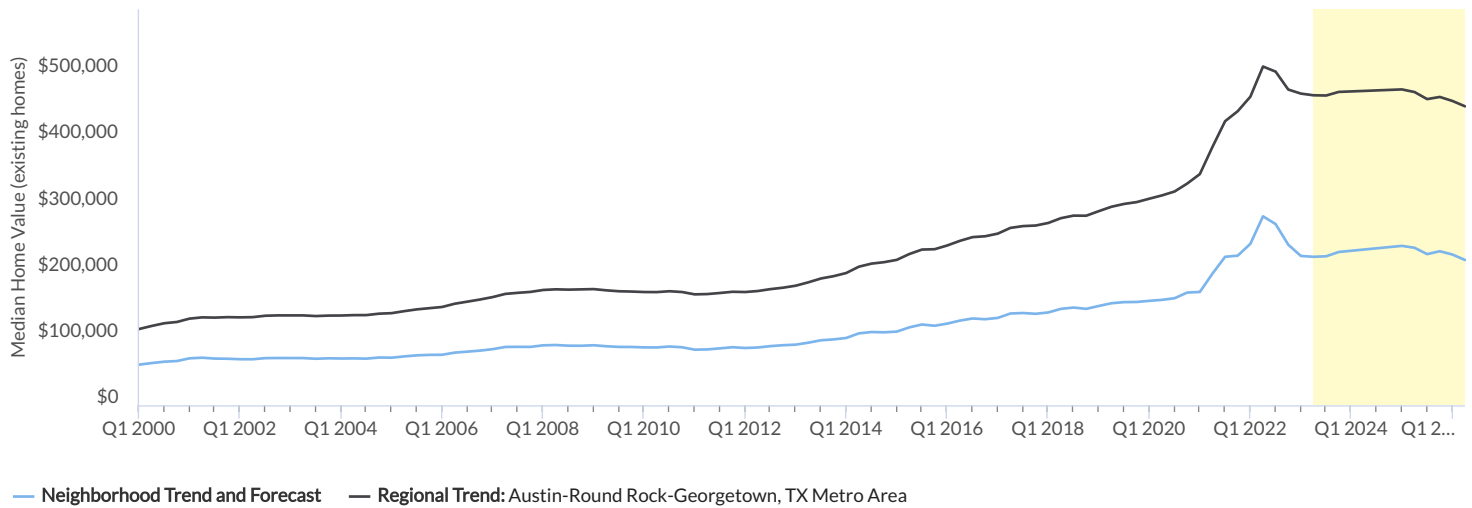
BLUE CHIP



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: 2023 Q2 - 2026 Q2	-2.70% ↓	-0.91% ↓	8	2
Latest Quarter: 2022 Q4 - 2023 Q1 ⚠️ Among the lowest appreciation rate in the U.S.	-7.05% ↓	-25.35% ↓	10	1
Last 12 Months: 2022 Q1 - 2023 Q1 ⚠️ Among the lowest appreciation rate in the U.S.	-7.53% ↓	-7.53% ↓	1	1
Last 2 Years: 2021 Q1 - 2023 Q1	31.77% ↑	14.79% ↑	9	8
Last 5 Years: 2018 Q1 - 2023 Q1 ⚠️ Among the highest appreciation rate in the U.S.	60.82% ↑	9.97% ↑	7	9
Last 10 Years: 2013 Q1 - 2023 Q1 ⚠️ Among the highest appreciation rate in the U.S.	146.22% ↑	9.43% ↑	6	9
Since 2000: 2000 Q1 - 2023 Q1 ⚠️ Among the highest appreciation rate in the U.S.	237.49% ↑	5.55% ↑	7	10

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

Likely to drive home values upward over the next few years or indicators of upward trends already underway.

- + Income Trend
- + Educated Population Trend
- + Vacancies
- + Real Estate Values Nearby

Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- Neighborhood Look & Feel
- School Performance
- Regional Housing Market Outlook
- Crime

SCOUT VISION® PROXIMITY INDEX

Price Advantage Score

ADVANTAGE

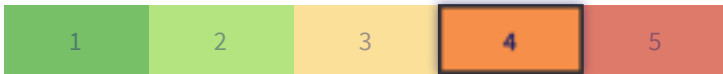


At least **10% less expensive** per sq ft than other neighborhoods nearby.

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

Access to High-Paying Jobs

VERY GOOD



On average in the **top 40%** for job accessibility.

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

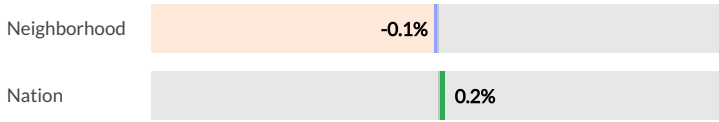
\$111 neighborhood price per sq ft	\$133 average nearby home price per sqft
--	--

JOBS WITHIN AN HOUR	HIGH-PAYING JOBS*
5 minutes	183
10 minutes	7368
15 minutes	38070
20 minutes	204709
30 minutes	486398
45 minutes	575958
60 minutes	615814

*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

Avg. Annual Homeownership Trend

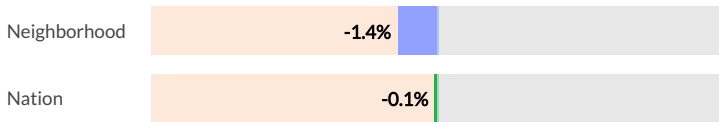


Avg. Annual Rent Price Trend



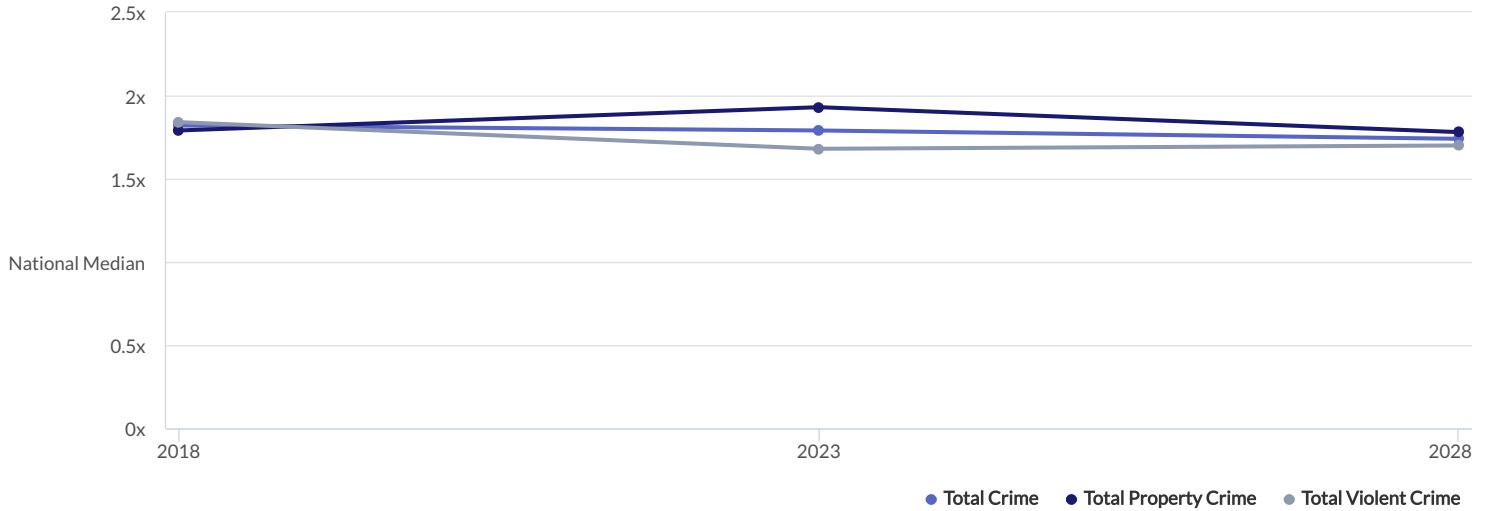
Avg. Annual Vacancy Trends

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

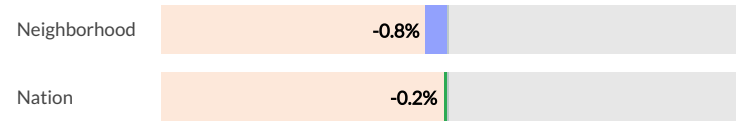
College graduates are defined as adults 25 and older with at least a 4-year college degree.



⚠ 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



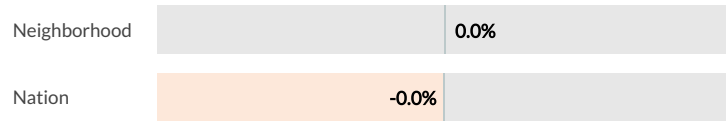
⚠ Increased among the **highest** rates in the U.S.

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 highest in the nation over the last 5 years.	1,908	2,326	21.91% ↑
1 Mile ⚠️ Population growth within 1 mile of this location has been among the highest in the nation over the last 5 years.	6,182	7,136	15.43% ↑
3 Miles	33,678	35,494	5.39% ↑
5 Miles	115,821	123,633	6.74% ↑
10 Miles	638,720	668,720	4.70% ↑
15 Miles	1,148,528	1,212,979	5.61% ↑
25 Miles ⚠️ Population growth within 25 miles of this location has been among the highest in the nation over the last 5 years.	1,790,908	2,008,185	12.13% ↑
50 Miles ⚠️ Population growth within 50 miles of this location has been among the highest in the nation over the last 5 years.	2,247,340	2,557,973	13.82% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Regional Appreciation Potential (3yr)

VERY LOW



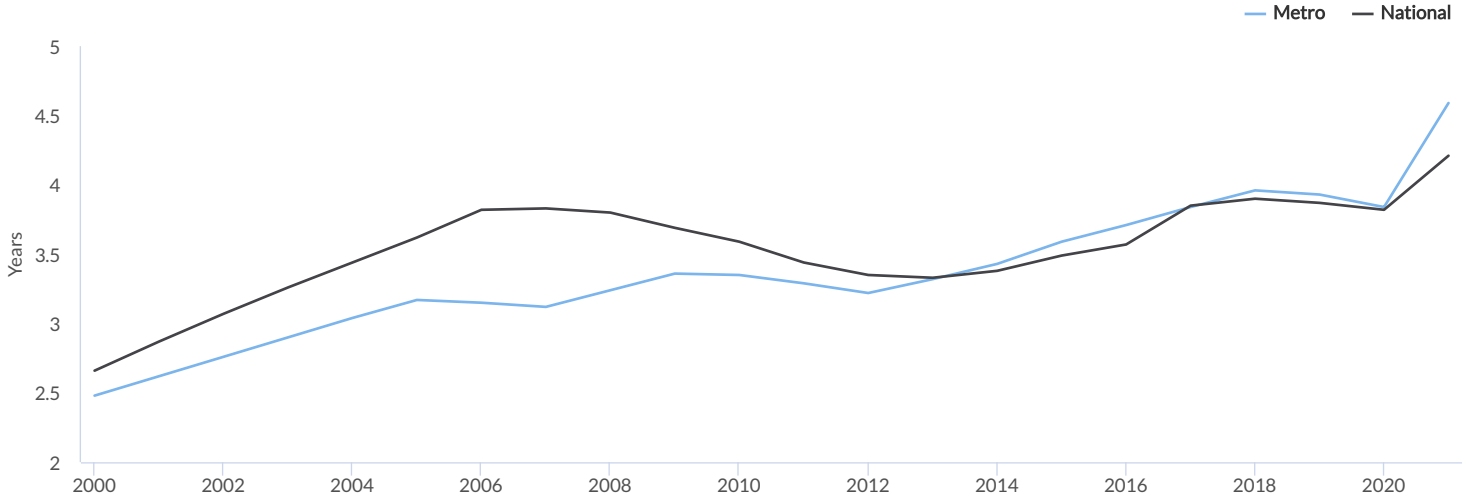
Forecast to **depreciate** over the next 3 years

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 Region's Historical Low</p>	<p>4.59 Region's Historical High</p>	<p>4.59 Current</p> <p>⚠ 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>
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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	7.32% ↑ Among the highest in the nation over the last 2 years.	10	4.89% ↑ 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	34.17% ↑ Wage and income growth in this region has been among the highest in the nation over the last 2 years.	10	17.69% ↑ Wage and income growth in this region has been among the highest in the nation over the last year.	10
Unemployment Trend	-1.28% ↓	3	0.27% ↑ The increase in unemployment in this region has been among the highest in the nation over the last year.	1
Stock Performance of Region's Industries	-4.03% ↓ The stock market performance of this region's industries has been among the best in the nation over the last 2 years.	9	5.32% ↑ The stock market performance of this region's industries has been among the best in the nation over the last year.	10
Housing Added	10.35% ↑ The rate of new housing construction in this region has been among the highest in the nation over the last 2 years.	10	5.26% ↑ The rate of new housing construction in this region has been among the highest in the nation over the last year.	10
Vacancy Trend	-2.45% ↓ The decrease in vacancy rates in this region has been among the greatest in the nation over the last 2 years.	9	UNREPORTED	UNREPORTED

* 10 is highest

** Outside the nation's largest metropolitan regions, vacancy trends are available for the last 2 years only.

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Comprehensive Neighborhood Report

