

PURCHASE OPTION

DATE: June 17, 2011

IN CONSIDERATION of the sum of **\$1,000 (\$100/unit)**, receipt of which will be acknowledged, **3204 Manchaca Road, LLC** and/or assigns ("**Seller**") does hereby give and grant unto **ESCT Austin Housing IV, Inc. ("Purchaser")**, the exclusive and irrevocable right, privilege, and option to purchase, under the conditions hereinafter provided, all of the Seller's right, title and interest in the following described property located in the City of Austin, County of Travis, State of Texas, including all improvements, together with all rights, easements and appurtenances thereto:

Units 213, 409, 411, 501, 503, 603, 607, 701, 703, 709 of The Ivy, 3204 Manchaca Road, Austin, Texas 78704

The complete legal description of the property, is provided in Appendix A.

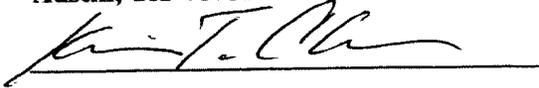
1. Purpose of Option. This Option is entered into to enable Purchaser to obtain financing to acquire the property described above.
2. Purchase Price. The total purchase price is **\$1,574,000** that shall include all sums paid to Seller by the Purchaser in consideration of this Option. The total purchase price includes all accessibility modifications, as agreed upon by Seller and Purchaser. Details of agreed-upon modifications are included in Appendix A.
3. Quality Control. Seller and Purchaser agree that representatives from each party will meet on site at a mutually agreeable time once per week during rehabilitation period to ensure that aforementioned accessibility modifications (see Appendix A) are in conformance with Seller's requirements.
4. Financing and Appraisal. Purchase shall be subject to approval of the financing for the Proposed Development and approval and appraisal of the property by HUD. If HUD does not approve the application for financing or does not approve the subject property for the Proposed Development, Purchaser may void this Option and Seller shall return to Purchaser all consideration paid by the Purchaser for this Option. If the appraisal is less than the purchase price state above, the Seller and Purchaser may renegotiate the purchase price. In the event an agreement for a reduced purchase price cannot be reached, Purchaser may purchase the property under the terms and conditions herein described or Purchaser may void this Option, and Seller shall return to Purchaser all consideration paid by the Purchaser for this Option.

5. Term of Option; Extension. The initial term of this Option shall expire **December 23, 2011**. Purchaser may extend this Option for an additional six (6) months upon payment of **\$10,000 (\$1,000/unit)**. The option payment will be paid on or before the date of the expiration of the term then in effect. Consideration for the initial option term and any subsequent extensions shall be applied toward the purchase price at closing.
6. Exercise of Option; Closing. This Option may be exercised at any time during its initial term by written notice from Purchaser. If the Option is exercised, this transaction shall be closed within 30 days after the written notice of exercise, but no later than 30 days following the expiration of this Option. The closing date may be extended by agreement of the Purchaser and Seller.
7. Title and Deed. The title shall be a good and merchantable title in fee simple, free and clear of all liens and encumbrances except those specifically set forth in this Option, if any, or those specifically approved by the Purchaser. Seller and Purchaser agree that any liens or encumbrances not herein accepted or assumed may be cleared at closing from sales proceeds. If any objectionable exceptions to the title cannot be cleared by the Seller prior to closing or from sales proceeds, then Purchaser shall have the right to void this Option and all consideration paid for this Option shall be returned to Purchaser. The conveyance shall be by a special warranty deed. The Seller will pay for an owner's title policy in the amount of the purchase price to be issued by a title company mutually agreed to by Seller and Purchaser. Seller warrants that there are no unacceptable restrictive covenants or reverter clauses that cannot be acceptably corrected. Within ten (10) days of execution of this agreement, Seller shall be obligated to furnish to Purchaser a copy of Seller's Title Policy or a current Title Commitment to insure the property.
8. Notices. All notices herein provided for shall be in writing and shall be given by personal delivery or by U.S. Mail and shall take effect from the time of personal delivery or the mailing thereof, as the case may be.
9. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The Seller acknowledges that, because federal funds may be used in the purchase of this property, the Purchaser is required to disclose the following:
 - a. The Purchaser does not have the power of eminent domain and will not use it to acquire this property;
 - b. The Purchaser believes that the fair market value of this property is **\$1,574,000**.
 - c. Since the purchase will be a voluntary, arms-length transaction, the Seller is not eligible for any relocation assistance under the Uniform Relocation and Real Property Acquisition Act of 1970 (URA), or any other law or regulation.

NOTICE ADDRESS FOR PURCHASER:

PURCHASER:

**ESCT Austin Housing IV, Inc.
1016 La Posada, Suite 145
Austin, TX 78752**



DATE: 6/20/11

NOTICE ADDRESS FOR SELLER:

SELLER:

**3204 Manchaca Road, LLC
3204 Manchaca Road
Austin, TX 78704**



DATE: 6/17/11

ATTACHMENT 4: DEVELOPER EXPERIENCE

Easter Seals Central Texas (ESCT) is an experienced housing provider. This will be the ESCT's fourth Section 811 development. In January 2010, United Cerebral Palsy of Texas (UCP Texas) merged with Easter Seals Central Texas (ESCT). Prior Section 811 projects were developed under the name of UCP Texas. This current project is being developed under the name of ESCT.

In 2003 and 2004, UCP Texas (which is now part of ESCT) was awarded Capacity Building Grants from the Texas Department of Housing and Community Affairs (TDHCA) to increase the organization's ability to develop and manage scattered-site, integrated housing for people with disabilities.

Traditionally, HUD's Section 811 program has provided funds for nonprofit organizations to develop small apartment complexes and other congregate facilities for people with disabilities. UCP Texas envisioned an innovative, scattered-site housing development in which people with disabilities will be truly integrated into the community.

As a result of the Capacity Building award, in November 2004, UCP Texas received a Fund Reservation in the amount of \$413,000 for a six-unit project in Austin. UCP Texas closed (initial and final, simultaneously) its Austin project in less than one year (October 2005). Within two months, its six units were fully-occupied.

Easter Seals Central Texas (ESCT)'s six-unit project is located at 1201 Grove Boulevard in southeast Austin. The six condominiums are scattered throughout a newly-developed 120-unit condominium complex, known as "The Boulevard." The complex includes a pool and community area. The development is across the street from an Austin Community College campus, a public golf course, and a public library. In addition, there are multiple Capital Metro bus stops immediately adjacent to the entrance of the complex.

