

RENTAL HOUSING DEVELOPMENT ASSISTANCE (RHDA)
Application for Rental Development Financing

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2011-12 Action Plan goals and policy direction from the Austin City Council.

Project Name: Capital Studios (formerly Capitol Terrace)

Project Address: 309 E. 11th Street **Zip Code** 78701

Total # units in project/property: 135 units
Total # units to be assisted with RHDA Funding: 135 units

Project type: Acquisition Rehabilitation New construction Refinance Rent Buy-Down

Amount of funds requested: \$360,000 (HOME/CDBG) **Terms Requested:** Deferred/Forgivable

Role of applicant in Project (check all that apply): Owner Developer Sponsor

1. Applicant Information (If applicant is not acting as the developer, please provide all of the information below for the developer as well as for the applicant. If the developer involves multiple entities, is a partnership or joint venture, please provide duplicative information for each, and identify the entity that will serve as the "lead" organization).

Foundation Communities, Inc.
Name

3036 S. 1st Street, Suite 200
Street Address

Austin Texas, 78704 (512) 447-2026
City **State, Zip** **Telephone #**

Jennifer Hicks (512) 610-4025 jennifer.hicks@foundcom.org
Contact Person **Contact Telephone #** **E-mail address**

74-2563260
Federal Tax ID Number or SS#

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. Unsigned/undated submissions will not be considered.

Foundation Communities, Inc.
Legal Name of Developer/Entity


Signature of Authorized Officer

2-10-12
Date

Executive Director
Title

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2. **For non-profit applicants/developers only, include copies of the following:**

- a. Articles of Incorporation – **ATTACHMENT 1**
- b. Certificate of Incorporation filed with the State of Texas - **ATTACHMENT 2**
- c. Federal IRS certification granting non-profit status - **ATTACHMENT 3**
- d. Names, addresses and phone numbers of current board members - **ATTACHMENT 4**
- e. Certified financial audit for most recent year which include the auditor's opinion and management letters. - **ATTACHMENT 5**
- f. Board resolution approving the proposed project and authorizing the request for funding - **ATTACHMENT 6**

3. **Project Type (Please check any that apply.)** This project is considered:

Traditional Rental Housing (serving low-income households, and resident services may or may not be provided)

Transitional Housing (case management services provided and residency limited to a certain length of time, usually no more than 24 months)

Permanent Supportive Housing (Considered long-term rental housing for very low-income families and individuals who are among the hardest to serve and who are most vulnerable to homelessness. This type of housing provides case management services to residents as needed).

If you checked Permanent Supportive Housing, please complete the information below.

A. Types of proposed PSH Units: Multi-family Single-family (1-4 units)

B. Numbers of proposed PSH Units:

135 Total Number of Units in project

135 Total Number of RHDA-assisted Units Proposed (include PSH units and non-PSH units)

27 Total Number of Permanent Supportive Housing (PSH) Units Proposed

C. Check the population or sub-population(s) proposed to be served and indicate the number of units dedicated to that population or sub-population.

Individuals or families headed by individuals that are:

1. **Chronically homeless** as established in the HEARTH Act (Homeless Emergency and Rapid Transition to Housing Act of 2009) found at 24 CFR Part 577.

NUMBER OF UNITS 24

2. Households that would otherwise meet the HUD definition of chronically homeless per the HEARTH Act, but **have been in an institution for over 90 days**, including a jail, prison, substance abuse facility, mental health treatment facility, hospital or other similar facility.

NUMBER OF UNITS _____

3. Unaccompanied youth or families with children **defined as homeless under other federal statutes** who:

a. have experienced a long-term period without living independently in permanent housing;

b. have experienced persistent instability as measured by frequent moves over such period; and

c. can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse, the presence of a child or youth with a disability, or multiple barriers to employment.

NUMBER OF UNITS _____

4. A single adult or household led by an adult **'aging out' of state custody of the foster care or juvenile probation system**, where the head of household is homeless or at-risk of homelessness.