8301 Riverstone Dr, Austin, TX 78724

August 01, 2023

Report Contents

About This Neighborhood

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

Real Estate

44 Statistics | 3 Alerts

Economics & Demographics

136 Statistics | 0 Alerts

Crime

67 Statistics | 2 Alerts

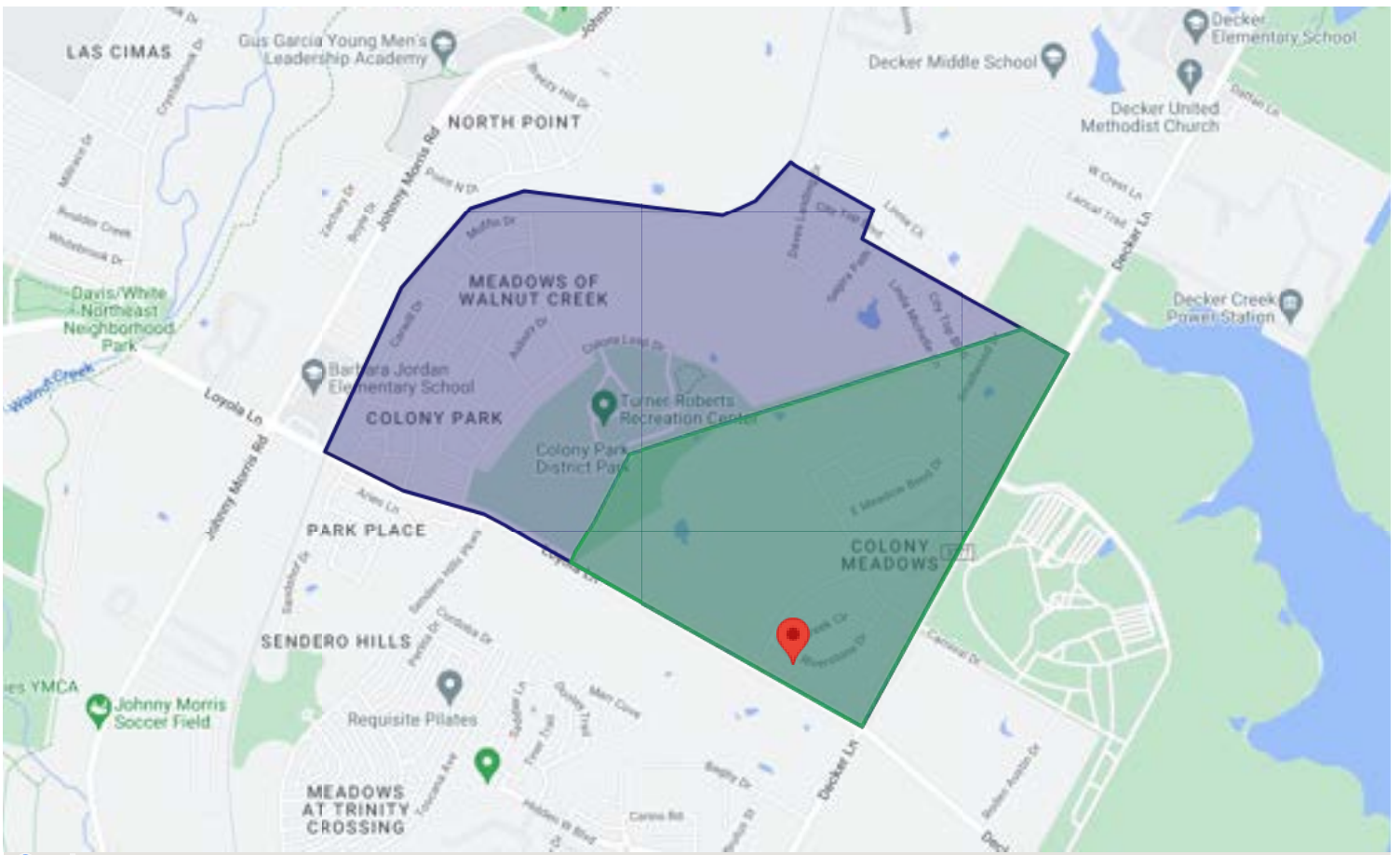
Schools

65 Statistics | 6 Alerts

Trends & Forecasts

328 Statistics | 27 Alerts

NEIGHBORHOOD MAP



Google

Map data ©2023 Google Report a map error

■ Neighborhood Boundary ■ Micro-neighborhood Boundary

REAL ESTATE PRICES & OVERVIEW

This neighborhood's median real estate price is \$226,268, which is more expensive than 45.1% of the neighborhoods in Texas and 34.4% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,333, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 72.1% 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 small (studio to two bedroom) single-family homes and small apartment buildings. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 2000 and the present.

In this neighborhood, the current vacancy rate is 0.0%, which is a lower rate of vacancies than 100.0% 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

When you see a neighborhood for the first time, the most important thing is often the way it looks, like its homes and its setting. Some places look the same, but they only reveal their true character after living in them for a while because they contain a unique mix of occupational or cultural groups. This neighborhood is very unique in some important ways, according to NeighborhoodScout's exclusive exploration and analysis.

Real Estate

This neighborhood has the distinction of having one of the lowest real estate vacancy rates of any neighborhood in America. With just 0.0% of the real estate vacant, this indicates an exceptionally strong demand for real estate in the Colony Park neighborhood, and/or an issue with creating enough supply for the demand. This could have the effect of increasing real estate prices, increasing supply to meet demand, or both.

People

In a nation where 1 out of every 4 children lives in poverty, the Colony Park neighborhood stands out as being ranked among the lowest 0.0% of neighborhoods affected by this global issue.

In addition, whether by choice, divorce, or unplanned pregnancy, single moms may have the toughest job in the book. NeighborhoodScout's exclusive analysis reveals that the Colony Park neighborhood has more single mother households than 99.0% of the neighborhoods in the U.S. Often high concentrations of single mother homes can be a strong indicator of family and social issues such as poverty, high rates of school dropouts, crime, and other societal problems.

THE NEIGHBORS

How wealthy a neighborhood is, from very wealthy, to middle income, to low income is very formative with regard to the personality and character of a neighborhood. Equally important is the rate of people, particularly children, who live below the federal poverty line. In some wealthy gated communities, the areas immediately surrounding can have high rates of childhood poverty, which indicates other social issues. NeighborhoodScout's analysis reveals both aspects of income and poverty for this neighborhood.

The neighbors in the Colony Park neighborhood in Austin are lower-middle income, making it a below average income neighborhood. NeighborhoodScout's research shows that this neighborhood has an income lower than 71.9% of U.S. neighborhoods. In addition, 0.0% 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 100.0% of America's neighborhoods.

The old saying "you are what you eat" is true. But it is also true that you are what you do for a living. The types of occupations your neighbors have shape their character, and together as a group, their collective occupations shape the culture of a place.

In the Colony Park neighborhood, 35.3% of the working population is employed in sales and service jobs, from major sales accounts, to working in fast food restaurants. The second most important occupational group in this neighborhood is clerical, assistant, and tech support occupations, with 32.2% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (22.0%), and 10.5% in executive, management, and professional occupations.

Languages

The most common language spoken in the Colony Park neighborhood is English, spoken by 61.0% of households. Some people also speak Spanish (39.0%).

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 Colony Park neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (37.5%). In addition, 12.8% 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 Colony Park neighborhood spend between 15 and 30 minutes commuting one-way to work (48.5% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (74.6%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (21.6%) . 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

8301 Riverstone Dr, Austin, TX 78724

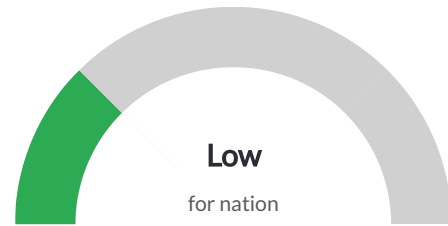
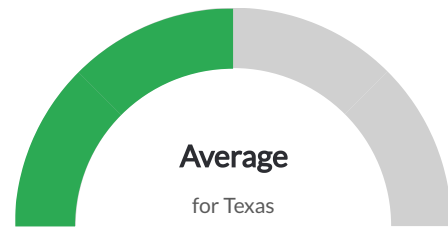
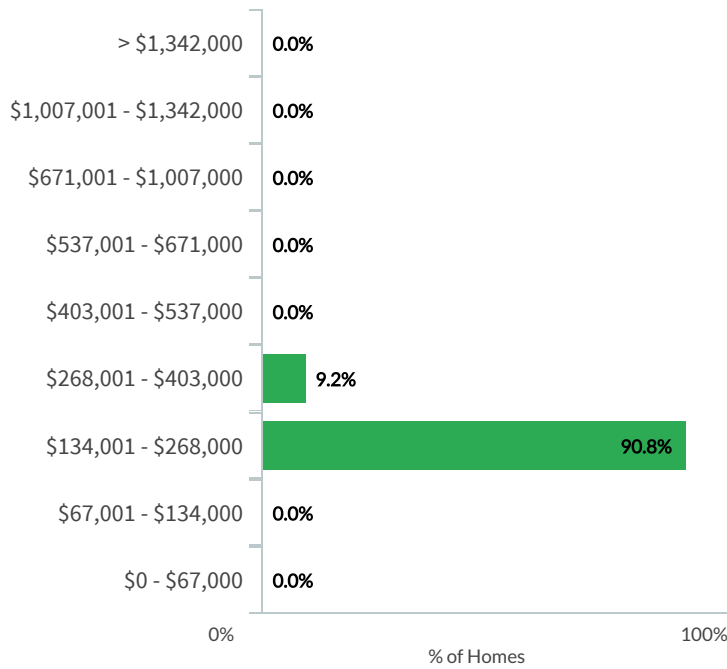
44 Vital Statistics | 3 Condition Alerts

August 01, 2023

AVERAGE HOME VALUES



Neighborhood Home Prices



HOMEOWNERSHIP

Homeownership Rate

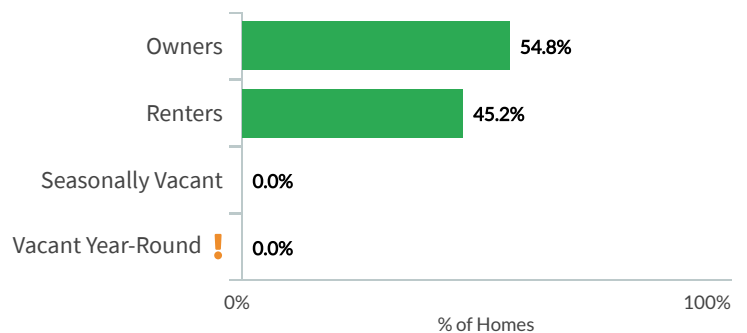
⚠ This neighborhood has among the **lowest** percentage of vacant residences of all neighborhoods in America according to NeighborhoodScout analysis.

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 Trend

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.

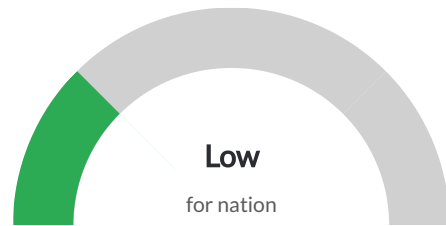
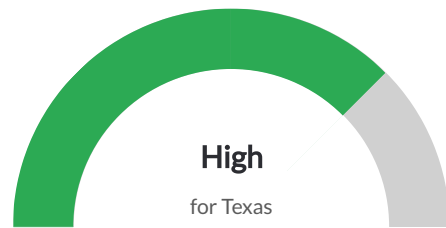


RENTAL MARKET

Average Market Rent
\$2,333 / per month

Gross Rental Yield
9.69%

Median monthly rent by number of bedrooms



NEIGHBORHOOD SETTING

Coastal

Neighborhoods on the ocean or tidally influenced rivers.

Lakefront

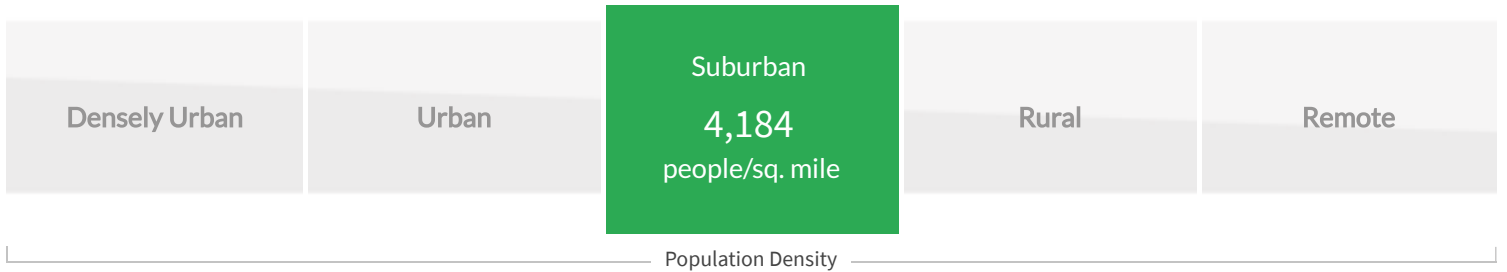
The neighborhood includes shoreline on a significant body of freshwater. These are lakes large enough to include recreation and scenic areas. (Note that smaller lakes are not included, or neighborhoods that have little shoreline on a lake, relative to the size of the entire neighborhood).

Farms

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

Neighborhood Look and Feel

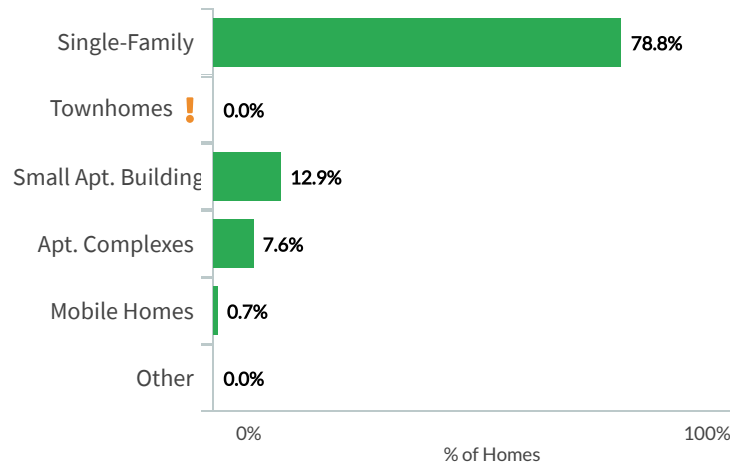
Suburban: Although not necessarily outside city limits, these neighborhoods have a more generous amount of space per person with densities generally between 1,000 and 5,000 people per square mile.



HOUSING MARKET DETAILS

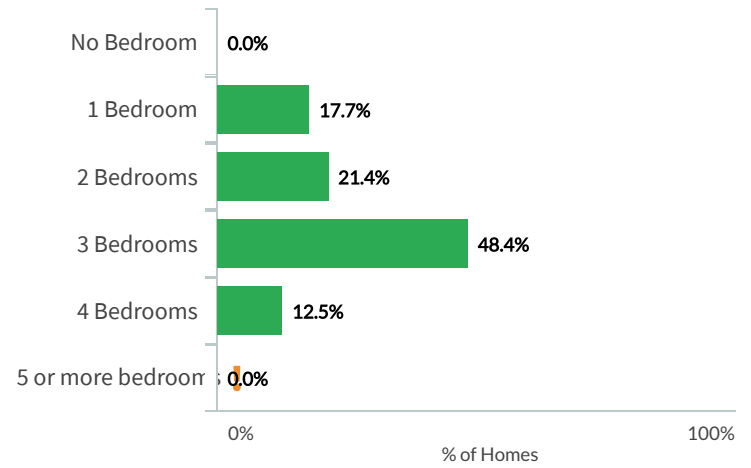
Types of Homes

⚠️ This neighborhood has among the **lowest** percentages of townhouses, rowhouses and other attached homes of all neighborhoods in America according to NeighborhoodScout analysis.

