

December 1, 2011

David Potter
Housing Development Manager
Austin Housing Finance Corporation
1000 E. 11th Street, Suite 200
Austin, TX 78702

Dear David,

We are pleased to let you know that Easter Seals Central Texas was awarded a Section 811 Capital Advance for its proposed 10-unit condominium acquisition project at The Ivy. The U.S. Department of Housing and Urban Development recently made the announcement of awards:

http://portal.hud.gov/hudportal/HUD?src=/press/press_releases_media_advisories/2011/HUDNo.11-266

A formal letter of Fund Reservation is forthcoming and will be forwarded to you as soon as it is received. In the meantime, this is the excerpt from the HUD announcement:

Section 811 - Supportive Housing for Persons with Disabilities

Project Location:	Austin, TX
Non-Profit Sponsor:	Easter Seals Central Texas
Capital Advance:	\$1,070,400
Three-year rental subsidy:	\$98,400
Number of units:	10

Project Description: Easter Seals, is acquiring 10 fully accessible condominium units for substantial rehabilitation to be used for very low income residents with developmental/and or physical disabilities. The proposed units will be scattered throughout a larger condominium development so the residents with disabilities will be fully integrated into the community. The residents will have access to community based services, including training and employment opportunities. Metro transit is within walking distance and provides frequent transportation.

We do not anticipate any substantive changes to our RHDA application. However, I have updated the development schedule (Item 9 of the RHDA application) as follows:

	DATE(S)
Acquisition and/or holding	June 2011
Environmental and/or historic review (AHFC)	June 2011
Securing and packaging project financing	November 2011
Construction Specifications and Cost estimates	
Construction Bids	
Construction Start	March 2012
Anticipated Draws (list all)	Upon Closing
End Construction	June 2012
Start of Rent-up	June 2012
Completion & Operation	August 2012

In addition, the Sources and Uses (Item 13 of the application) has changed slightly to reflect the higher-than-anticipated Section 811 award. Accordingly, the RHDA request has decreased slightly. The projected uses for the project has not changed.

TABLE A: SOURCES OF FUNDS SUMMARY					Intended Use of Funds (Predevelopment, Acquisition, Construction, Soft Costs)
	Term	Interest Rate	Amount	Evidence (Deed, Sales Contract)	
Owner Equity	N/A	N/A	\$5,352	Escrow Agreement	MCI
Private Financing (List Lenders)					
Other Sources (List Below)	40 Years	0%	\$1,070,400	Fund Reservation	Acquisition
HUD Section 811 Capital Advance					
Proposed RHDA Funds	40 Years	0%	\$624,898		Acquisition

Thank you for your ongoing consideration of Easter Seals Central Texas's RHDA application. If you have any questions, or require any additional information, please do not hesitate to contact me at (512) 454-1444.

Sincerely,

Mandy DeMayo
Consultant

cc: Jean Langendorf, Easter Seals Central Texas