NUMBER OF UNITS _____

5. _____ Any other population **not defined above** but who would otherwise be eligible for or need permanent supportive housing services.
NUMBER OF UNITS _____

NOTE: APPLICANTS CHECKING C.1, C.2, C.3, or C.4 ABOVE MUST COLLECT AND REPORT INFORMATION INTO THE HOMELESS MANAGEMENT INFORMATION SERVICE (HMIS)

4. Project Description. Provide a brief project description that addresses items "A" through "L" below.

Foundation Communities is applying for a combined **\$2,360,000** from the City of Austin in two separate funding applications for the acquisition and new construction of **Capital Studios (formerly Capitol Terrace)** – **135** units of affordable supportive housing located in Downtown Austin. **This application requests \$360,000 in City of Austin federally sourced funds (HOME and/or CDBG) to fund construction and soft costs. The second application, submitted at the same time, requests \$2,000,000 in City of Austin private funds (GO Bonds) to fund the acquisition and a portion of the construction costs.**

Capital Studios is a once-in-a-lifetime development opportunity for Foundation Communities for the following reasons:

- **Downtown Site Under Contract** – We have a contract on a current parking lot that is in the center of opportunity for downtown living. Not only do we have the site under contract, but the acquisition price is affordable by downtown standards. The site has view corridor restrictions and parking is limited which makes retail, condo or office development challenging. Supportive housing will be able to fit within all the site constraints.
- **Low Income Housing Tax Credit Scoring** – The Texas Department of Housing and Community Affairs revamped their Qualified Allocation Plan that designates the scoring priorities for the award of Low Income Housing Tax Credits. Projects located in Central Business Districts maximize most of the competitive scoring categories. We believe a CBD site is the site to beat in this year's LIHTC scoring cycle and feel confident that **Capital Studios** will be competitive within our region.
- **Downtown Supportive Housing** – **Capital Studios** will designate **27** units toward the City's Permanent Supportive Housing initiative. Not only will these units serve the Chronically Homeless as designated by the HEARTH Act, but they will also be located downtown within close proximity to supportive service links.
- **Downtown Affordable Housing** – **Capital Studios** will also serve low income workers. There is virtually no affordable housing downtown for this population, and while downtown Austin is becoming more vibrant each year, the low income services workers who support this vitality -- entertainment, state government, after-hours office crowds -- have no place to live.
- **First New Construction SRO** – Foundation Communities has a 463-unit solid track record of the acquiring and rehabilitating old hotels and nursing homes into supportive housing communities. The new construction of **Capital Studios** allows us to design outside the constraints of an existing building to develop a first-class and best practice model of downtown affordable housing.

We are thrilled to partner with the City to create **Capital Studios** as a model of supportive housing and affordable downtown living.

a. Describe the tenant population, income levels, and services, if any, to be provided to or made available to residents.

A total of **135** units will be available to extremely and very low income individuals. **Sixty percent of the units (81 units) will be reserved for individuals with incomes below 50% of the Median Family Income. Twenty percent of the units (27 units) will be reserved for individuals with incomes below 40% of the Median Family Income and the remaining twenty percent of the units (27 units) will be reserved for individuals with incomes below 30% of the Median Family Income.** The reality is that most residents will have incomes below 30% MFI.

Since the availability of downtown affordable housing is almost non-existent, Foundation Communities will use **Capital Studios** as an opportunity to target a mixed population. Twenty percent of the units (**27** units) will be targeted to chronically homeless as established by the HEARTH act. The remaining **108** units will be targeted to a mix of populations including: low-wage downtown service workers, individuals on a fixed income (elderly and/or persons with disabilities), homeless persons and persons on the verge of homelessness.

Supportive services will be made available to all residents at **Capital Studios**. The goal of the supportive services will be to promote stable housing through programs that increase access to health assistance, promote increased and stable income, and provide services that support self-development. The menu of supportive services at our permanent supportive housing properties typically include:

- Case management
- Adult education classes
- Money management classes
- Information and referral to community services
- Home health assistant
- Education savings program
- Free tax preparation
- Financial stability programs
- 24-hour computer lab
- Monthly food pantry
- Welcome Home Baskets

Please see Section 15(a) for a more detailed explanation of services to be provided at **Capital Studios**.

b. Include the type of structure (multi-family or single-family), number and size of units in square feet.