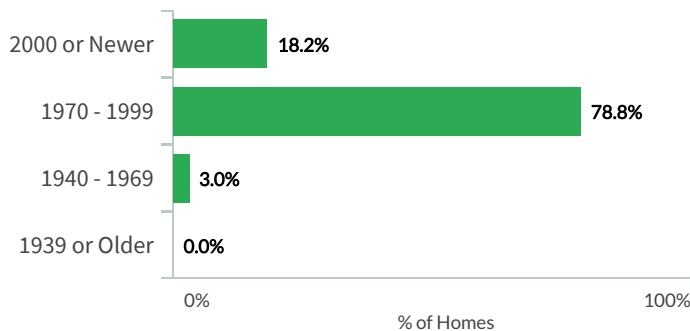


Home Size

⚠️ This neighborhood has among the **lowest** percentage of five or more bedroom residences of all neighborhoods in America according to NeighborhoodScout analysis.



Age of Homes



Special Purpose Housing



Neighborhood Economics & Demographics Data

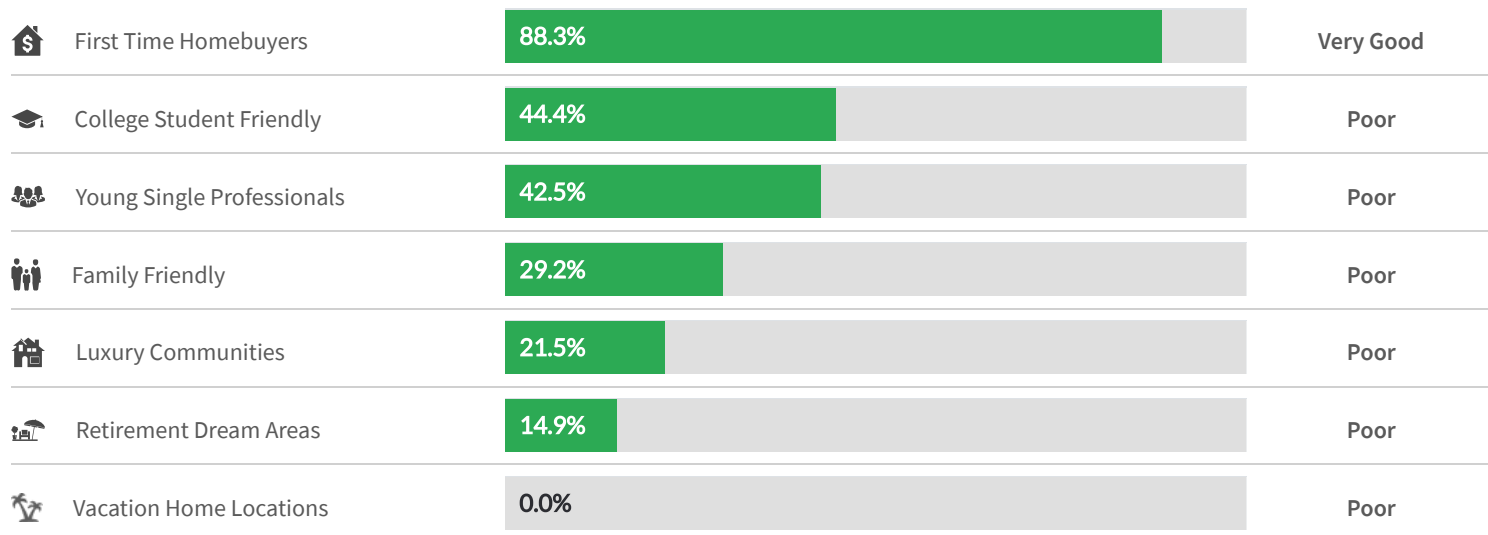
8301 Riverstone Dr, Austin, TX 78724

136 Vital Statistics | 0 Condition Alerts

August 01, 2023

LIFESTYLE

Percentage of neighborhoods in America that this neighborhood surpasses.

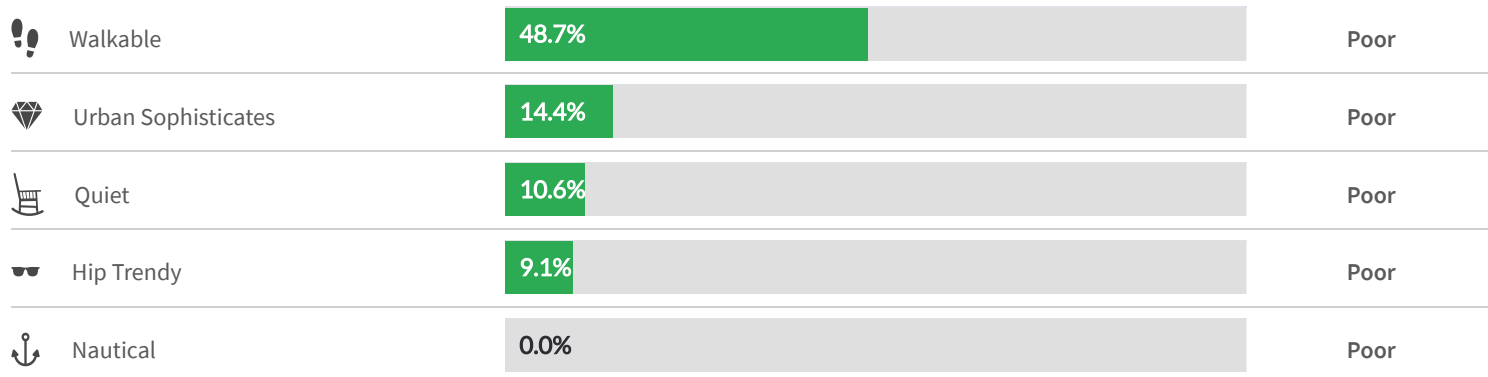


There isn't one neighborhood that is best for everyone. The best neighborhood for you may not be the best one for someone else. Similarly, what you want as a first-time home buyer may be different than what you want when you have school-aged children, or when you are nearing retirement.

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

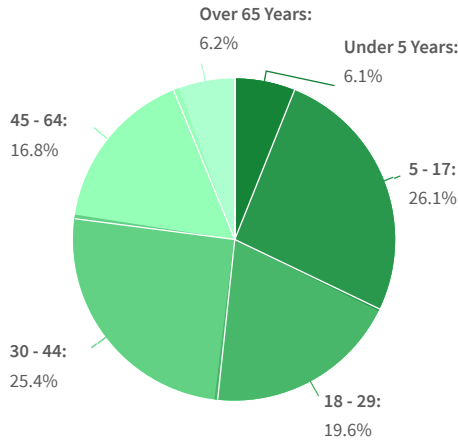
Percentage of neighborhoods in America that this neighborhood surpasses.



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.

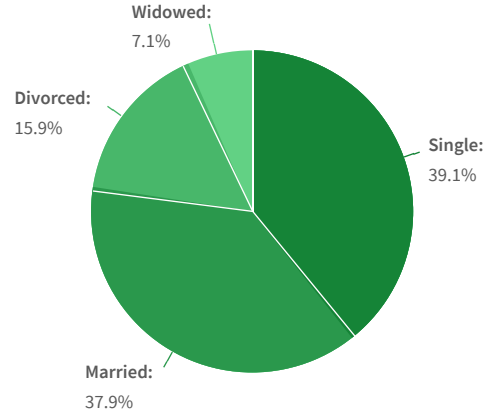
AGE

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

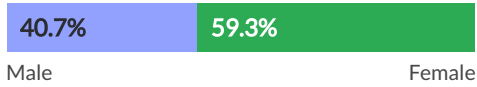


MARITAL STATUS

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

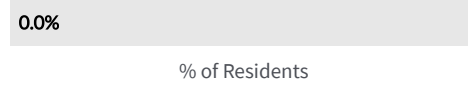


GENDER



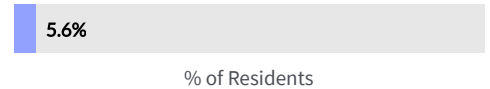
MILITARY

Currently active in the military living on or off base.



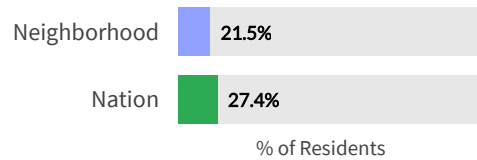
COLLEGE

Enrolled undergraduate or graduate students living on or off campus.

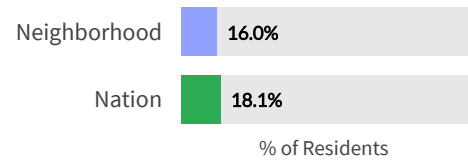


HOUSEHOLD TYPES

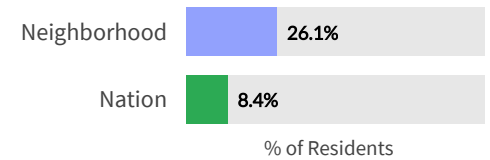
One person households



Married Couple with Child

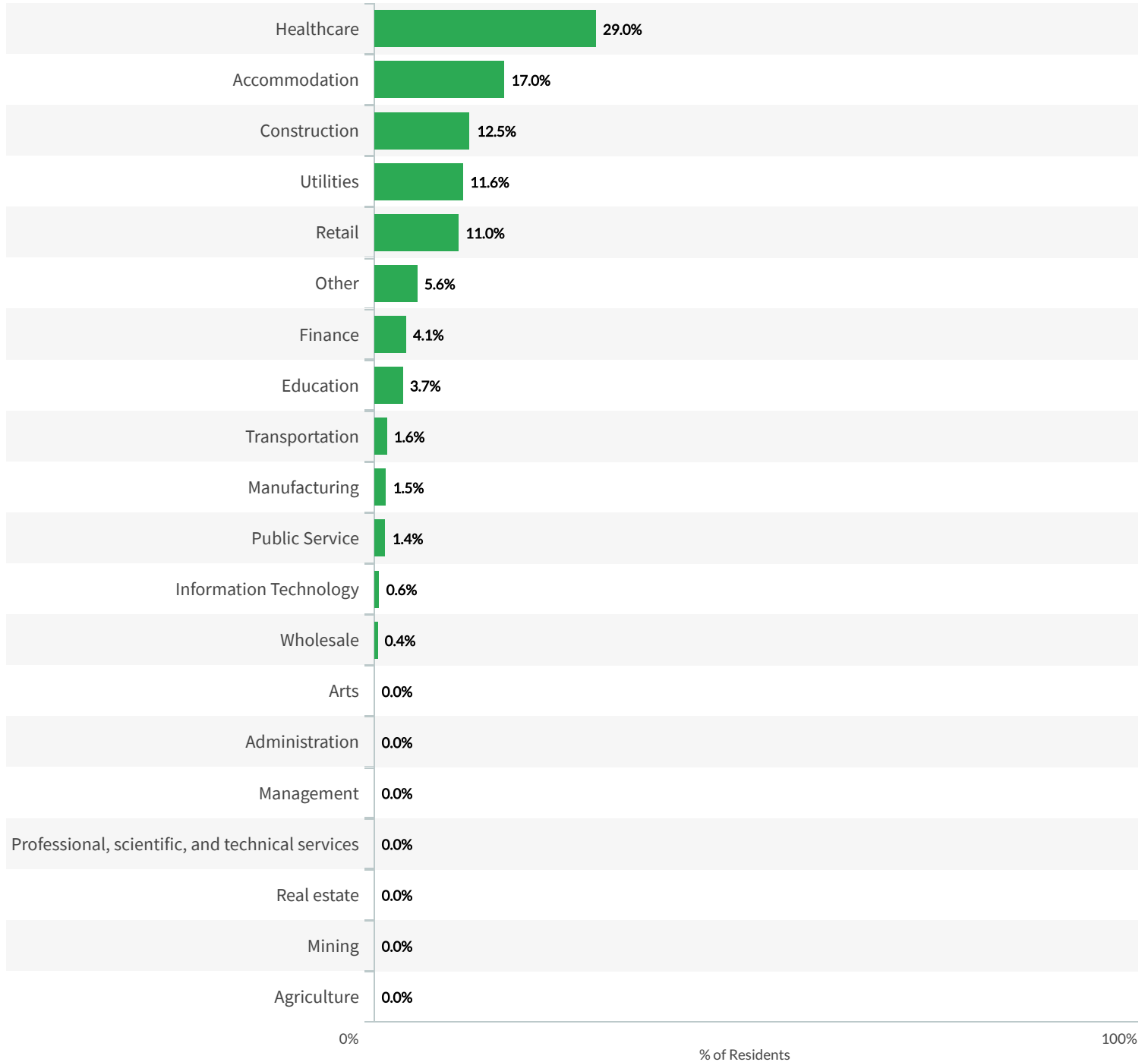


Single Parent with Child



EMPLOYMENT INDUSTRIES

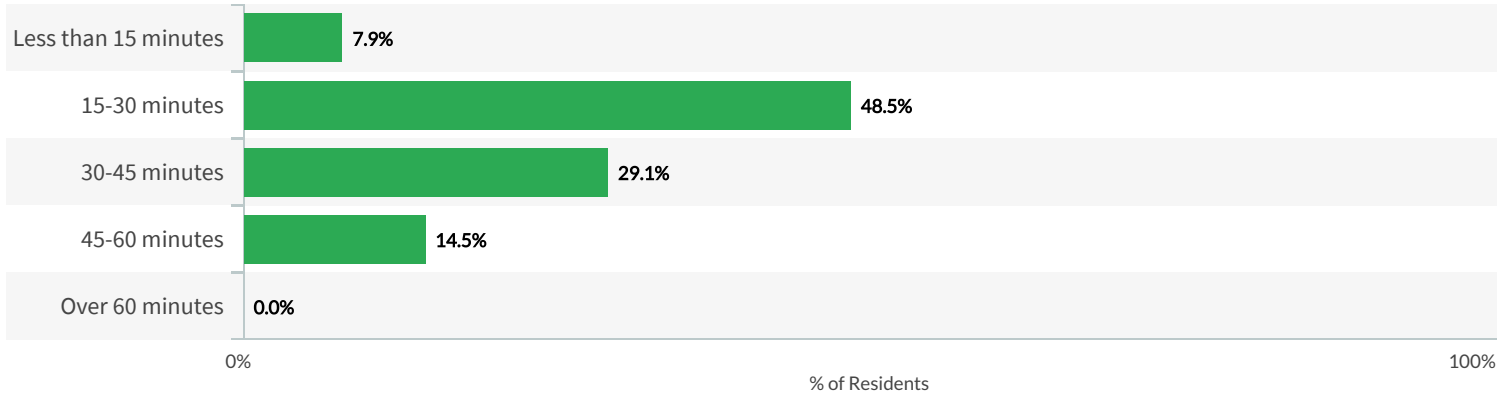
Types of employers for whom residents work. Neighborhoods where residents cluster into particular industries are often found near particular employers or institutions.