In November 2006, UCP Texas was awarded \$713,600 in Section 811 funding to acquire 10 condominiums. In March 2008, UCP Texas had its Initial and Final Section 811 Closing and purchased 10 fully-accessible one-bedroom condominiums that are located at 7685 Northcross Drive in north central Austin. The units are currently fully-occupied, and there is a wait list of 25 qualified prospective tenants.

The property is the site of a former Summerfield Suites extended-stay hotel. It is currently being converted into one- and two-bedroom condominiums by a private developer. Upon completion, the development will include 180 one- and two-bedroom condominium units.

In January 2009, ESCT was awarded \$739,900 in Section 811 funding to acquire eight condominiums at The Ivy. In November 2010, ESCT had its Initial and Final Closing and purchased eight fully-accessible one- and two-bedroom condominiums that are

located at 3204 Manchaca Road in south Austin. The units are fully occupied, and ESCT has a waiting list of 25 applicants.

ESCT manages all of its Section 811 projects. ESCT's portfolio consists of these three developments, which total 24 individual units.

ATTACHMENT 5: PROJECT DESCRIPTION

Easter Seals Central Texas (ESCT) proposes to develop 10 units of affordable and accessible housing for people with disabilities in Austin. The primary source of funding will be through HUD's Section 811 program. The project will provide permanent supportive housing for very low-income people with disabilities. Tenants will pay no more than 30% of their adjusted gross income toward rent and utilities.

ESCT has a contract to purchase 10 condominium units (#213, 409, 411, 501, 503, 603, 607, 701, 703, and 709) in a development located at 3204 Manchaca Road in south Austin. According to the "Comprehensive Opportunity Map, City of Austin," the property is located in a **high opportunity area**. The property is a former multifamily rental development and is currently being converted to condominiums in phases.

The neighborhood planning area is the South Lamar Combined Neighborhood Planning Area. There is no adopted Neighborhood Plan. The planning process was suspended, pending the completion of the Comprehensive Plan.

The property is a 104-unit condominium conversion project that was originally placed in service in 1985. ESCT is purchasing 10 of those units. All of the 10 units are unoccupied. The conversion status of the entire project is as follows:

- a) 41 units have sold
- b) 20 units are in production
- c) 33 units are ready for sale
- d) 10 units are leased

The units that are rented are on month-to-month leases. The vast majority of those units are rented to on-site employees who are involved in the sales and/or rehab of the project.

Each of the one-bedroom units ranges from 520 – 620 square feet. The individual units consist of one large bedroom, one bathroom, a full kitchen with a breakfast bar, and a "great room" that serves as both dining and living area. Each of the two-bedroom units ranges from 900 – 920 square feet. The two-bedroom units include two bedroom and two bathrooms.

Each unit also has a sliding glass door with a balcony. The open plan of the units will enable people with mobility impairments to utilize all the floor space. The price of all 10 units has been negotiated at \$1,574,000. The purchase price will include all the accessibility modifications and full finish out.

ESCT will purchase the units already renovated. All of the units will be fully accessible to people with disabilities. Features will include lever door handles, wider doors, turning radius compliance in kitchen and bathroom, roll-in shower, lower counter heights, under-sink wheelchair access, and appliances with front controls. The kitchen and bathrooms will have linoleum-type flooring. The remainder of the units will be Pergo flooring in order to facilitate wheelchair movement.

11. Experience and Qualifications – Rental Development and Property Management

Easter Seals Central Texas (ESCT) is an experienced housing provider. This will be the ESCT's fourth Section 811 development. In January 2010, United Cerebral Palsy of Texas (UCP Texas) merged with Easter Seals Central Texas (ESCT). Prior Section 811 projects were developed under the name of UCP Texas. This current project is being developed under the name of ESCT.

In 2003 and 2004, UCP Texas (which is now part of ESCT) was awarded Capacity Building Grants from the Texas Department of Housing and Community Affairs (TDHCA) to increase the organization's ability to develop and manage scattered-site, integrated housing for people with disabilities.

Traditionally, HUD's Section 811 program has provided funds for nonprofit organizations to develop small apartment complexes and other congregate facilities for people with disabilities. UCP Texas envisioned an innovative, scattered-site housing development in which people with disabilities will be truly integrated into the community.

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and purchased eight fully-accessible one- and two-bedroom condominiums that are located at 3204 Manchaca Road in south Austin. The units are fully occupied, and ESCT has a waiting list of 25 applicants.

ESCT manages all of its Section 811 projects. ESCT's portfolio consists of these three developments, which total 24 individual units.

Austin office

825 E. Rundberg Lane, Suite E6
Austin, Texas 78753
voice/tdd: 512-832-6349
fax: 512-832-1869
email: arcil@arcil.com
website: www.arcil.com
ARCIL Graphics: 512-832-6349

**San Marcos office**

voice/tdd: 512-396-5790
fax: 512-396-5794
email: sanmarcos@arcil.com
Round Rock office
voice/tdd: 512-828-4624
fax: 512-828-4625
email: roundrock@arcil.com

June 7, 2011

Charlotte Mitchell
Chief, Multifamily Grant Programs
U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
801Cherry Street, Unit #45, Suite 2500
Fort Worth, TX 76102-6882

RE: *Easter Seals Central Texas
Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

Please accept this letter in support of the application Easter Seals Central Texas (ESCT) for funds under HUD's Section 811 program. We look forward to partnering with ESCT.

Austin Resource Center for Independent Living (ARCIL) is working to provide a range of services for people with disabilities in the Austin area so they may live in the community. We are committed to working with ESCT to provide independent living services for the residents of the affordable, accessible and integrated housing being developed by ESCT.

ESCT is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, ESCT will develop, own, and manage integrated housing for people with disabilities. As a result of these funds, people with disabilities will be able to live fully integrated in the community.

As an organization that supports opportunities for people with disabilities to live independently in Texas communities, we are pleased that ESCT is applying to support the development of resources to create housing opportunities for people with disabilities. We hope their application is looked at favorably and we look forward to working with ESCT in the future.