Capital Studios will be a 135-unit single room occupancy supportive housing rental community for individuals. Each 400 square foot efficiency unit will contain a kitchenette and bathroom. Common spaces for resident use will include a lounge, computer lab, community meeting room, community laundry and community kitchen.

The unit mix for the property is as follows:

Unit Type	# of Units	Square Footage
0 bedroom/0 bath	135	400 sq. ft.
		54,000 sq. ft. (rentable square feet)
		19,500 sq. ft. (common area spaces)
TOTAL		73,500 sq. ft.

- c. **Occupation:** **Capital Studios** is new construction and is not occupied.
- d. **VMU, TOD, PUD:** **Capital Studios** is located in downtown Austin within the Central Business District and therefore meets the requirements for both VMU and CURE.
- e. **Preservation:** **Capital Studios** is new construction and therefore will be adding 135 new units to Austin's affordable housing stock.
- f. **Existing Structure:** **Capital Studios** is new construction therefore this section is not applicable.
- g. **Section 8:** **Capital Studios** will not be reserving units for Section 8 voucher holders. Instead, vouchers will be accepted at our property with no limit on the number of holders.
- h. **Indicate the number of units that are or will be made accessible and adaptable for persons with mobility, sight or hearing disabilities.**

At a minimum, 10% of the total units (14) will be designed for persons with Mobility Impairments using Section 504 and Fair Housing Accessibility as guidelines. In addition, at a minimum, 2% of total units (3) will be made accessible for persons with hearing and visual impairments.

i. Demonstrate the Project's compatibility with current Neighborhood Plan (if applicable).

Capital Studios is located in Downtown Austin and within the boundaries of the Downtown Austin Plan. **Capital Studios** falls within the eastern edge of the Core/Waterfront District of the Downtown Plan. The parking lot site is designated as an "opportunity site" for redevelopment by the plan. The construction of affordable supportive housing is actually one of the specific Urban Design Priorities for the Core/Waterfront District Area as follows:

- *Promote redevelopment and revitalization of the east side of the Core/Waterfront, with catalyst public projects and improvements (e.g., Waller Creek, East 6th Street and Congress Avenue streetscapes, Brush Square, affordable/supportive housing).*

Capital Studios also fulfills the following District Specific Goals for the Downtown Core/Waterfront District:

- *Improve the quality of the pedestrian experience* – **Capital Studios** will contribute to the quality of the pedestrian experience by creating housing in Downtown that is walking distance from retail, employment and services. The design of **Capital Studios** will follow the Downtown Austin Plan design priorities that promote pedestrian access and experience.
- *Make it easier to get to Downtown and move* – There is no better way to get to Downtown and move than to live downtown. **Capital Studios** will enable **135** individuals to live, work and play within their Downtown.
- *Ensure that the District is a welcoming and affordable place for all* – **Capital Studios** will create **135** units of affordable housing developed by a long-term owner and developer. place for all.

j. In addition to providing an Itemized Development Budget through your response to Question 12 below, summarize the key financials of the project, clearly indicating the total project cost, the amount and intended use of AHFC funds being requested, and the amount(s) and provider(s) of other funding and the stage of those funding commitments.

The total project cost to acquire the downtown Austin site and construct a **135**-room SRO community with required parking rights is **\$12,922,779**. The sources of funds for this project include:

City of Austin, in the total amount of **\$2,360,000**. The City of Austin funds are requested in two separate applications. This City of Austin funding application, requests **\$360,000 in federally sourced funds such as HOME and/or CDBG. We have concurrently submitted a SMART Housing Application for this project. These funds will be used to pay for hard and/or soft costs. Since this project is serving a population that can only afford to pay a minimal amount in monthly rent, the project will only be feasible if there is no debt service to repay. We request these funds from the City to be in the form of a deferred forgivable loan.**

The second *City of Austin* funding application, also submitted on December 7, 2011, will request **\$2,000,000 to be sourced from GO Bonds**. We have concurrently submitted a SMART Housing Application for this project. These funds will be used to pay for acquisition and hard and/or soft costs. Since this project is serving a population that can only afford to pay a minimal amount in monthly rent, the project will only be feasible if there is no debt service to repay. We will also request these funds from the City to be in the form of a deferred forgivable loan.