COMMUTE TO WORK

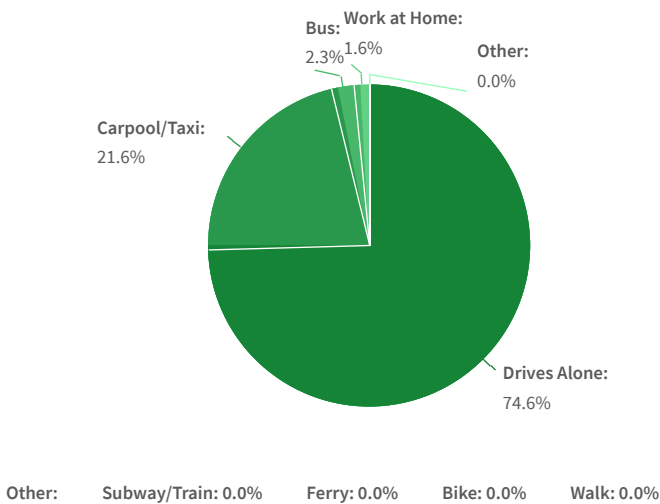
Average One-way Commute Time

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.



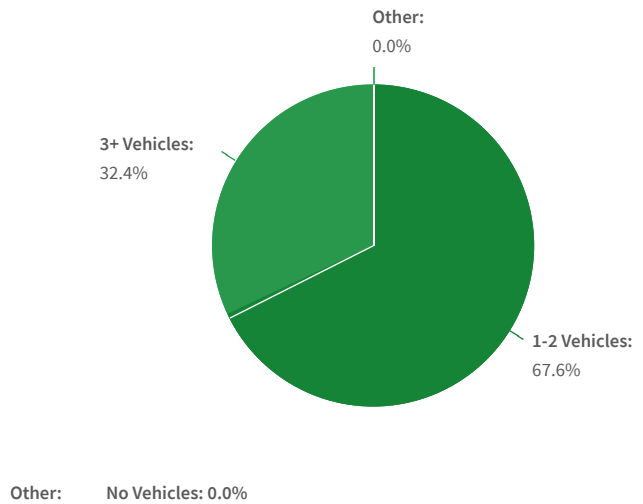
Means of Transport

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



Vehicles per household

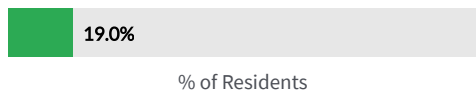
Number of vehicles registered per household, as a percentage of all households in the neighborhood.



MIGRATION & MOBILITY

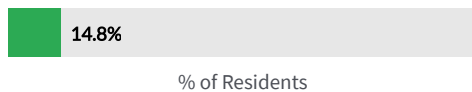
Moved Last Year

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



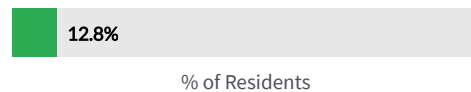
Born Out of State

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

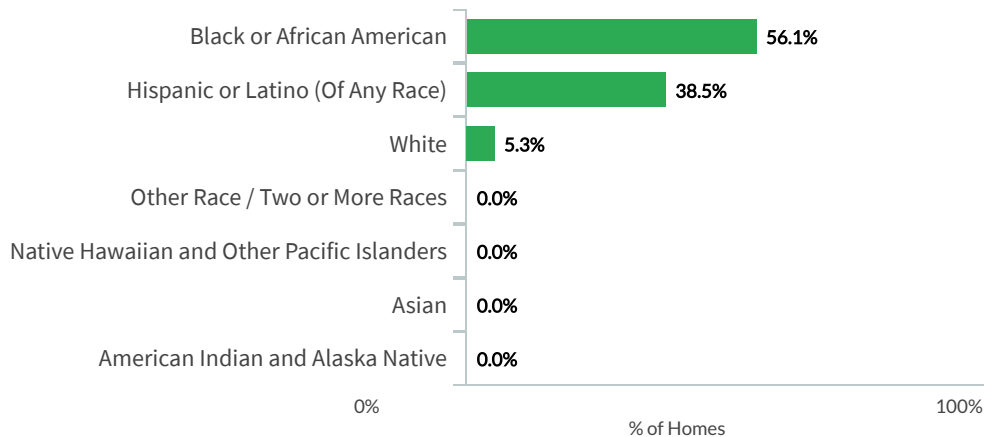
"Race/Ethnicity: Self-reported to the US Census. Asian and Hispanic residents may identify with one of the more specific subcategories."html_safe

Diversity Index

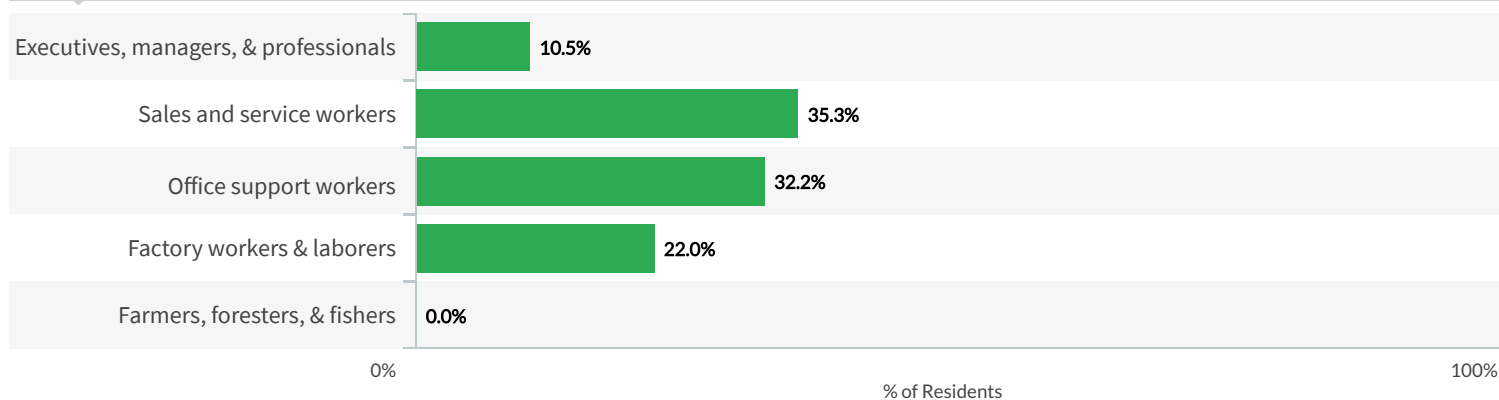
57

(100 is the most diverse)

More diverse than 57% of U.S. neighborhoods.

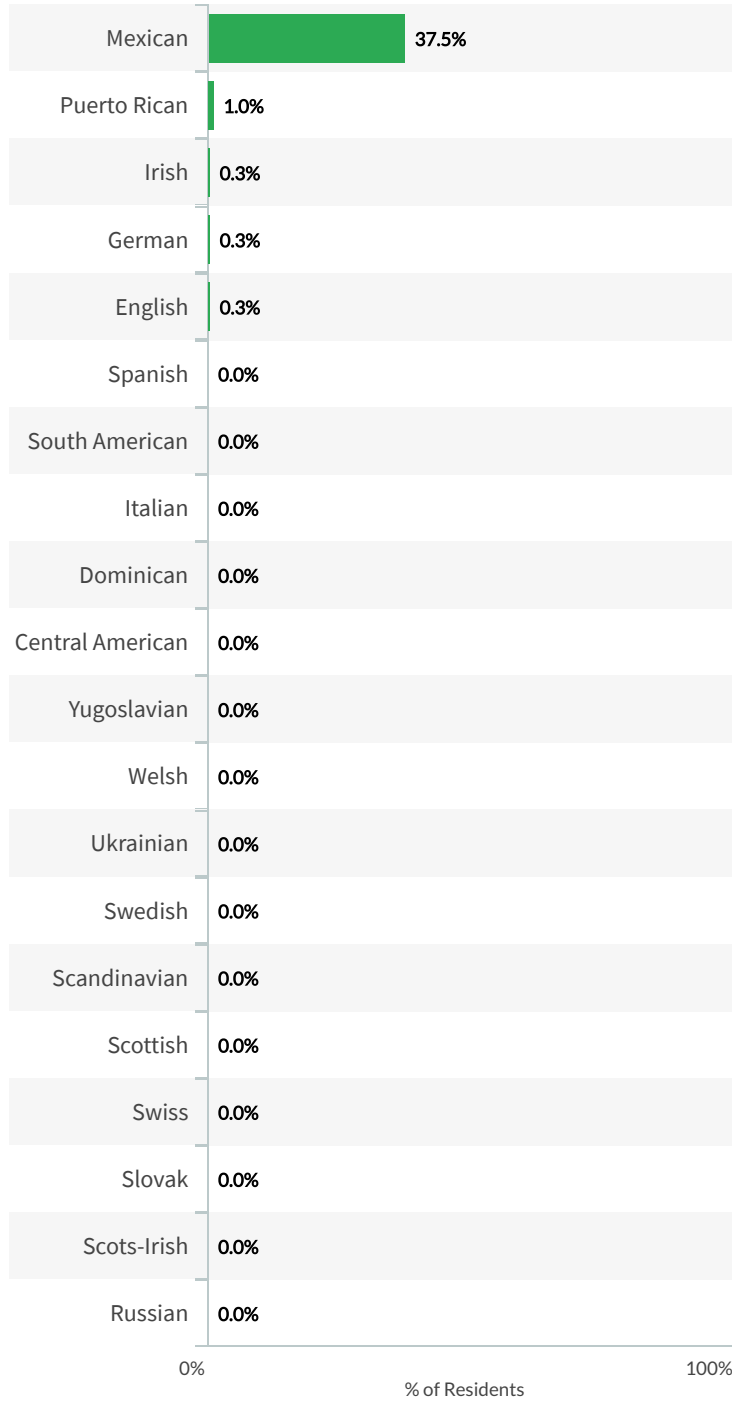


OCCUPATIONS



ANCESTRY

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



LANGUAGES SPOKEN

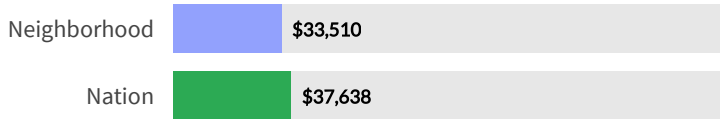
Top 20 most common languages neighborhood residents preferentially speak when they are at home with their families.



AVERAGE INCOME

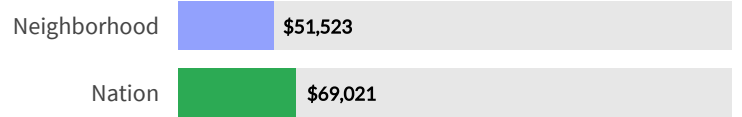
Per Capita Income

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



Median Household Income

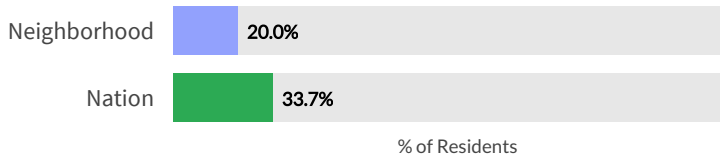
Best measure of the budget of the typical family or other non-family household.



EDUCATION

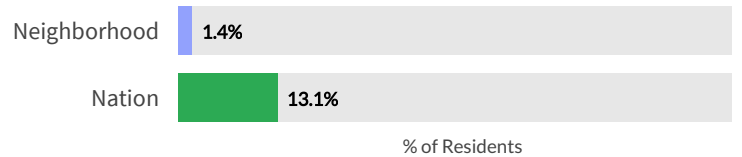
Adults with College Degree

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



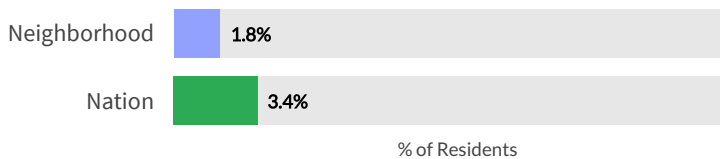
Adults with Advanced Degree

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



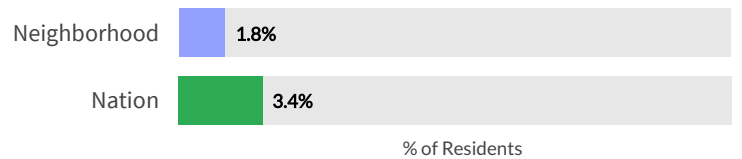
UNEMPLOYMENT RATE

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

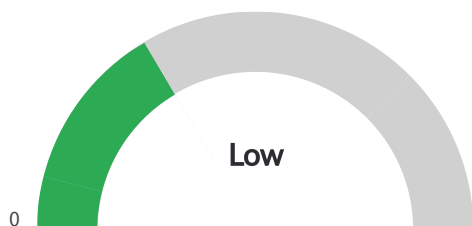


CHILDREN LIVING IN POVERTY

⚠️ This neighborhood has one of the **lowest** percentages of children living below the federal poverty line of any neighborhood in this state.



More educated than **33.47%** of U.S. neighborhoods.



Higher income than **28.13%** of U.S. neighborhoods.