Sincerely,


Ronald Rocha, Executive Director



June 21, 2011

Charlotte Mitchell
Chief, Multifamily Grant Programs
U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
801 Cherry Street, Unit #45, Suite 2500
Fort Worth, TX 76102-6882

RE: *Easter Seals Central Texas Community and Housing Services
Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

Please accept this letter in support of the application from Easter Seals Central Texas (ESCT) for funds under HUD's Section 811 program. We look forward to partnering with ESCT. *Austin Travis County Integral Care (ATCIC) is excited to be in a position to provide its services to ESCT's future tenants. ATCIC provides a host of services to the residents of Austin and the surrounding area including Adult Behavioral Health Services, Child and Family Services, Intellectual and Developmental Disabilities Services, and Psychiatric Crisis Services.*

ESCT is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, ESCT will develop, own, and manage integrated housing for people with disabilities. As a result of these funds, people with disabilities will be able to live fully integrated in the community.

As an organization that supports opportunities for people with disabilities to live independently in Texas communities, we are pleased that ESCT is applying to support the development of resources to create housing opportunities for people with disabilities. We hope their application is looked at favorably and we look forward to working with ESCT in the future.

Sincerely,

David Evans
Executive Director



P.O. Box 301228
Austin, Texas
78703

BOARD OF DIRECTORS

EDWARD MCHORSE, CHAIRMAN
Graves Dougherty Hearon & Moody

DR. DONALD CHRISTIAN, VICE CHAIR
Concordia University

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Advocates for Human Potential, Inc.

CORKY HILLIARD
Hilliard Resources

ALAN ISAACSON
Seton Shoal Creek

TIM LEAGUE
Alamo Drafthouse Cinemas

PERRY LORENZ

June 21, 2011

Charlotte Mitchell
Chief, Multifamily Grant Programs
U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
801Cherry Street, Unit #45, Suite 2500
Fort Worth, TX 76102-6882

RE: *Easter Seals Central Texas*
Section 811 Application for Fund Reservation

Dear Ms. Mitchell:

The Ending Community Homelessness Coalition (ECHO) supports the Easter Seals Central Texas (ESCT) application for funds under HUD's Section 811 program. ECHO is dedicated to planning, prioritizing, and developing strategies to end homelessness in Austin/Travis County, Texas. The overall role of the ECHO is to identify specific strategies to end homelessness and to oversee ongoing planning efforts and implementation of the Plan to End Community Homelessness. Partnering with affordable housing developers that serve extremely low-income households is crucial to our success.

ESCT has experience in developing housing for people with disabilities that is affordable, accessible, and integrated into the community at large. ESCT is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, ESCT will develop, own, and manage units of integrated housing for people with disabilities located at 3204 Manchaca Rd.

Thank you for your consideration of ESCT's application. If you have any questions, please contact me.

Sincerely,

Edward McHorse



COLLEGE OF EDUCATION
THE UNIVERSITY OF TEXAS AT AUSTIN

*Texas Technology Access Program • 10100 Burnet Rd., Bldg. 137, Suite 1.154 • Austin, Texas 78758
(512) 232-0740 • (800) 828-7839 • FAX (512) 232-0761 • TTY (512) 232-0762*

June 7, 2011

Charlotte Mitchell
Chief, Multifamily Grant Programs
U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
801Cherry Street, Unit #45, Suite 2500
Fort Worth, TX 76102-6882

RE: *Easter Seals Central Texas Community and Housing Services
Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

Please accept this letter in support of the application from Easter Seals Central Texas (ESCT) for funds under HUD's Section 811 program. We look forward to partnering with ESCT.

The Texas Technology Access Program is working to provide assistive technology resources for people with disabilities in Texas to live in the community. We are committed to working with ESCT to provide technical assistance for opportunities to involve technology to support the independence of the residents of the affordable, accessible and integrated housing being developed by ESCT.

ESCT is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, ESCT will develop, own, and manage integrated housing for people with disabilities. As a result of these funds, people with disabilities will be able to live fully integrated in the community.

As an organization that supports opportunities for people with disabilities to live independently in Texas communities, we are pleased that ESCT is applying to support the development of resources to create housing opportunities for people with disabilities. We hope their application is looked at favorably and we look forward to working with ESCT in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Levy", written over a horizontal line.

Roger Levy, MA - Director
Texas Technology Access Program



TEXAS COUNCIL *for*
DEVELOPMENTAL
DISABILITIES

(512) 437-5432
(800) 262-0334
Fax (512) 437-5434

6201 E. Oltorf, Suite 600, Austin, TX 78741-7509
E-Mail: TCDD@tcdd.state.tx.us
Internet: <http://www.txddc.state.tx.us>

Brenda Coleman-Beattie, Chair
John C. Morris, Vice Chair
Roger A. Webb, Executive Director

June 10, 2011

Charlotte Mitchell
Chief, Multifamily Grant Programs
U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
801Cherry Street, Unit #45, Suite 2500
Fort Worth, TX 76102-6882

RE: *Easter Seals Central Texas Community and Housing Services*
Section 811 Application for Fund Reservation

Dear Ms. Mitchell:

Please accept this letter in support of the application from Easter Seals Central Texas (ESCT) for funds under the U.S. Department of Housing and Urban Development's (HUD) Section 811 program. We look forward to partnering with ESCT.

The Texas Council for Developmental Disabilities is working to provide opportunities for people with disabilities in Texas to live in the community. We are committed to working with ESCT to conduct outreach to individuals in need of affordable, accessible and integrated housing opportunities and provide referral to resources to support their independence.

ESCT is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, ESCT will develop, own, and manage integrated housing for people with disabilities. These funds will enable people with disabilities to live fully integrated in the community.

As an organization that supports opportunities for people with disabilities to live independently in Texas communities, we are pleased that ESCT is applying to support the development of resources to create housing opportunities for people with disabilities. We hope their application is considered favorably and we look forward to working with ESCT in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Webb".

Roger A. Webb
Executive Director



Date June 15, 2011

Charlotte Mitchell
Chief, Multifamily Grant Programs
U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
801 Cherry Street, Unit #45, Suite 2500
Fort Worth, TX 76102-6882

RE: *Easter Seals Central Texas Community and Housing Services
Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

Please accept this letter in support of the application from Easter Seals Central Texas (ESCT) for funds under HUD's Section 811 program. Capital Metro is pleased to continue providing transportation services to persons with disabilities. We have a common goal of building our relationship and furthering the independence of citizens through accessible, affordable housing with access to accessible, affordable public transit.

Capital Metro is working to provide opportunities to people with disabilities to live in the community. Our goals are to insure that each client receives either, access to accessible fixed route or rail services or to assist them with access to paratransit services to meet their needs. We are committed to working with ESCT to outreach to individuals in need of affordable, accessible and integrated housing opportunities and provide vital services for their support.