We understand that the City funds will be the first piece of funding brought into the project, but the timing is critical to ensure the capture of points associated with two scoring items on the LIHTC 9% tax credit application. The first scoring item gives 18 points for applicants who have secured a contribution from the Local Political Subdivision in the amount of equal to or greater than \$2,000 per unit. The second scoring item gives 7 points for applicants who can leverage the tax credits with soft money (if from City must be federally-sourced.) If our application does not gain these points, it will likely not be competitive within the region and will not be eligible for the housing tax credit funding.

TDHCA Low Income Housing Tax Credits (LIHTC), in the amount of approximately **\$10,010,000**. The 9% tax credits will be used for acquisition and construction costs. A pre-application will be submitted on January 10, 2012 and a final application on March 1, 2012. We will have final approval from TDHCA by August 1, 2012. We have self-scored our LIHTC application and feel it will be the highest scoring application in the region and in a comfortable position for a funding award.

NeighborWorks America in the amount of **\$300,000**. These funds have already been awarded. We will also receive a **\$100,000 private donation** with the sale of the land.

Foundation Communities will defer approximately **\$150,000** in *developer fee* for the **Capital Studios**. Our plan is to fundraise for this amount, but is dedicated to the deferment if such funds cannot be raised.

Please attach the following to the description of the above items:

- k. **A map (8 ½" x 11") indicating the property location and the distance to the nearest Capital Metro Transit Stop to which residents will have access.**

Please see **ATTACHMENT 7** for a map of the property location and distance to nearest Capital Metro Transit Stop.

- l. **Locate on the "Opportunity Map of Austin" the census tract in which the property lies. The map is attached to the Program Guidelines.**

Capital Studios is located in a high opportunity census tract on the "Opportunity Map of Austin."

5. Site Control and Demonstration of Value

Please find attached **ATTACHMENT 8: Earnest Money Contract** and **ATTACHMENT 9: Current Tax Documentation**. We are currently under contract for an acquisition price of \$1,225,000. The Travis Central Appraisal District has established an appraised value of \$2,818,041 for both parcels to be combined.

6. Zoning

Please find attached, **ATTACHMENT 10**, documentation that a Zoning Verification Letter had been requested from the City of Austin's Planning and Development Review Department (PDRD) verifying that the current zoning of the site for the proposed project is compatible with the anticipated use. Once the Zoning Verification Letter is received, we will submit as part of our application.

The **Capital Studios** property is currently zoned CBD which allows for multifamily. A zoning change will not be required.

7. S.M.A.R.T. Housing™.

We have discussed **Capital Studios** with Javier Delgado and plan to submit our SMART Housing Application on December 8th. We will copy David Potter on the SMART Housing Application submission and will forward the certification letter once received. Will be **ATTACHMENT 11**.

8. **Development Team.** Identify below the persons or entities anticipated to be involved in the project, such as lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, property managers and consultants. Also, indicate if any person or entity involved is certified by the City of Austin as a minority or women-owned business enterprise (**MBE/WBE**), or if any of the entities are also **non-profit** organizations.

	Name(s) & Any Comments on Role	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non- profit? (Mark X if Yes)
Owner	Capital Studios Housing, L.P.			
Developer	Foundation Communities, Inc.			X
Architect	TBD			
Engineer	TBD			
Construction Lender	TBD			
Other Lenders	Syndicator to be determined			
Attorney	Rick Hightower			
Accountant	TBD			
General Contractor	TBD			
Consultant (if Applicable)	Not Applicable			
Property Management Provider	Foundation Communities, Inc.			X
Other: Supportive Service Provider	Foundation Communities, Inc. Caritas of Austin Front Steps			X

9. **Development Schedule.** Complete the grid below. You may re-order the steps according to the appropriate sequence for your project and to add in any other significant steps integral to your project’s development. If the multiple properties are involved, provide a development schedule for each property.