Neighborhood Crime Data

8301 Riverstone Dr, Austin, TX 78724

67 Vital Statistics | 2 Condition Alerts

August 01, 2023

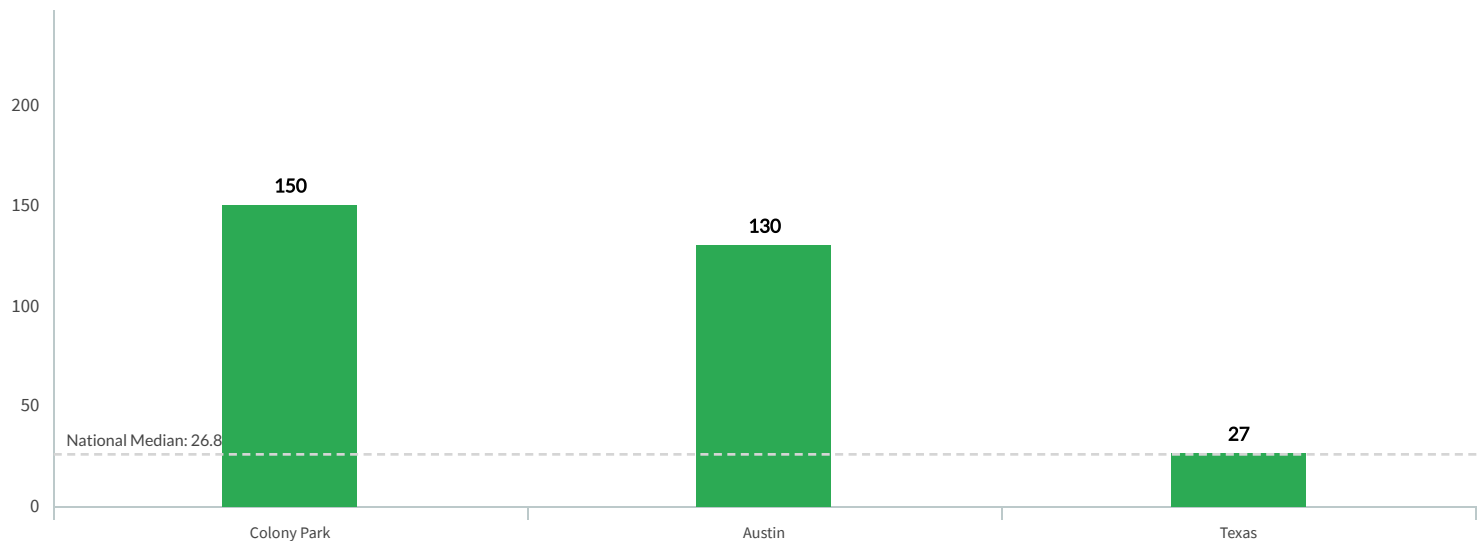
NEIGHBORHOOD CRIME INDEX



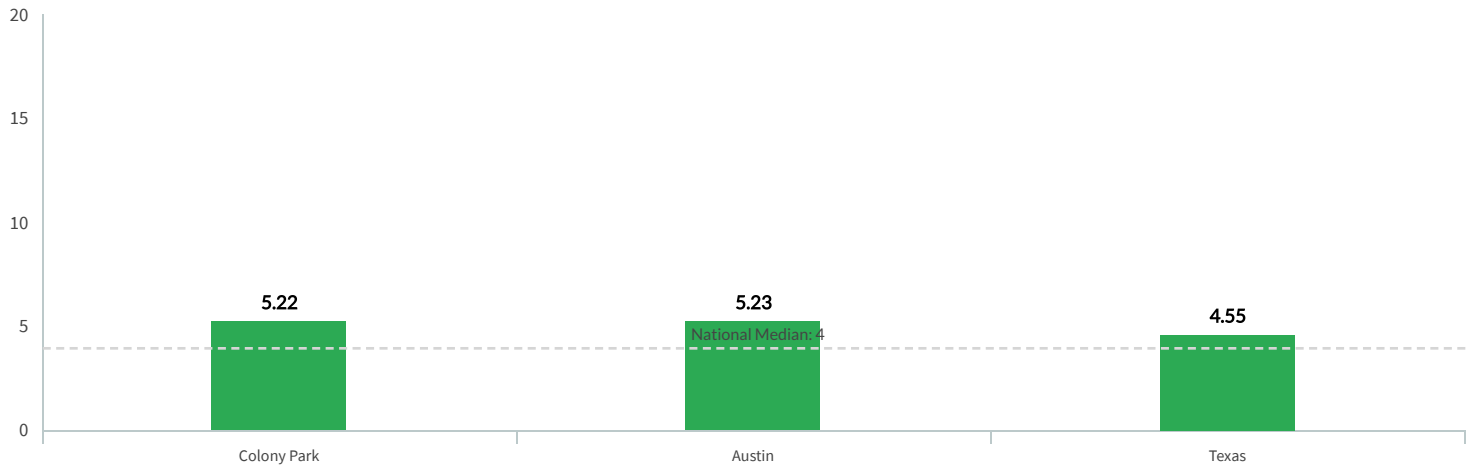
NeighborhoodScout® provides exclusive crime risk analytics for every neighborhood in America with up to 98% predictive accuracy. Crime risk indices are nationally comparable on a 1 – 100 scale, where 100 means safer than 100% of U.S. neighborhoods.

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)



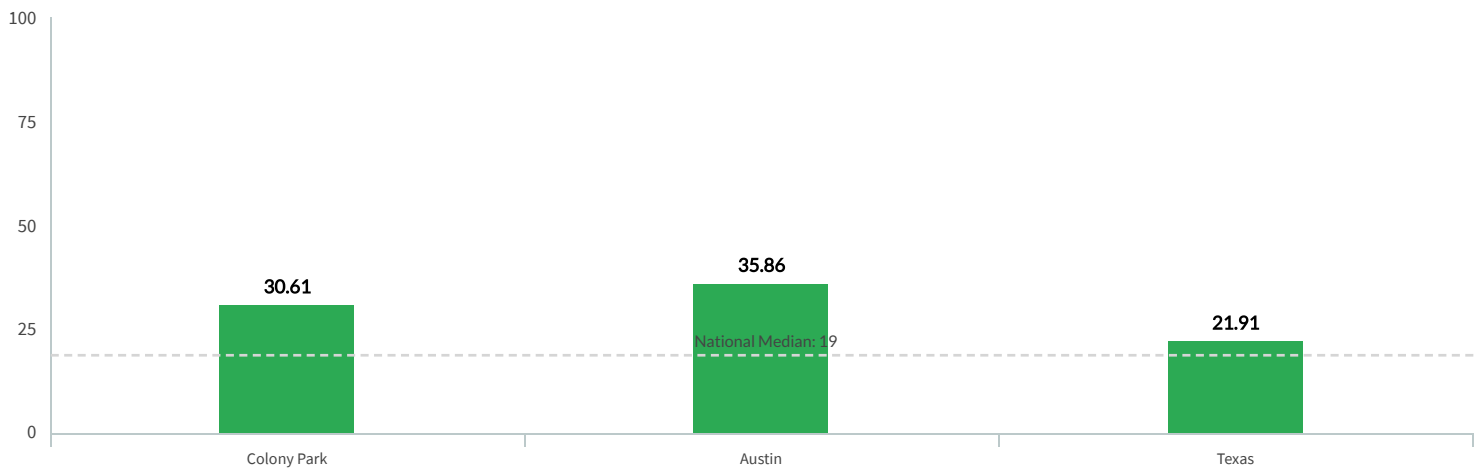
VIOLENT CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Violent Crime

<p>1 in 192 in this Neighborhood</p>	<p>1 IN 191 in Austin</p>	<p>1 IN 220 in Texas</p>
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PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime

<p>1 in 33 in this Neighborhood</p>	<p>1 IN 28 in Austin</p>	<p>1 IN 46 in Texas</p>
--	-------------------------------------	------------------------------------



Neighborhood Public School Data

8301 Riverstone Dr, Austin, TX 78724

65 Vital Statistics | 6 Condition Alerts

August 01, 2023

SCHOOL RATING INFORMATION

* 10 is the highest

School Quality	Elementary Schools	Middle Schools	High Schools
<p>Address-Specific School Quality Rating, rates the quality of the K-12 public schools that serve this address.</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">13</p> <p style="text-align: center;">(100 is best)</p> <p>Better than 13% of all U.S. schools.</p> <p> Among the lowest in the U.S.</p>	<div style="font-size: 3em; font-weight: bold; background-color: #ffc107; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div>	<div style="font-size: 3em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div>	<div style="font-size: 3em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div>

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>Dobie Middle School 1200 Rundberg Ln Austin, TX 78753</p>	06-08	<div style="font-size: 2em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div>	<div style="font-size: 2em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div>
<p>Lbj Echs School 7309 Lazy Creek Dr Austin, TX 78724</p>	09-12	<div style="font-size: 2em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">2</div>	<div style="font-size: 2em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div>
<p>Overton Elementary School 7201 Colony Loop Dr Austin, TX 78724</p>	PK-05	<div style="font-size: 2em; font-weight: bold; background-color: #dc3545; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">3</div>	<div style="font-size: 2em; font-weight: bold; background-color: #ffc107; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div>

THIS ADDRESS IS SERVED BY 1 DISTRICT:

Austin Isd		
74,602 students enrolled in this district	125 schools in district	14 students per classroom

District Quality Compared to TX

6

(10 is best)

Better than 58.9% of all TX school districts.

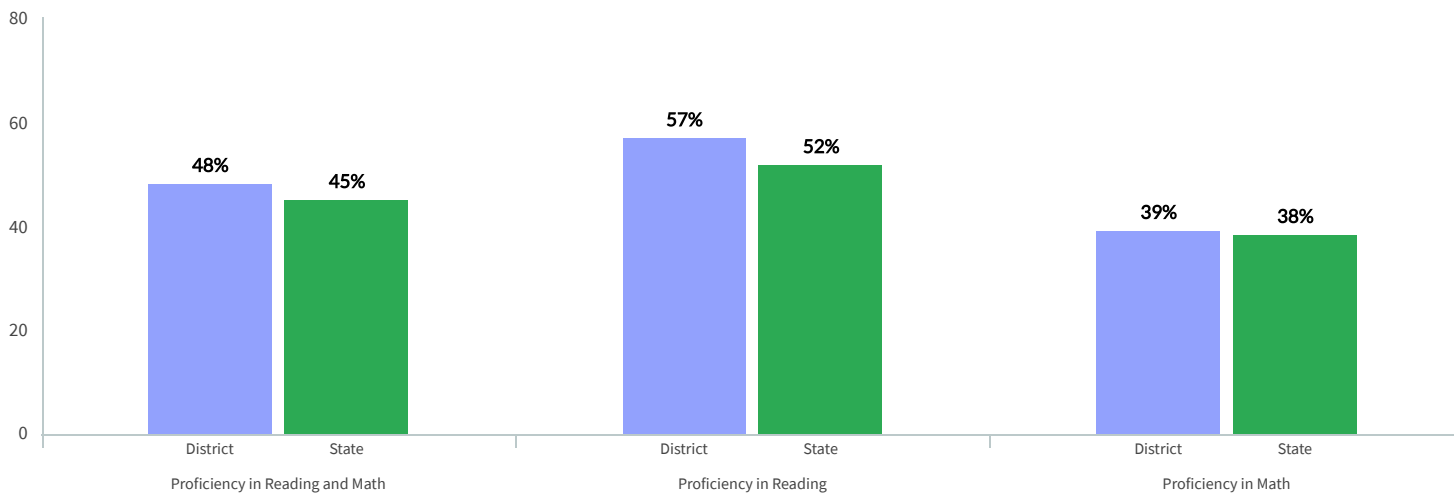
District Quality Compared to U.S.

6

(10 is best)

Better than 56.8% of all US school districts.

PUBLIC SCHOOL TEST SCORES



SCHOOL DISTRICT ENROLLMENT BY GROUP

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	31.8%	27.3%
Black	6.6%	13.2%
Hispanic	56.6%	53.9%
Asian Or Pacific Islander	4.8%	5.0%
American Indian Or Native Of Alaska	0.3%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
Economically disadvantaged	50.9%	60.6%
Free lunch eligible	49.7%	57.0%
Reduced lunch eligible	1.2%	3.6%

EDUCATIONAL EXPENDITURES

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$6,069	\$491,048,859	25.2%
Support Expenditures			
Student	\$610	\$49,355,710	2.5%
Staff	\$625	\$50,569,375	2.6%
General Administration <small>⚠ Among the lowest per student in this state.</small>	\$90	\$7,281,990	0.4%
School Administration	\$704	\$56,961,344	2.9%
Operation	\$1,182	\$95,636,802	4.9%
Transportation <small>⚠ Among the highest per student in this state.</small>	\$405	\$32,768,955	1.7%
Other	\$607	\$49,112,977	2.5%
Total Support	\$4,223	\$341,687,153	17.5%
Non-instructional Expenditures <small>⚠ Among the highest per student in this state.</small>	\$13,824	\$1,118,513,664	57.3%
Total Expenditures <small>⚠ Among the highest per student in this state.</small>	\$24,116	\$1,951,249,676	100.0%

Neighborhood Trends and Forecasts

8301 Riverstone Dr, Austin, TX 78724

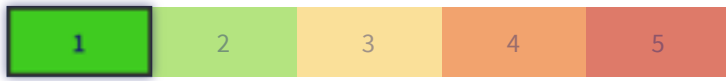
328 Vital Statistics | 27 Condition Alerts