ESCT is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, ESCT will develop, own, and manage integrated housing for people with disabilities. As a result of these funds, people with disabilities will have access to affordable housing and public transportation to be able to live fully integrated in the community.

As an organization that supports opportunities for people with disabilities to live independently in Austin, Texas, we are pleased that ESCT is applying to support the development of resources to create housing opportunities for people with disabilities. We hope their application is looked at favorably and we look forward to working with ESCT in the future.

Sincerely,

Martin Kareithi
Accessible Transportation Specialist
Capital Metropolitan Transportation Authority
2910 E. 5th St.
Austin, Texas 78702
512-389-7583 (v) 711 Relay



June 10, 2011

Charlotte Mitchell
Chief, Multifamily Grant Programs
U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
801 Cherry Street, Unit #45, Suite 2500
Fort Worth, TX 76102-6882

RE: *Easter Seals Central Texas Community and Housing Services
Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

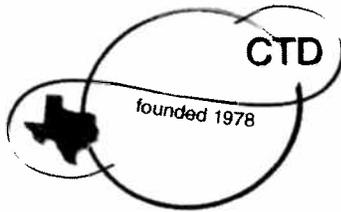
The Personal Attendant Coalition of Texas (PACT) supports the Easter Seals Central Texas (ESCT) application for funds under HUD's Section 811 program. PACT works to ensure in-home attendants for people with disabilities receive fair compensation for their important work and supports them while they help others. Personal attendants, as well as the availability of affordable housing are crucial for the full social inclusion of people with disabilities. PACT is excited to be in a position to offer its services to the residents of the Ivy Condominium project who have disabilities. We look forward to working with ESCT to meet the needs of its residents.

ESCT has experience in developing housing for people with disabilities that is affordable, accessible, and integrated into the community at large. ESCT is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, ESCT will develop, own, and manage up to 10 units of integrated housing for people with disabilities. PACT is excited to partner with ESCT to make available its services as so that residents with disabilities will be able to live fully integrated in the community.

Thank you for your consideration of ESCT's application. If you have any questions, please contact me.

Sincerely,

Catherine R. Cranston
PACT Organizer
1640A E. 2nd Street, #100
Austin, TX 78702
512.442.0252



CTD
Coalition of Texans with Disabilities
316 W. 12th Street, Ste. 405
Austin, TX 78701
512. 478.3366
Fax 512. 478.3370
www.cotwd.org

Disability Consulting & Advocacy

June 21, 2011

Charlotte Mitchell
Chief, Multifamily Grant Programs
U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
801Cherry Street, Unit #45, Suite 2500
Fort Worth, TX 76102-6882

RE: *Easter Seals Central Texas Community and Housing Services
Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

The Coalition of Texans with Disabilities (CTD) supports the Easter Seals of Central Texas (ESCT) application for funds under HUD's Section 811 program. Through governmental advocacy, public awareness activities, and professional disability consulting, CTD ensures that persons with disabilities may work, live, learn, play and participate fully in the community of their choice. CTD also operates a Consumer Directed Services Agency, where consumers hire, supervise and fire their attendants, while CTD handles the administrative and tax related duties. CTD will gladly make these services available to resident of AHA's multifamily project. We also encourage future residents to get involved with our organization and be advocates for themselves.

ESCT has experience in developing housing for people with disabilities that is affordable, accessible, and integrated into the community at large. ESCT is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, ESCT will develop, own, and manage up to 10 units of integrated housing for people with disabilities. CTD is excited to partner with ESCT to make available its services as so that residents with disabilities will be able to live fully integrated in the community. Our community has a great need for this housing.

Thank you for your consideration of Easter Seals' application. If you have any questions, please contact me.

Sincerely,

Dennis Borel
Executive Director

CTD is a social and economic impact organization benefiting Texans with all disabilities of all ages.
CTD is a 501(c)3 membership organization controlled by people with disabilities.



7800 Shoal Creek Blvd., Suite. 171-E
Austin, Texas 78757-1024
MAIN OFFICE 512.454.4816
TOLL-FREE 800.315.3876
FAX 512.323.0902

June 21, 2011

Charlotte Mitchell
Chief, Multifamily Grant Programs
U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
801 Cherry Street, Unit #45, Suite 2500
Fort Worth, TX 76102-6882

RE: Easter Seals Central Texas Community and Housing Services
Section 811 Application for Fund Reservation

Dear Ms. Mitchell:

Disability Rights Texas supports the Easter Seals Central Texas (ESCT) application for funds under HUD's Section 811 program. ESCT has experience developing housing for people with disabilities that is affordable, accessible and integrated into the larger community.

ESCT has submitted an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, ESCT will develop, own and manage up to 10 units of integrated housing for people with disabilities.

As an organization that works to protect and advance the rights of people with disabilities, Disability Rights Texas is excited to offer its services to the residents of the Ivy Condominium Project who have disabilities. We look forward to working with ESCT to meet the needs of these residents so they can live fully integrated in their community.

Thank you for your consideration of ESCT's application. If you have any questions, please feel free to contact me at the number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary Faithfull", with a long horizontal line extending to the right.

Mary Faithfull
Executive Director
Disability Rights Texas

Disability Rights Texas is a nonprofit agency that protects and advances the legal, human and service rights of Texans with a broad range of disabilities. Disability Rights Texas is federally funded and designated by the federal government as the protection and advocacy agency (P&A) for the state of Texas. In March 2011, the agency changed its name from Advocacy Inc. to Disability Rights Texas.



Housing Authority of the City of Austin

Established in 1937

Board of Commissioners

Henry Flores - Chairman
Carl S. Richie, Jr.
Charles Bailey
Lyra Duncan-Hall
Helma Pansell

President & CEO

James L. Hargrove

June 20, 2011

Charlotte Mitchell
Chief, Multifamily Grant Programs
U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
801 Cherry Street, Unit #45, Suite 2500
Fort Worth, TX 76102-6882

RE: *Easter Seals Central Texas
Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

The Housing Authority of the City of Austin (HACA) works to ensure safe, quality affordable housing opportunities exist for families of low income and strives to break the poverty cycle by serving as a catalyst for our residents to become economically self-sufficient. HACA accomplishes its mission by creating meaningful partnerships to maximize available community resources for our residents.

Partnering with affordable housing developers that serve extremely low-income households is crucial to our success.

Easter Seals Central Texas has experience in developing housing for people with disabilities that is affordable, accessible, and integrated into the community at large. Easter Seals is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, Easter Seals will develop, own, and manage 10 units of integrated housing for people with disabilities located at 3204 Manchaca Rd.