	DATE(S)
Acquisition and/or holding	<u>August 2012</u>
Environmental and/or historic review (AHFC)	<u>March – June 2012</u>
Securing and packaging project financing	<u>Jan – July 2012</u>
Construction Specifications and Cost estimates	<u>July – Oct 2012</u>
Construction Bids	<u>November 2012</u>
Construction Start	<u>December 2012</u>
Anticipated Draws (list all)	<u>August 2012</u> <u>December 2012</u> <u>January 2013</u> <u>February 2013</u> <u>March 2013</u>
End Construction	<u>January 2014</u>
Start of Rent-up	<u>January 2014</u>
Completion & Operation	<u>March 2014</u>

10. **Accessible and Adaptable Units.** Indicate the number of units proposed to be **accessible and adaptable** for persons with mobility, sight and hearing disabilities as required by RHDA Program Guidelines.

All 1st floor units Units adaptable for persons with mobility disabilities

14 units Units accessible for persons with mobility disabilities

_____ Units adaptable for persons with sight and hearing disabilities

3 units Units accessible for persons with sight and hearing disabilities

11. Experience and Qualifications – Rental Development and Property Management

a. Is this the developer's first housing project? Yes No

b. Completed projects (please list below):

COMPLETED PROJECTS				
Address	Number of Units	New or Rehab	Type of Property (apartments, SF units, etc.)	Year Completed
Arbor Terrace 2501 S. IH 35, Austin, 78741	120	Rehab	SRO	In process
Buckingham Place 743-B Yarsa, Austin, 78748	164	Rehab	Duplexes	1991
Cherry Creek 5510-B Fernview, Austin, 78745	122	Rehab	Duplexes	1989
Crossroads 8801 McCann, Austin, 78757	92	Rehab	Apartments	1990
Daffodil 6009 Daffodil, Austin, 78744	40	Rehab	Apartments	1996
Garden Terrace 1015 W. William Cannon, Austin, 78745	103	Rehab	SRO	2003 and 2008
M Station 2906 E. MLK, Austin, 78702	150	New	Apartments	2011
Peters Colony 1810 E. Peters Colony Rd, Carrollton 75007	160	Rehab	Apartments	1995
Shadow Brook 2020 S. Cooper, Arlington, 76013	403	Rehab	Apartments	1995
Sierra Ridge 201 W. St. Elmo, Austin, 78745	149	Rehab	Apartments	1991
Sierra Vista 4320 S. Congress Ave., Austin, 78745	238	Rehab	Apartments	2012
Sleepy Hollow 3903 Ichabod Cr, Arlington, 76013	128	Rehab	Apartments	1995
Southwest Trails 8405 Old Bee Caves Rd., Austin, 78735	160	New	Apartments	2001
Spring Terrace 7101 N. I-35, Austin, TX 78752	142	Rehab	SRO	2006
Skyline Terrace 1212 W. Ben White. Austin, 78704	100	Rehab	SRO	2008
Trails at the Park 815 W. Slaughter Ln, Austin, 78748	200	New	Apartments	2000
Vintage Creek 7224 Northeast Dr, Austin, 78723	200	Rehab	Apartments	2000
TOTAL UNITS	2,673			

- c. Describe the **experience and qualifications** and the developer's ability and capacity to implement the proposed project.

Foundation Communities has 20 years of experience contracting for and overseeing the construction and rehabilitation of affordable housing. As the owner and manager of 14 affordable housing properties (1,982 units) in Austin and 3 affordable housing properties (691 units) in North Texas, Foundation Communities has built a strong development team and has worked together on many projects. Three of our communities were new construction projects financed with tax credits. Fourteen of our communities were purchased as existing properties and rehabilitated. Each has greatly improved with renovations, green spaces and playscapes, learning centers, landscaping, signage, lighting and green building features (solar panels and rain water harvesting). Four properties are single room occupancy permanent supportive housing, two properties are duplexes and the remaining 11 properties are multifamily properties.