August 01, 2023

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

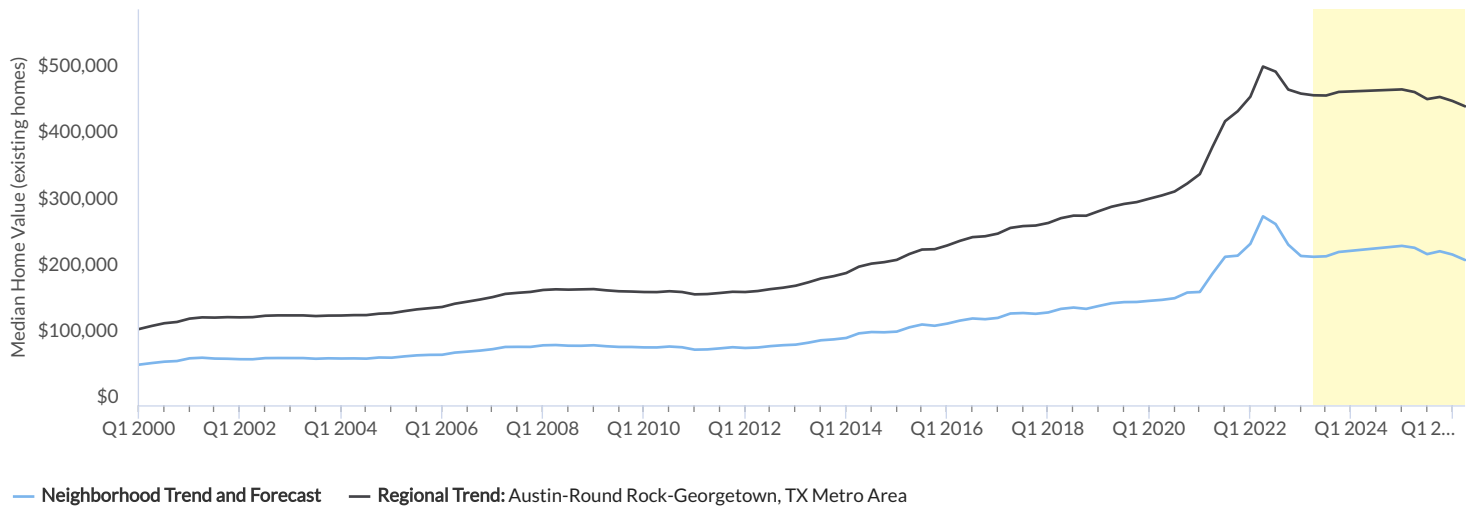
BLUE CHIP



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: 2023 Q2 - 2026 Q2	-2.70% ↓	-0.91% ↓	8	2
Latest Quarter: 2022 Q4 - 2023 Q1 ⚠️ Among the lowest appreciation rate in the U.S.	-7.05% ↓	-25.35% ↓	10	1
Last 12 Months: 2022 Q1 - 2023 Q1 ⚠️ Among the lowest appreciation rate in the U.S.	-7.53% ↓	-7.53% ↓	1	1
Last 2 Years: 2021 Q1 - 2023 Q1	31.77% ↑	14.79% ↑	9	8
Last 5 Years: 2018 Q1 - 2023 Q1 ⚠️ Among the highest appreciation rate in the U.S.	60.82% ↑	9.97% ↑	7	9
Last 10 Years: 2013 Q1 - 2023 Q1 ⚠️ Among the highest appreciation rate in the U.S.	146.22% ↑	9.43% ↑	6	9
Since 2000: 2000 Q1 - 2023 Q1 ⚠️ Among the highest appreciation rate in the U.S.	237.49% ↑	5.55% ↑	7	10

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

Likely to drive home values upward over the next few years or indicators of upward trends already underway.

- + Income Trend
- + Educated Population Trend
- + Vacancies
- + Real Estate Values Nearby

Cons

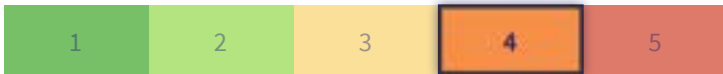
Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- Neighborhood Look & Feel
- School Performance
- Regional Housing Market Outlook
- Crime

SCOUT VISION® PROXIMITY INDEX

Price Advantage Score

ADVANTAGE

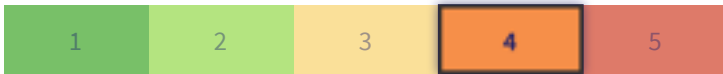


At least **10% less expensive** per sq ft than other neighborhoods nearby.

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

Access to High-Paying Jobs

VERY GOOD



On average in the **top 40%** for job accessibility.

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

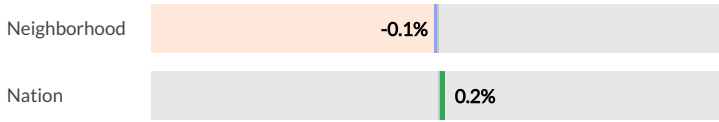
\$111 neighborhood price per sq ft	\$133 average nearby home price per sqft
--	--

JOBS WITHIN AN HOUR	HIGH-PAYING JOBS*
5 minutes	183
10 minutes	7368
15 minutes	38070
20 minutes	204709
30 minutes	486398
45 minutes	575958
60 minutes	615814

*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

Avg. Annual Homeownership Trend

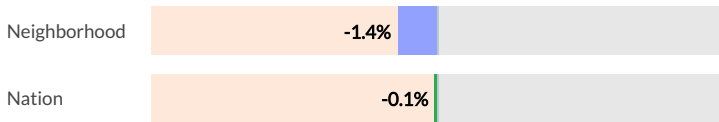


Avg. Annual Rent Price Trend



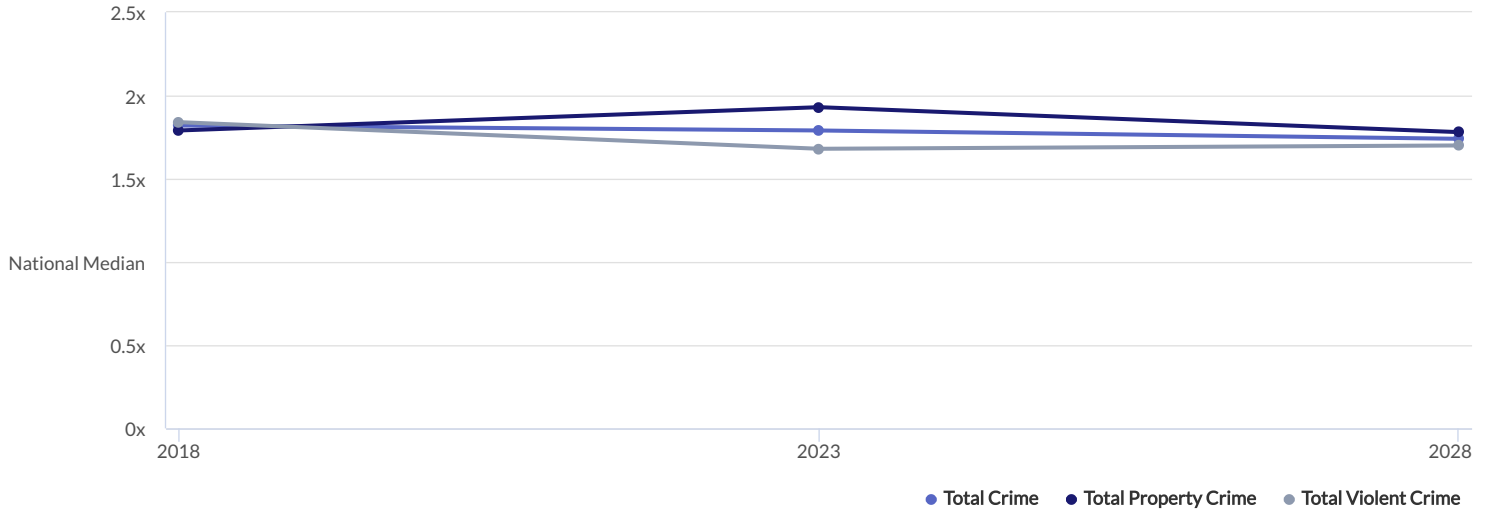
Avg. Annual Vacancy Trends

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

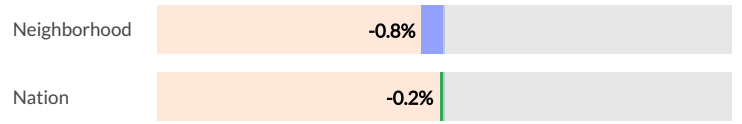
College graduates are defined as adults 25 and older with at least a 4-year college degree.



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

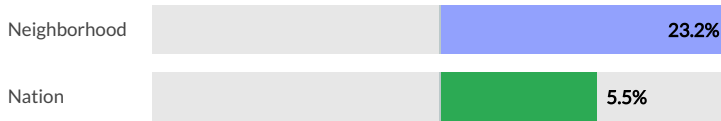
Avg. Annual Change in K-12 School Performance

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



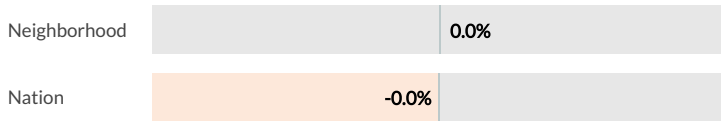
⚠ Increased among the **highest** rates in the U.S.

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

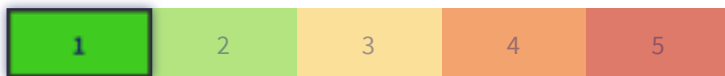
DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile ⚠️ Population growth within one half mile of this location has been among the highest in the nation over the last 5 years.	1,908	2,326	21.91% ↑
1 Mile ⚠️ Population growth within 1 mile of this location has been among the highest in the nation over the last 5 years.	6,182	7,136	15.43% ↑
3 Miles	33,678	35,494	5.39% ↑
5 Miles	115,821	123,633	6.74% ↑
10 Miles	638,720	668,720	4.70% ↑
15 Miles	1,148,528	1,212,979	5.61% ↑
25 Miles ⚠️ Population growth within 25 miles of this location has been among the highest in the nation over the last 5 years.	1,790,908	2,008,185	12.13% ↑
50 Miles ⚠️ Population growth within 50 miles of this location has been among the highest in the nation over the last 5 years.	2,247,340	2,557,973	13.82% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Regional Appreciation Potential (3yr)

VERY LOW



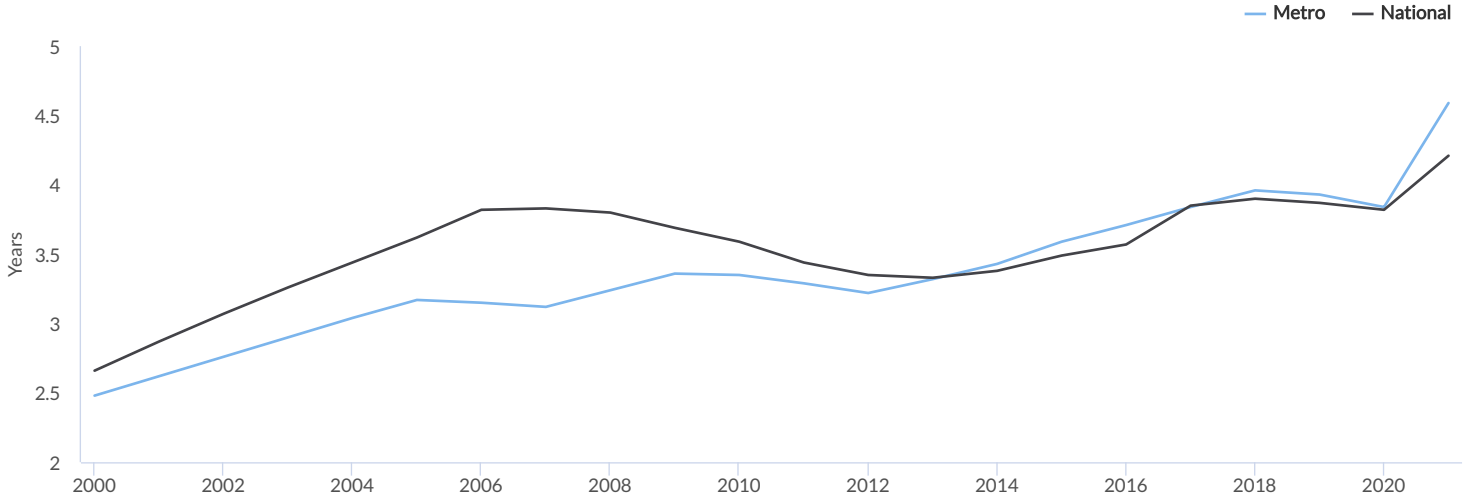
Forecast to **depreciate** over the next 3 years

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 Region's Historical Low</p>	<p>4.59 Region's Historical High</p>	<p>4.59 Current</p> <p>⚠️ 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>
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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	7.32% ↑	10	4.89% ↑	10
	⚠ Among the highest in the nation over the last 2 years.		⚠ Population growth in this region has been among the highest in the nation over the last year.	
Job Growth	11.38% ↑	10	2.68% ↑	9
	⚠ Job growth in this region has been among the highest in the nation over the last 2 years.		⚠ Job growth in this region has been among the highest in the nation over the last year.	
Income Trend	34.17% ↑	10	17.69% ↑	10
	⚠ Wage and income growth in this region has been among the highest in the nation over the last 2 years.		⚠ Wage and income growth in this region has been among the highest in the nation over the last year.	
Unemployment Trend	-1.28% ↓	3	0.27% ↑	1
			⚠ The increase in unemployment in this region has been among the highest in the nation over the last year.	
Stock Performance of Region's Industries	-4.03% ↓	9	5.32% ↑	10
	⚠ The stock market performance of this region's industries has been among the best in the nation over the last 2 years.		⚠ The stock market performance of this region's industries has been among the best in the nation over the last year.	
Housing Added	10.35% ↑	10	5.26% ↑	10
	⚠ The rate of new housing construction in this region has been among the highest in the nation over the last 2 years.		⚠ The rate of new housing construction in this region has been among the highest in the nation over the last year.	
Vacancy Trend	-2.45% ↓	9	UNREPORTED	UNREPORTED
	⚠ The decrease in vacancy rates in this region has been among the greatest in the nation over the last 2 years.			

* 10 is highest

** Outside the nation's largest metropolitan regions, vacancy trends are available for the last 2 years only.

DISCLAIMER

Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by Location Inc. Nothing contained in or generated by a Location Inc. product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection.

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8301 Riverstone

4.b. Good Neighborhood Policy

City of Austin Good Neighbor Checklist

1. **Preliminary Research:** N/A
2. **Neighborhood Notification:** ARA is in the process of compiling a list of all property owners within 500 feet of the site and registered neighborhood organizations to be notified and engaged in the development and sale of the proposed units.
3. **Pre-Application Engagement:** Equidad ATX had been working in the Colony Park and Lakeside and with the collaboration of the Colony Park Neighborhood Association, identified this property as a good one to develop. The property had become an unofficial dump site, and the partners saw this as an opportunity to clean the site, and put it towards positive community use. Equidad ATX approached ARA to be their partner in this endeavor. Since the beginning of this process, the partnership has been in regular communication with the Neighborhood Association. They have been a voice in determining the programming and design of the project. The neighborhood expressed their support for having this be an owner-occupied development, and changing the model in Lakeside, which is primarily multifamily or owner-occupied mobile homes. ARA and Equidad ATX have incorporated feedback into the development design and will continue to engage the neighborhood throughout the development.
4. **Communication Plan:** Along with the Colony Park Neighborhood Association, ARA and Equidad ATX have engaged with the Colony Park/Lakeside Community Development Corporation about neighborhood advocacy efforts. The team will collaborate with these organization throughout the development, and intends to utilize their expertise and input to affirmatively market these homes. The team will be creating a prioritization tool to prioritize these homes for households with historic or generational ties to the Colony Park and Lakeside neighborhoods. Lastly, as an eligible Community Housing Development Organization, the organization also has a process in its bylaws to collect feedback annually from stakeholders in the neighborhoods in which we work.