Thank you for your consideration of this application. If you have any questions, please contact me.

Sincerely,


James L. Hargrove
President/CEO





June 15, 2011

Charlotte Mitchell
Chief, Multifamily Grant Programs
U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
801 Cherry Street, Unit #45, Suite 2500
Fort Worth, TX 76102-6882

RE: *Easter Seals Central Texas
Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

Please accept this letter in support of the application Easter Seals Central Texas is submitting for funds under HUD's Section 811 program. We look forward to partnering with Easter Seals.

ADAPT of Texas is an organization dedicated to improving the lives of people with disabilities in Texas. We are committed to working with Easter Seals to ensure residents of the affordable, accessible and integrated housing being developed by Easter Seals have the opportunity to improve the community by becoming involved with our organization.

Easter Seals is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, AHA! will develop, own, and manage integrated housing for people with disabilities. As a result of these funds, people with disabilities will be able to live fully integrated in the community.

As an organization that supports opportunities for people with disabilities to live independently in Texas communities, we are pleased that Easter Seals is applying to support the development of resources to create housing opportunities for people with disabilities. We hope their application is looked at favorably and we look forward to working with Easter Seals in the future.

Sincerely,

David Wittie – Disability Community Organizer, ADAPT of Texas

Cc:

Operating Proforma - 10 Unit Project

INCOME:

Rent Sch.	Units	Rent	Yr. Rent
1bd/1ba	7	500	42,000
2bd/1ba	3	650	23,400

Assumptions	Yr. increase in income/rent	4.00%
Yr. increase in expenses		4.00%
Total Units		10

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8
Gross Rental Income	65,400	68,016	70,737	73,566	76,509	79,569	82,752	86,062
less vacancy	3,270	3,401	3,537	3,678	3,825	3,978	4,138	4,303
Other Income	-	-	-	-	-	-	-	-
EFFECTIVE GROSS INCOME (EGI)	62,130	64,615	67,200	69,888	72,683	75,591	78,614	81,759

OPERATING EXPENSES:

Utilities	\$100 unit/mo.	9,600	9,984	10,383	10,799	11,231	11,680	12,147	12,633
Insurance	\$40 unit/mo.	3,840	3,994	4,153	4,319	4,492	4,672	4,859	5,053
Maint. & Repairs	\$40 unit/mo.	3,840	3,994	4,153	4,319	4,492	4,672	4,859	5,053
Property Taxes (50%)	\$100 unit/mo.	9,600	9,984	10,383	10,799	11,231	11,680	12,147	12,633
Management Fee	\$45 unit/mo.	4,320	4,493	4,673	4,859	5,054	5,256	5,466	5,685
Administrative	\$15 unit/mo.	1,440	1,498	1,558	1,620	1,685	1,752	1,822	1,895
Pest Control	\$10 unit/mo.	960	998	1,038	1,080	1,123	1,168	1,215	1,263
Advertising	\$5 unit/mo.	480	499	519	540	562	584	607	632
Condominium Fees	\$150 unit/mo.	14,400	14,976	15,575	16,198	16,846	17,520	18,221	18,949
Replacement Reserve	\$100 unit/yr.	9,600	9,984	10,383	10,799	11,231	11,680	12,147	12,633
Subtotal Operating Expenses		58,080	60,403	62,819	65,332	67,945	70,663	73,490	76,429
TOTAL EXPENSES		58,080	60,403	62,819	65,332	67,945	70,663	73,490	76,429
NET OPERATING INCOME (NOI)		4,050	4,212	4,380	4,556	4,738	4,927	5,125	5,330

LESS DEBT SERVICE:

Section 811 - \$1,051,472 @ 0% for 40 years
 RHDA Loan - \$650,000 @ 0% for 40 years

TOTAL DEBT SERVICE (DS)

CASH FLOW (CF)	n/a	n/a							
DCR (NOI / DS)	4.050	4.212	4.380	4.556	4.738	4.927	5.125	5.330	

SOURCES:

Section 811	1,051,472
RHDA	650,000
MCI	5,257
	<u>1,706,729</u>

USES:

Acquisition	1,574,000
Soft costs	132,729
	<u>1,706,729</u>

Affordability Period (based on contract):

	YR 9	YR 10	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
	89,504	93,085	96,808	100,680	104,708	108,896	113,252	117,782	122,493	127,393	132,488	137,768
	4,475	4,654	4,840	5,034	5,235	5,445	5,663	5,889	6,125	6,370	6,624	6,889
	85,029	88,430	91,968	95,646	99,472	103,451	107,589	111,893	116,368	121,023	125,864	130,899
	13,138	13,664	14,210	14,779	15,370	15,985	16,624	17,289	17,981	18,700	19,448	20,226
	5,255	5,466	5,684	5,912	6,148	6,394	6,650	6,916	7,192	7,480	7,779	8,090
	5,255	5,466	5,684	5,912	6,148	6,394	6,650	6,916	7,192	7,480	7,779	8,090
	13,138	13,664	14,210	14,779	15,370	15,985	16,624	17,289	17,981	18,700	19,448	20,226
	5,912	6,149	6,395	6,650	6,916	7,193	7,481	7,780	8,091	8,415	8,752	9,102
	1,971	2,050	2,132	2,217	2,305	2,398	2,494	2,593	2,697	2,805	2,917	3,034
	1,314	1,366	1,421	1,478	1,537	1,598	1,662	1,729	1,798	1,870	1,945	2,023
	657	683	711	739	768	799	831	864	899	935	972	1,011
	19,707	20,496	21,316	22,168	23,055	23,977	24,936	25,934	26,971	28,050	29,172	30,339
	13,138	13,664	14,210	14,779	15,370	15,985	16,624	17,289	17,981	18,700	19,448	20,226
	79,486	82,666	85,973	89,411	92,988	96,707	100,576	104,599	108,783	113,134	117,659	122,366
	5,543	5,764	5,995	6,235	6,484	6,744	7,013	7,294	7,586	7,889	8,205	8,533
	5,543	5,764	5,995	6,235	6,484	6,744	7,013	7,294	7,586	7,889	8,205	8,533
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

99 years

14. Community Engagement Strategy

Easter Seals Central Texas (ESCT) is intimately involved with the developments in which it owns condominiums. When ESCT is preparing to purchase units in a development, staff works closely with the developer of the project to ensure that the developer understands the needs of the ESCT tenants and that ESCT's accessible units are fully integrated within the development. Once the project is operational, ESCT works closely with the Homeowner's Association to ensure that the tenants are complying with all of the rules and regulations and that ESCT is acting as a "good neighbor."

The neighborhood planning area is the South Lamar Combined Neighborhood Planning Area. There is no adopted Neighborhood Plan. The planning process was suspended, pending the completion of the Comprehensive Plan. Because there was no Neighborhood Plan to review to determine that the project is in compliance, ESCT has contacted the identified neighborhood association representatives to offer to meet regarding the project. Neighborhood representatives have not yet responded.

ESCT's consultant has been involved with the crafting of the City's "Good Neighborhood Guidelines," including participating in one of the NHCD listening sessions. ESCT makes every effort to be involved in HOA activities, as well as to reach out to the larger neighborhood.

15. Supportive Services

ESCT will ensure that the residents are provided with any necessary supportive services that address their individual needs. ESCT will not condition occupancy upon the resident's acceptance of any supportive services.

Through the City of Austin Health and Human Services Department, ESCT has a Self-Sufficiency Continuum for Social Services Contract. This will enable ESCT to provide direct services to low-income tenants with disabilities residing in its Section 811 developments. ESCT provides Section 811 residents with service coordination and linkages to financial literacy, computer training, employment, and educational opportunities. ESCT's Letter of Intent is provided in this application.

ESCT offers paid job training, including landscaping, litter cleanup, and renovation work. All paid job training participants also have access to counseling and service coordination. ESCT's Transitions Counseling Project provides on-site mental health counseling to paid job training clients. More than 75% of ESCT's paid job training clients have a severe diagnosed disability. The job training – coupled with the counseling – enable clients to become productive and stable members of society.

ESCT offers clients job application assistance, resume building, job placement services, and follow up services for long-term employment success.

ESCT also provides assistive technology computer lab that provides training to people with disabilities and connects them to computers and the internet. The lab is equipped with special computers that enable people with limited mobility, low vision, and verbal and hearing impairments, to access technology. ESCT offers readiness/computer literacy classes, and workforce readiness skill building.

In addition to providing its own services, ESCT has partnered with ARCIL – the Austin Resource Center on Independent Living. ARCIL is a non-profit organization dedicated to the advancement and full participation of people with disabilities in all aspects of life. ARCIL provides independent living services to people with disabilities, their families and communities. ARCIL offers independent living skills training, which cover topics like problem solving and decision making, as well as functional skills training. Other services include advocacy, independent living skills training, functional life skills training, social and recreational activities, benefits planning and information and referral and peer counseling.

In FY2010, ARCIL provided direct services to 335 people with disabilities. Although ARCIL is nonresidential, the organization works with individuals on their housing related goals. In FY2010, ARCIL provided information and referral to approximately 1,000 people with disabilities and their families on housing-related topics. In addition, ARCIL assisted 88 individuals in making the transition from institutional settings to residential settings in the community.

ARCIL offers a broad array of classes, including instructional workshops on major life transitions, connecting to the local music scene and life skills training. The life skills training offers lessons on personal finance management, home budgeting, shopping, cooking, and running a household. All classes are offered at no charge, and typically have 30 to 35 individuals; an individual may take an unlimited number of classes, and the only qualification is a verifiable disability.

ARCIL will provide a wide range of services to residents of ESCT's Section 811 housing. A Memorandum of Understanding between ESCT and ARCIL is included in this application.

Everyone — regardless of ability or disability — needs supportive services in order to live independently. Generic services required by both people with and without disabilities include recreational, health, housing, and transportation services. People with disabilities, however, may require additional services in order to live fully independently within the community. ESCT will not directly provide these services to the Section 811 residents. Rather, ESCT will ensure that the Section 811 tenants have access to the wide range of existing local support services that are available to people with disabilities in Austin. Services include case management, skills training, employment, psychiatric services, self-advocacy, respite services, and transportation.

ESCT's proposed Section 811 project will be consumer-controlled. In keeping with the philosophy of consumer control, housing and support services will be de-coupled. One

of the key tenets of consumer control is that individuals with disabilities — regardless of the severity or type of disability — have a right to control their own lives, including control over their homes and the services provided to them. This means that consumers will, to the extent they desire, participate in the selection of the housing, as well as the service providers (if any). The consumer will make other everyday decisions, such as how to furnish his/her home, what and when to eat, when to sleep, what recreation activities to participate in, and where to work. While these are decisions most people *without* disabilities take for granted, many people with disabilities have been living in congregate care situations in which someone else makes these basic determinations. ESCT's proposed Section 811 housing will offer people with disabilities another housing option.

ESCT's proposed 10 units of Section 811 housing is part of a larger 104-unit development. ESCT's condominium units will be scattered throughout the development, further ensuring complete integration into the community.



Easter Seals Central Texas
1611 Headway Circle, Building 2
Austin, Texas 78754
(512) 478-2581
(512) 476-1638 fax
www.centraltx.easterseals.com

October 10, 2011

Betsy Spencer
Director
Austin Housing Finance Corporation
1000 East 11th Street, 2nd Floor
Austin, Texas 78702

Letter of Intent – Services for The Ivy II – HUD Section 811 Tenants

Easter Seals Central Texas (ESCT) submits this Letter of Intent for the provision of support services to tenants that will be residing at The Ivy II HUD Section 811 property upon completion of the development. With the support provided by the City of Austin Health and Human Services Department through the Self-Sufficiency Continuum for Social Services Contract, ESCT will provide the following services to households that have a member with a documentable disability as defined by the Americans with Disabilities Act and have incomes that are at or below 80% of the Median Family Income, adjusted for family size. The City of Austin FY2012 Social Services Contract Work Statement is summarized below:

1. Housing Activities

ESCT's Housing and Employment Services Program will assist individuals with disabilities in obtaining suitable housing that fits their financial budget and accommodates their diagnosed disability. The Program will fulfill housing needs through three separate components. The Home Of Your Own (HOYO) program was created in 1995 and continues to offer monthly orientation and one-to-one assessment of barriers to homeownership for people with disabilities. HOYO provides financial assistance for the up-front costs of homeownership (down-payment, closing costs, and gap financing), pre- and post-purchase housing and financial literacy counseling, and accessibility modifications for new homeowners. ESCT staff assigned to the project assists applicants with identifying and overcoming barriers to homeownership, including credit and debt issues. Continued individual counseling and independent living supports to Home of Your Own Program clients and rental unit clients will address the specific needs of each resident or consumer seeking housing services. Staff will support individuals residing at the Development. Staff will work to identify needs and provide service coordination linkages to financial literacy, employment, and educational opportunities.