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

Gregory L. Smith
printed name

8/4/23
date

8301 Riverstone

4.c. SMART Housing 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

JULY 11, 2024 (Revision to letter dated May 17, 2023)

S.M.A.R.T. Housing Certification (Revision to May 17, 2023)
8301 Riverstone LP
8301 Riverstone Dr. (ID 903-6000)

TO WHOM IT MAY CONCERN:

Owner 8301 Riverstone, LP. (development contact: Bryan Kight; ph: 512.469.1706 ext. 103; email: bkight@austinrev.org) is planning to develop 8301 Riverstone Drive, a 03-unit ownership development at 8301 Riverstone Dr., Austin, Texas 78724.

The purpose of this revision is to update the total unit count from 4 to 3 units. The overall S.M.A.R.T. Housing fee waiver level is unchanged. The project is still eligible for a 100% waiver of fees, with 3/3 of the units eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The project was previously certified for a 100% waiver of fees, with 4/4 of the units eligible to receive CRF waivers.

S.M.A.R.T. Housing – 8301 Riverstone - Ownership	
Total units: 3 units	
<u>Minimum Required:</u> 40% (02 units) at or below 80% MFI	<u>Proposed unit mix:</u> 100% (03 units) at or below 80% MFI
Affordability Period (S.M.A.R.T. units): 01 Year	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 03/03 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
Site Plan Review
Construction Inspection
Demolition Permit Fee

Concrete Permit
Electrical Permit
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

8301 Riverstone

4.d. MOU with ECHO

Not applicable.

8301 Riverstone

4.e. Resident Services

Not applicable.

8301 Riverstone

Property Information

8301 Riverstone

5.a. Appraisal

2024 NOTICE OF APPRAISED VALUE**This is NOT a Tax Statement. Do Not Pay From This Notice**

TRAVIS CENTRAL APPRAISAL DISTRICT
850 E ANDERSON LANE
P.O. Box 149012
Austin, Texas 78714-9012
 Phone: (512) 834-9138

Date of Notice: April 12, 2024

Property ID: 499840
Ownership %: 100.00
Ref ID2: 02173805060000
Legal: LOT 4 BLK C COLONY MEADOWS SEC 2
Legal Acres: 0.3080
Situs: 8301 RIVERSTONE DR 78724
Agent ID: 1799747

#BWNNRFT
 #119000019364874998404#

FPP TAX LLC
 3909 WENTWOOD DR
 DALLAS TX 75225

Agent for: 8301 RIVERSTONE LP

Agent PIN: xxxxxxxxxx
 To File a Protest on this Property go to
<https://www.traviscad.org/protests>

Dear Property Owner:

We have appraised the property listed above for the tax year 2024. As of January 1, our appraisal is outlined below.

Market Value	Net Appraised Value (Includes Homestead Limitation if Applicable)
75,000	75,000

Taxing Unit	2023 Exemption	2023 Exemption Amount	2024 Exemption	2024 Exemption Amount	Exemption Amount Change	2023 Taxable	2024 Taxable	Freeze Year and Ceiling
AUSTIN COMM COLL DIST		0		0	0	75,000	75,000	
AUSTIN ISD		0		0	0	75,000	75,000	
CITY OF AUSTIN		0		0	0	75,000	75,000	
TRAVIS COUNTY		0		0	0	75,000	75,000	
TRAVIS COUNTY HEALTHCARE DISTRICT		0		0	0	75,000	75,000	

On May 4, 2024, Travis County voters will have the opportunity to vote for three elected members to our Board of Directors. The last day to register to vote is Thursday, April 4, 2024. Early voting is from April 22 to April 30. To check your voter registration status and find your local polling place, visit votetravis.com.

If you are claiming an over 65 or disabled person exemption on your school district taxes, the taxes on your property cannot increase during the time you own and live in that home. Your school district taxes will not go above your tax ceiling unless you improve the home (other than normal repairs and maintenance). If you improve your property (by adding rooms or buildings) or are transferring a freeze percentage from another property, your ceiling amount may increase from prior years.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies and (2) Notice of Protest.

A Breakdown of Your Property's Values

Appraisal Information	Last Year's - 2023	Proposed - 2024
Market Value of Building & Other Structures	0	0
Market Value of Non Ag/Timber Land	75,000	75,000
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	75,000	75,000
Productivity Value of Ag/Timber Land	0	0
Appraised Value	75,000	75,000
Homestead Value Limitation	0	0
Circuit Breaker Value Limitation	0	0
Net Appraised Value (Possible Homestead or Circuit Breaker Limitations)*	75,000	75,000
Exemptions (DV - Disabled Vet; DP - Disabled Person; HS - Homestead; OV65 - Over 65)		

**The Net Appraised Value of properties with a homestead exemption is limited to the lower of last year's net appraised value plus 10% or the current market value. (Texas Property Tax Code, Section 23.23). The Net Appraised Value of real properties without a homestead exemption and whose value is less than \$5 million is limited to the lower of last year's net appraised value plus 20% or the current market value. (Texas Property Tax Code, Section 23.231)*

Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

The Texas Legislature does not set the tax amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries concerning your taxes should be directed to those officials.

The appraisal district only determines the value of the property. Budgets and tax rates are set by the governing body of each taxing unit. Taxpayers have a voice in the decisions that affect those rates. In early August, taxing units take the first step toward adopting a tax rate by calculating No New Revenue and Voter Approval tax rates. If a taxing unit increases their budget, they will need to increase your property taxes and adopt a tax rate higher than the No New Revenue rate. Visit TravisTaxes.com in early August to review how these proposals will impact your property tax bill and learn about opportunities to voice your opinion on these decisions.

The difference between the 2019 appraised value and the 2024 appraised value is 200%. This percentage information is required by Tax Code Section 25.19(b-1).

If you believe your property's market value is incorrect, you have the right to file a protest.

To file a protest, complete the notice of protest form included in this mailing and submit it to the Appraisal Review Board no later than **May 15, 2024**. Forms can be submitted online, at the mailing address below, or dropped off in person.

Submit Your Protest No Later Than **May 15, 2024**

Mailing Address: Travis Appraisal Review Board, PO Box 149012, Austin, TX 78714-9012

Drop off in person: 850 E Anderson Lane, Austin, TX 78752

Online: www.traviscad.org/protests

Informal meeting will be offered by phone or online starting April 22, 2024.

Formal hearings will begin June 3, 2024 and will be held via remote telephonic hearings with Video component or at 850 E Anderson Lane, Austin, TX 78752

Please visit www.traviscad.org/protests for more information on filing a protest, informal meetings, and formal hearings.

If your property is valued over \$50 million and is commercial real and personal property, industrial and manufacturing real and personal property, real and personal property of utilities, or multifamily residential real property, you have the right to have a protest related to this property heard by a special panel of the Appraisal Review Board. If you have any questions or need more information, contact the Appraisal District at (512) 834-9138.

Description of Exemptions

Please see a brief explanation of these total or partial exemption of property from taxation required or authorized by the Property Tax Code.

General Residence Homestead Exemption (HS) - (Tax Code Section 11.13(a) and (b))

A property owner who acquires property after Jan. 1 may receive the residence homestead exemption for the applicable portion of that tax year immediately on qualification of the exemption, if the previous owner did not receive the same exemption for the tax year. The property owner must occupy the property as the owner's primary residence and the residence homestead exemption cannot be claimed by the property owner on any other property.

Disabled Person Exemption (DP) - (Tax Code Section 11.13(c) and (d))

Persons under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units. Contact the appraisal district for more information.

Age 65 or Older Exemption (OV65) - (Tax Code Section 11.13(c) and (d))

This exemption is effective Jan. 1 of the tax year in which the property owner becomes age 65. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units. Contact the appraisal district for more information.

Surviving Spouse of an Individual Who Qualified for Age 65 or Older Exemption (OV65s) - (Tax Code Section 11.13(q))

Surviving spouse of person who qualified for the age 65 or older exemption may receive this exemption if the surviving spouse was 55 years of age or older when the qualifying spouse died. The property must have been the surviving spouse's residence homestead at the time of death and remain the surviving spouse's residence homestead. This exemption cannot be combined with an exemption under 11.13(d).

100 Percent Disabled Veterans Exemption (DVHS) - (Tax Code Section 11.131(b))

Property owner who has been awarded a 100 percent disability compensation due to a service-connected disability and a rating of 100 percent disabled or individual unemployability from the U.S. Department of Veterans Affairs or its successor. Documentation must be provided to support this exemption request.

Surviving Spouse of a Disabled Veteran Who Qualified or Would Have Qualified for the 100 Percent Disabled Veteran's Exemption (DVHSS) - (Tax Code Section 11.131(c) and (d)) Surviving spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.131(b) at the time of his or her death or would have qualified for the exemption if the exemption had been in effect on the date the disabled veteran died) who has not remarried since the death of the veteran. The property must have been the surviving spouse's residence homestead at the time of the veteran's death and remain the surviving spouse's residence homestead.

Donated Residence Homestead of Partially Disabled Veteran (DVCH) - Tax Code Section 11.132(b))

A disabled veteran with a disability rating of less than 100 percent with a residence homestead donated by a charitable organization at no cost or at some cost that is not more than 50 percent of the good faith estimate of the market value of the residence homestead as of the date the donation is made. Documentation must be provided to support this exemption request.

Surviving Spouse of a Disabled Veteran Who Qualified for the Donated Residence Homestead Exemption (DVCHS) - (Tax Code Section 11.132(c) and (d))Surviving spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.132(b) at the time of his or her death) who has not remarried since the death of the disabled veteran and maintains the property as his or her residence homestead.

Surviving Spouse of an Armed Services Member Killed in the Line of Duty (MASSS) - (Tax Code Section 11.133(b) and (c))

Surviving spouse of a U.S. armed services member who is killed or fatally injured in the line of duty who has not remarried since the death of the service member. Documentation must be provided to support this exemption request.

Surviving Spouse of a First Responder Killed in the Line of Duty (FRSS) - (Tax Code Section 11.134)

Surviving spouse of a first responder who is killed or fatally injured in the line of duty who has not remarried since the death of the first responder. Documentation must be provided to support this exemption request.

8301 Riverstone

5.b. Property Maps



Census Tracts & Council Districts

8301 RIVERSTONE DR, AUST1 X

Show search results for 830...

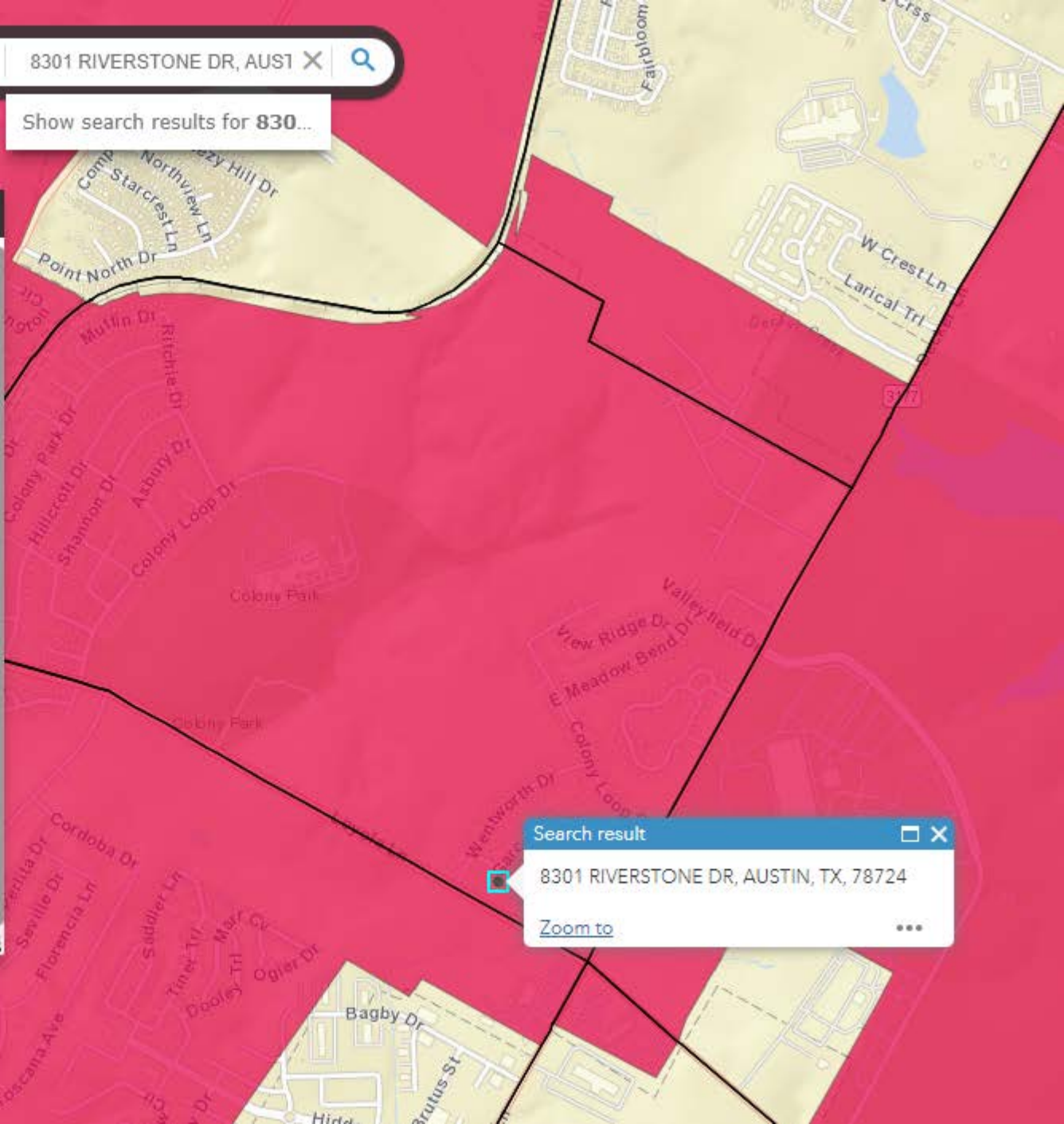


Legend

Census Tracts 2020

City Council Districts

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10



Search result

8301 RIVERSTONE DR, AUSTIN, TX, 78724

[Zoom to](#)



Opportunity Values

8301 RIVERSTONE DR, AUST X

Show search results for 830...