2. Employment Activities

ESCT will facilitate improvement in income levels and independence for tenants with disabilities through Paid Job Training and Employment Services. Through Paid Job Training, ESCT employs individuals with disabilities by partnering with Texas Industries for the Blind and Handicapped (TIBH). TIBH holds contracts with the City of Austin, Travis County, and the State of Texas on landscaping, litter cleanup, and renovation work to ensure that local people with disabilities have access to employment. The agency provides counseling supports and service coordination for all Paid Job Training clients.

ESCT Employment Services provides external job links to individuals with disabilities, more specifically working with individuals with intellectual and physical disabilities. The agency directly receives referrals from the Texas Department of Assistive and Rehabilitative Services and other community providers. Employment Services actively seeks employers who are proactive in incorporating a diverse workforce, which includes adults with disabilities. Employment Services provides one-on-one job application assistance, resume building, job placement with employers, and follow-along services for each individual. Follow-along encourages job retention and facilitates an open dialogue between employers and clients. Employment Services staff not only provides these services, but also continually advocates on behalf of clients with local employers. Individuals served through Self-Sufficiency Solutions include those traditionally not served by other providers. Follow along support is critical for this population to achieve long-term employment success. No other agency in Central Texas provides this type of follow along supports for people with significant disabilities. Follow along services are delivered in community settings where consumers live and work.

3. Computer and Financial Literacy Education

ESCT's Housing and Employment Services Program provides an assistive technology computer lab that connects people with disabilities to computers and the Internet. The lab is equipped with computers that accommodate people with limited mobility, low vision, as well as verbal and hearing impairments. The lab has a Video Phone for clients who are hard of hearing and Deaf. This allows clients with limited access to computers the opportunity to perform job searches, complete job application forms, submit applications online, and create and update resumes. Clients receive support from lab assistants to create an application template containing their job history, educational history, list of references, and other relevant information they may need to complete job applications. Clients are also able to use the Internet so they can stay up to date with current events, community resources, as well as communicate with family and friends via email. The assistive computer lab hosts job readiness/computer literacy classes that develop digital inclusion and workforce readiness skills to graduating high school students and adults with disabilities. Eight sessions of six-week long classes, serving 10 students within each class session (80 students total) provide basic computer instruction and soft skills training. Students learn how to conduct online job searches, build

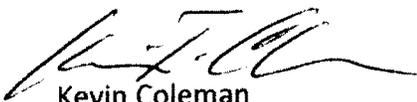
resumes, and practice interviewing techniques. Participants can access ESCT's Employment Services, which can assist them in locating employment after or before the class is completed. Financial literacy training is offered at the agency's computer lab, at the Paid Job Training south location, throughout housing units and placements, and in various community settings. The agency uses the Money Smart curriculum, which is a comprehensive financial education tool designed to help low-income individuals outside the financial mainstream enhance financial skills. Developed by the Federal Deposit Insurance Corporation (FDIC) to foster financial stability for individuals and families, the curriculum consists of eight computer self-paced training modules that cover basic financial topics including: descriptions of deposit and credit services, choosing and maintaining a checking account, spending plans, the importance of saving, and the basics of building or repairing credit. We assist participants in managing finances and facilitate the process for clients to open a bank account.

4. Mental Health Services

ESCT Housing and Employment Services Program developed the Transitions Counseling Project to provide on-site mental health counseling to Paid Job Training clients. Clients live in the greater Austin area, and over 75% have a diagnosed mental illness—usually bipolar, schizophrenia, depression, and substance use. Many clients are reluctant to discuss their issues. Some are skeptical of the benefits of mental health counseling and many would not seek out counseling supports unless it was offered at no cost and in close proximity. The Counselor is available to clients at the agency's Paid Job Training location in South Austin off of St. Elmo and Congress. She provides support and crisis management in the field on worksite visits. Her approach to accompanying workers to worksites has been integral in establishing a rapport with clients. In many cases, her presence has saved lives, prevented homelessness, and undoubtedly prevented clients from reoffending and using substances. With counseling, clients become productive members of society. They are prepared for work; advance in their jobs; earn wage increases; and eventually earn benefits such as health insurance, paid time off, and Worker's Compensation coverage. The Counselor's presence creates a healthy work environment as she assesses clients' progress, well-being, service coordination needs and monitors prescribed medication for mental illness.

We look forward to the opportunity to provide social services supports to the tenants at this new development providing affordable, accessible and integrated housing for individuals with disabilities.

Sincerely,



Kevin Coleman
President & CEO

Easter Seals Central Texas

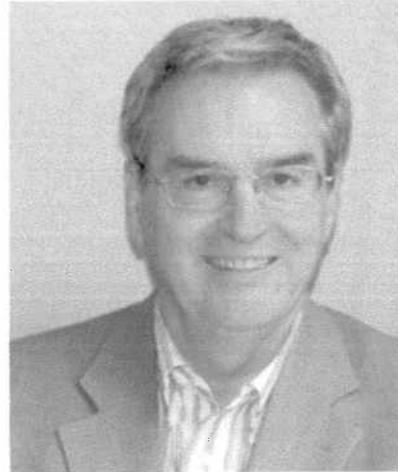
FORM #1: Lead Agency PROGRAM BUDGET

Agency: Easter Seals Central Texas Date prepared: 9/18/11
 Program: Infrastructure: Community and Employment Services

	Year 1			Year 2			Year 3		
	Requested CITY OF AUSTIN Amount	Amount Funded by ALL OTHER Sources	TOTAL Budget (ALL funding sources)	Requested CITY OF AUSTIN Amount	Amount Funded by ALL OTHER Sources	TOTAL Budget (ALL funding sources)	Requested CITY OF AUSTIN Amount	Amount Funded by ALL OTHER Sources	TOTAL Budget (ALL funding sources)
PERSONNEL									
Salaries and Benefits	147,946	292,830	440,776	147,946	292,830	440,776	147,946	292,830	440,776
A. SUBTOTALS: PERSONNEL	147,946	292,830	440,776	147,946	292,830	440,776	147,946	292,830	440,776
OPERATING EXPENSES									
General Operating Expenses	20,300	77,356	97,656	20,300	77,356	97,656	20,300	77,356	97,656
Insurance/Bonding (Included in General Operating Expenses)	0	0	0	0	0	0	0	0	0
Audit Expenses (Included in General Operating Expenses)	0	0	0	0	0	0	0	0	0
Partner agencies total subcontract amount (complete detailed Program Budget form #5 for each Partner)	0	0	0	0	0	0	0	0	0
Consultants/Contractual Direct Expenses only (provide details for this line item in the Subcontracted Expenses form #3)	0	31,890	31,890	0	31,890	31,890	0	31,890	31,890
Staff Travel	0	11,071	11,071	0	11,071	11,071	0	11,071	11,071
Conferences/Seminars/Training	0	0	0	0	0	0	0	0	0
B. SUBTOTALS: OPERATING EXPENSES	20,300	120,317	140,617	20,300	120,317	140,617	20,300	120,317	140,617
DIRECT ASSISTANCE									
Food/Beverage for Clients	0	0	0	0	0	0	0	0	0
Financial Assistance for Clients (e.g. rent, utilities)	0	395,600	395,600	0	395,600	395,600	0	395,600	395,600
Other (specify)	0	0	0	0	0	0	0	0	0
C. SUBTOTALS: DIRECT ASSISTANCE	0	395,600	395,600	0	395,600	395,600	0	395,600	395,600
EQUIPMENT/CAPITAL OUTLAY									
Specify equipment over \$1,000 per item	0	0	0	0	0	0	0	0	0
D. SUBTOTALS: EQUIPMENT/CAPITAL OUTLAY	0	0	0	0	0	0	0	0	0
GRAND TOTAL (A + B + C + D)	168,246	808,747	976,993	168,246	808,747	976,993	168,246	808,747	976,993
PERCENT SHARE of Total for Funding Sources:	17.2%	82.8%	100.0%	17.2%	82.8%	100.0%	17.2%	82.8%	100.0%

**Kevin Coleman,
President and CEO**

Mr. Coleman began with Easter Seals Central Texas as Controller in November, 2002. He became President & CEO in February, 2004. Mr. Coleman has a Bachelor's Degree in Business Administration from California State University, Fullerton and a Master's in Business Administration from Eastern Washington University. He has 22 years of experience with hospitals and healthcare systems. Mr. Coleman came to Easter Seals Central Texas because he believes in the mission and looks for new and innovative ways to provide services to children and adults with disabilities.



**Tami Andres,
Executive Director of Human Resources
and Administration**

Ms. Andres has been with Easter Seals Central Texas since August 2002. She leads the Human Resources department and is responsible for recruitment, compensation, employee relations, benefits, and performance management. Ms. Andres has over twenty years of experience in her field and a deep passion for the mission of Easter Seals Central Texas.

**Mia Martin,
Vice President of Business Operations**

Ms. Martin joined Easter Seals Central Texas in January, 2002 as the Business Operations Director. She became Vice President of Business Operations in March 2004 and holds a Bachelor of Science in Health Care Management. Ms. Martin has eighteen years of experience in health care administration. Ms. Martin says, "I enjoy working at Easter Seals Central Texas because I feel my work is for a purpose, I am helping people with disabilities, I love to see our clients become more independent and that is what it is all about at the end of the day."





**Miriam Nisenbaum,
Vice President of Child and Family
Services**

Ms. Nisenbaum is a Master's level Social Worker licensed in the state of Texas and certified nationally. She has been a professional social worker for over thirty years. She has managed at the executive level at a variety of agencies with several different focuses ranging from children's services to disabilities. Ms. Nisenbaum enjoys the challenge of working with and leading staff in providing exceptional services to our clients

**Dale Clowers,
Information Technology Manager**

Mr. Clowers has been with Easter Seals Central Texas since 2001. He has a degree in Computer Information Systems and over twelve years of experience with computers and network systems. Mr. Clowers likes working at ESCT because he is dedicated to improving the lives of children and adults with disabilities.



**Monica Elsbrock,
Director of Employment Services**

Ms. Elsbrock has been with Easter Seals Central Texas since December 2002. A graduate of the University of New Mexico, Monica has dedicated her life to supporting people with disabilities as they make choices about life and work. The seven programs that fall under Employment Services provide the guidance and supplemental assistance clients need in order to make sound and informed life decisions.



**Jean Langendorf,
Vice President of Community &
Housing Services**

Ms. Langendorf, a graduate of the University of Texas at Austin, came to Easter Seals Central Texas in early 2010. Previously the Executive Director of United Cerebral Palsy of Texas, Ms. Langendorf transitioned the UCP team seamlessly when they merged with ESCT earlier this year. She has committed her career to provide services that ensure people with disabilities have equal access to housing, national service and assistive technology opportunities. She is excited about her future with Easter Seals Central Texas and looks forward to expanding program services.

[Back to Previous Page](#)

Easter Seals of Central Texas, 1611 Headway Cir, Bldg 2, Austin, TX 78754 Easter Seals and its affiliate organizations are 501(c)(3) nonprofit organizations.

MEMORANDUM OF UNDERSTANDING
between
Easter Seals Central Texas and ARCIL

The following sets forth the partnership between Easter Seals Central Texas (hereinafter referred to as "ESCT") and ARCIL, Inc. (hereinafter referred to as "ARCIL").

Whereas ESCT and ARCIL are nonprofit, charitable organizations, each organized under 501(c)3 of the IRS code; and,

Whereas ESCT has applied for Section 811 Affordable Housing for People with Disabilities funding and has applied for City of Austin RHDA funding to acquire 10 fully-accessible condominiums for very low-income people with disabilities;

Whereas ESCT will provide affordable, accessible, and integrated housing for very low-income people with disabilities and ESCT will manage that housing;

Whereas ARCIL, Inc. of Austin, Texas provides independent living services to persons with disabilities, their families and communities throughout Travis and surrounding counties,

Therefore, the parties agree to the following:

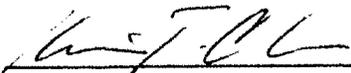
1. ARCIL will ensure that ESCT Section 811 residents have access to independent living skill training;
2. ARCIL will ensure that ESCT Section 811 residents have access to information and referral services;
3. If requested by ESCT Section 811 residents, ARCIL will provide advocacy services;
4. ARCIL will work with ESCT to ensure that ESCT Section 811 residents have access to all of ARCIL's programs and services.

The parties may mutually agree to modify this agreement at any time.

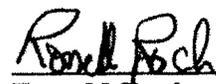
Agreed to:

Easter Seals Central Texas

ARCIL



Kevin Coleman
President & CEO
DATE: 10/17/11



Ronald Rocha
Executive Director
DATE: 10/5/11