Legend

High Opportunity



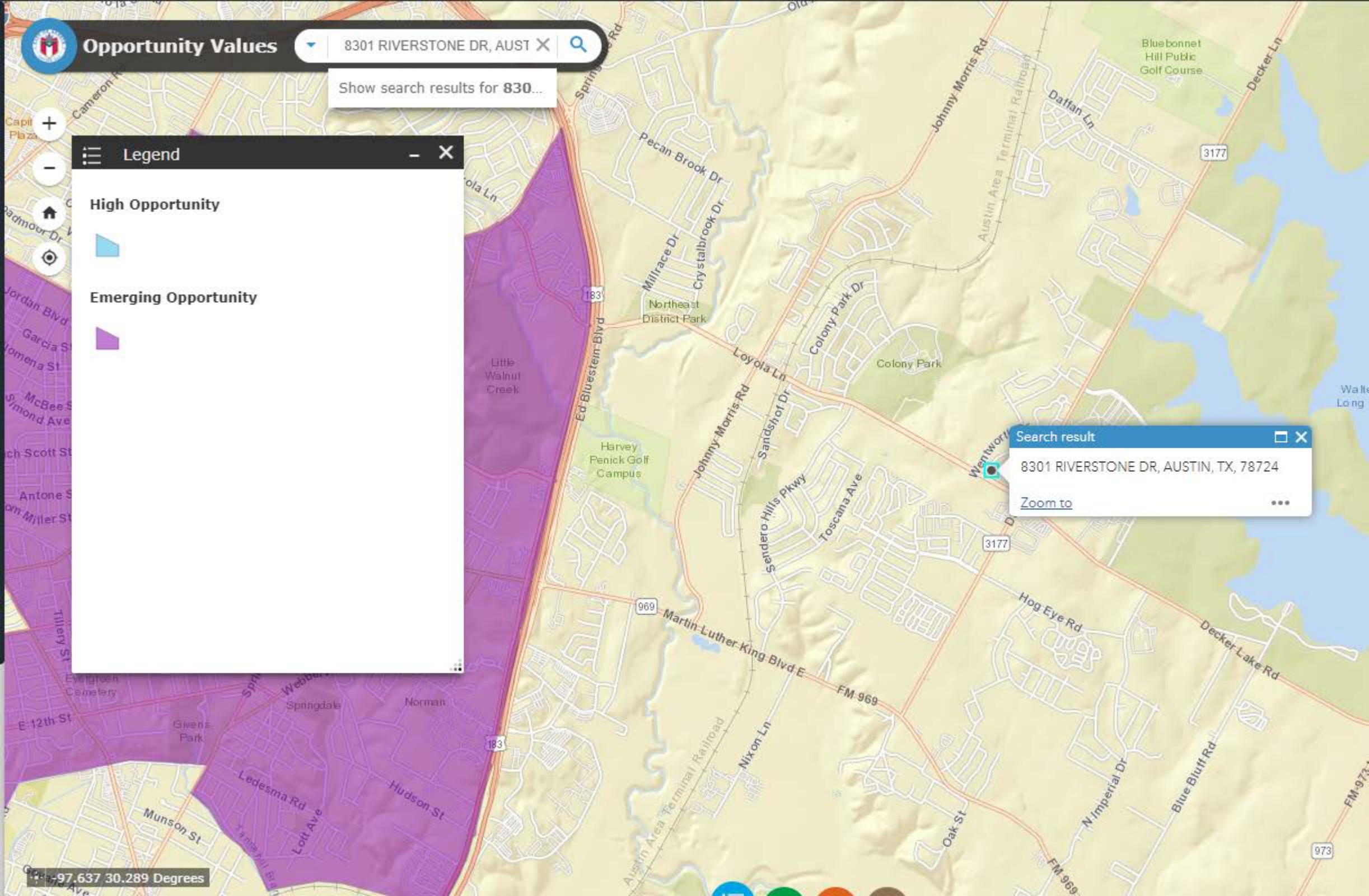
Emerging Opportunity



Search result

8301 RIVERSTONE DR, AUSTIN, TX, 78724

[Zoom to](#)



97.637 30.289 Degrees



Gentrification Values

8301 RIVERSTONE DR, AUST X



Show search results for 830...



Legend

Gentrification_RHDAHODA_view

- Susceptible
- Early: Type 1
- Dynamic
- Late
- Continued Loss
- Missing Home Value Data
- Not Gentrifying

Search result (1 of 2)

8301 RIVERSTONE DR, AUSTIN, TX, 78724

[Zoom to](#)

-97.633 30.293 Degrees



8301 RIVERSTONE DR, AUST X

Show search results for 830...



Legend

2016 Mobility Bond Corridor Projects

- Construction Eligible Corridor
- - - Preliminary Engineering and Design

Mobility Bond Corridor: 1/2-Mile Buffer

Imagine Austin Center: 1/2-Mile Buffer

Imagine Austin Corridor: 1/2-Mile Buffer



Search result

8301 RIVERSTONE DR, AUSTIN, TX, 78724

[Zoom to](#)



Transit

8301 RIVERSTONE DR, AUST X



Show search results for 830...



Legend

High Frequency Bus Routes: 1/4-Mile Buffer



Bus Routes: 3/4-Mile Buffer



Search result

8301 RIVERSTONE DR, AUSTIN, TX, 78724

Zoom to




8301 RIVERSTONE DR, AUSTIN X

Show search results for 830...




Legend

Healthy Food



Healthy Food Retail Locations



Search result

8301 RIVERSTONE DR, AUSTIN, TX, 78724

[Zoom to](#)



Elementary School Attendance Zones


8301 RIVERSTONE DR, AUST1 X

Show search results for 830...



Legend - X

Austin Elementary School Attendance Areas

-  Austin ISD
-  Pflugerville ISD
-  Manor ISD
-  Del Valle ISD
-  Round Rock ISD
-  Lake Travis ISD
-  Lago Vista ISD

Search result X

8301 RIVERSTONE DR, AUSTIN, TX, 78724

[Zoom to](#) ...

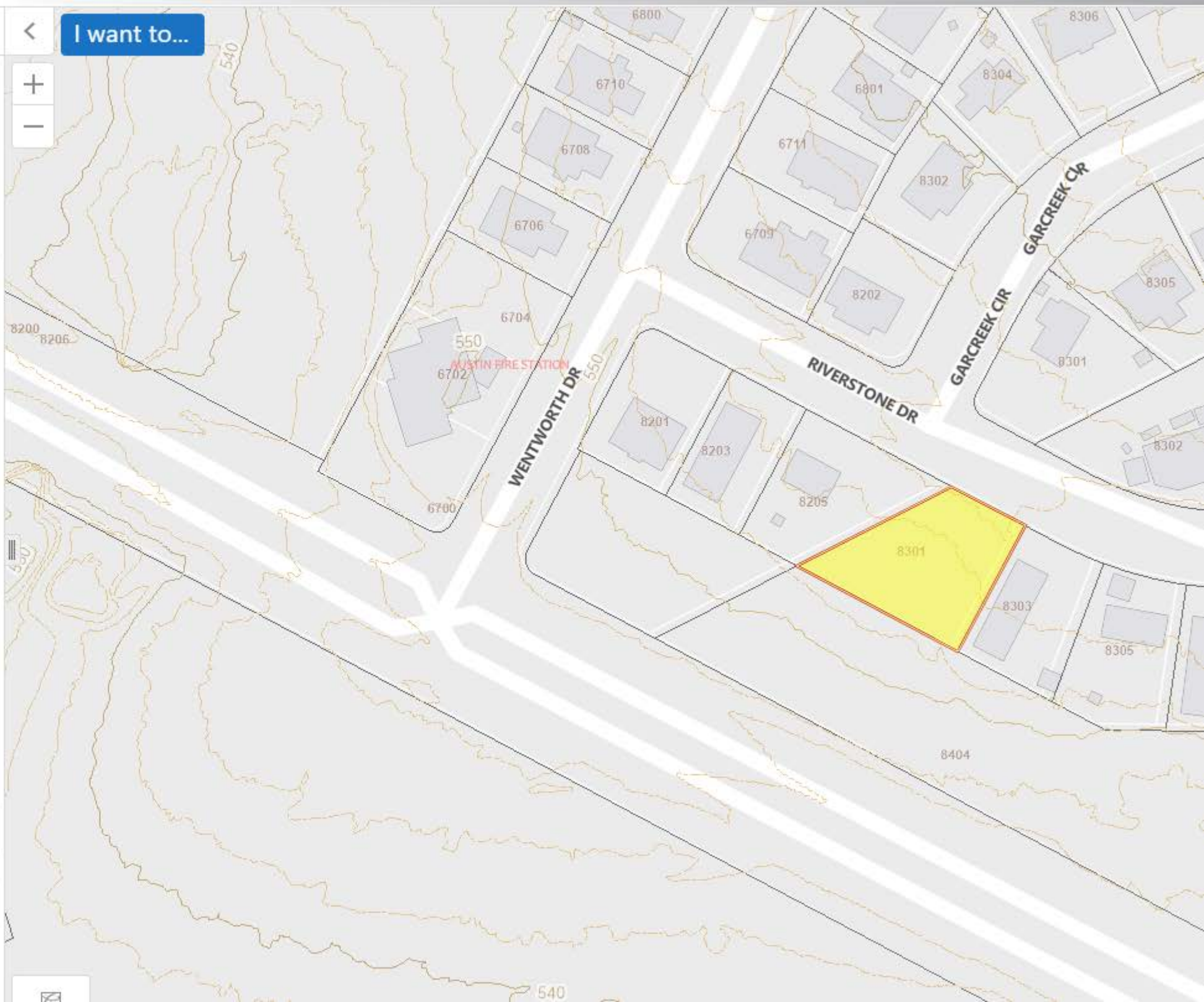
-97.630 30.291 Degrees



Find Floodplain Information



I want to...



General Information

Address: 8301 RIVERSTONE DR

Tax ID: 0217380506

Appraisal District: Travis

FEMA Floodplain

Flood Zone: X

Community Number: 480624

Panel Number:

Effective Date: None

100-Year Flood Elevation: N/A

500-Year Flood Elevation: N/A

City of Austin Floodplain

COA Flood Zone: X

25-Year Flood Elevation: N/A

100-Year Flood Elevation: N/A

[Print Floodplain Report](#)

Try Again

Cancel

8301 Riverstone

5.c. Zoning Verification Letter



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: Paul Mohr
Mailing Address:
1154 Lydia St. Suite #200
Austin, TX 78702

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 499840

Zoning Classification(s)

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

MF-2

Zoning Case Number(s)

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

Zoning Ordinance Number(s)

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

19990225-070b

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.

8/7/2023

499840

5.d. Proof of Site Control

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

GENERAL WARRANTY DEED

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS THAT:

COUNTY OF TRAVIS

CESAR L. AGUILAR (also known as Cesar Lopez Aguilar) and ELIDA GOROSTIETA REYES, husband and wife (collectively, "**Grantors**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantors, the receipt and sufficiency of which are hereby acknowledged, do hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to AUSTIN REVITALIZATION AUTHORITY, a Texas nonprofit corporation ("**Grantee**") the following described real property situated in the City of Austin, Travis County, Texas, together with all improvements, easements, rights and appurtenances pertaining to such real property (collectively, the "**Property**"), subject only to the encumbrances described in the attached Exhibit A, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**"):

LOT 4, BLOCK C, COLONY MEADOWS SECTION 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 84, Page 57A of the Plat Records of Travis County, Texas

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee and its successors and assigns forever, and Grantors do hereby bind themselves and their respective heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the Permitted Encumbrances.

Grantee's address is 1154 Lydia Street, Suite 200, Austin, Texas 78702

Executed by the undersigned Grantors on the date of their respective acknowledgement, to be effective as of June 1, 2021

GRANTORS:



CESAR L. AGUILAR (a/k/a Cesar Lopez Aguilar)



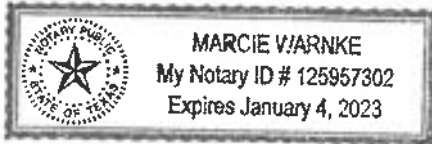
ELIDA GOROSTIETA REYES

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this day personally appeared CESAR L. AGUILAR (also known as Cesar Lopez Aguilar), proved to me by identity card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of June, 2021.

(Seal)



MWarnke

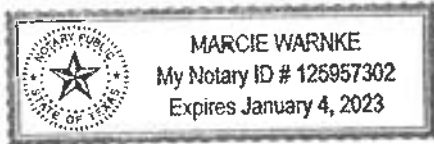
Notary Public, State of Texas
My Commission Expires: _____

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this day personally appeared ELIDA GOROSTIETA REYES, proved to me by identity card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of June, 2021.

(Seal)



MWarnke

Notary Public, State of Texas
My Commission Expires: _____

11-GF# 202101407 em
RETURN TO: HERITAGE TITLE
401 CONGRESS, SUITE 1500
AUSTIN, TEXAS 78701

EXHIBIT A

PERMITTED ENCUMBRANCES

1. Restrictive covenants on the Plat recorded in Volume 84, Page 57A of the Plat Records of Travis County, Texas.
2. Public utility easement 7.5 feet in width along the southwest property line, as shown by the Plat recorded in Volume 84, Page 57A of the Plat Records of Travis County, Texas.
3. Public utility easement of unspecified width along the southeast property line, as shown by the Plat recorded in Volume 84, Page 57A of the Plat Records of Travis County, Texas.
4. Building setback 25 feet in width along the Riverstone Drive property line, as shown by the Plat recorded in Volume 84, Page 57A of the Plat Records of Travis County, Texas.
5. An undivided one-half interest in all oil, gas and other minerals, together with all rights relating thereto, express or implied, reserved in the instrument recorded in Volume 2088, Page 519 of the Deed Records of Travis County, Texas.
6. Pipelines and appurtenances easement granted to Lo-Vaca Gathering Company by instrument dated September 26, 1969, recorded in Volume 3820, Page 1, further affected by amendment recorded in Volume 4756, Page 876 of the Deed Records, and shown by the Plat recorded in Volume 84, Page 57A of the Plat Records of Travis County, Texas.

8301 Riverstone

5.e. Phase I ESA