Finance Experience - Our finance experience includes work with the following programs:

- o City of Austin – General Obligation Bond Funding, HOME, CDBG and HTF
- o TDHCA – 9% and 4% Housing Tax Credits
- o TDHCA – Housing Trust Fund, SECO Energy Grant Program and HOME Program
- o 501(c)(3) Bond Program
- o Federal Home Loan Bank (Affordable Housing Program)
- o Resolution Trust Corporation – Affordable Housing Disposition Program
- o Multi-family Private Activity Bonds
- o HUD Section 8 Moderate Rehabilitation SRO Program, Supportive Housing Program and Shelter Plus Care
- o Grants from foundations, corporations and individuals

Housing Development Team - Our Housing Development Team consists of the following FC staff (Please see **ATTACHMENT 12** for resumes):

Walter Moreau is FC's Executive Director. During his 20-year career, Moreau has secured subsidy financing of more than \$100 million to create more than 2,400 units of service-enriched, nonprofit-owned affordable housing. Moreau was recognized as a 2007 James A. Johnson Community Fellow by the Fannie Mae Foundation. He was also awarded the 2005 Social Entrepreneur of the Year Award and the 2004 Texas Houser Award. He holds a Master's degree from UT's LBJ School of Public Affairs. He has been with Foundation Communities for more than 16 years.

Sunshine Mathon, Design and Development Director, assists in the programming, design and construction management of all development projects. He has a focus on green building and sustainability issues, such as energy and water conservation, use of recycled content materials and indoor environmental quality.

Vicki McDonald, Asset Manager, oversees the income and assets of the FC portfolio. She has over 30 years of experience in owning and managing multifamily, office and retail developments. For the past 25 years, she has owned and operated Vista Properties, a real estate firm specializing in the management, leasing and brokerage of income producing assets.

Jennifer Hicks, Director of Housing Finance, pursues new development opportunities and identifies and applies for subsidy and conventional financing for multi-family housing. Jennifer has 10 years of housing development experience.

Capital Studios, as a new construction SRO, will draw on experiences from the recently completed new construction of M Station Apartments, as well as the completion of three SRO housing communities – Garden Terrace, Spring Terrace and Skyline Terrace. Please see **ATTACHMENT 13** for a description of these projects.

- d. Indicate who will provide **property management** services. Provide documentation to demonstrate the entity's level of experience and track record in operating properties of similar size, particularly income-restricted properties.

Foundation Communities performs all leasing, maintenance, accounting, compliance and other property management functions for its 14 Austin properties. Foundation Communities earns property management and asset management fees that help support the overall nonprofit mission. The success of Foundation Communities' property management is demonstrated through its high occupancy (usually averaging more

than 95 percent), low turnover (under 32 percent), ability to keep all properties performing within their operating budgets, completion of capital repairs of over \$535/unit, and a relatively high percentage of move outs going to homeownership (20 percent).

A majority of Foundation Communities' 17 properties feature a federal source of funding. Specifically, Foundation Communities' staff has experience with the compliance and reporting requirements of the Low Income Housing Tax Credit program, HOME program, and HUD Continuum of Care Funding Programs. The average size of FC's permanent supportive housing communities is 115 units, so **Capital Studios** will fit the staffing and operation patterns utilized for our existing SROs.

Property Management Team - Our property management team consists of the following FC staff (Please see **ATTACHMENT 14** for resumes):

Sandra Lumley, Property Director, oversees all aspects of property management all units in Austin, ensuring FC's high quality standards. Sandra has extensive knowledge of the compliance requirements for a variety of funding programs at the local, state and Federal level. Sandra has 30 years of housing development experience.

Julian Huerta is the Director of Programs for Foundation Communities, Austin's largest nonprofit provider of affordable housing with supportive services. Julian develops and directs educational, social service and asset-building programs that serve more than 20,000 working poor families and homeless adults annually. He has led the development and implementation of FC's Community Tax Centers, IDAs, Children's Savings Accounts and other programs that help families improve their finances. Julian brings more than 20 years' experience in program development, nonprofit administration and fundraising, the last 13 years with Foundation Communities.

Timothy Miles, Director of Supportive Services, oversees resident services at all three of our SRO communities. He is also project director of Project HOME, our mental health and substance abuse recovery program funded by a \$2 million grant from SAMHSA. He has been working in community services, nonprofits, and educational settings for more than 20 years. He has master's degrees from Harvard University and the University of Texas at Austin in theology and social work respectively. His undergraduate degree in liberal arts is also from the University of Texas at Austin.

12. Detailed Project Budget.

DETAILED PROJECT BUDGET				
	Cost	Prior award of RHDA Funds (if any)	RHDA Funds Requested	Description or Comments
PREDEVELOPMENT				
Appraisal and Market Study	\$22,745	\$0	\$0	
Environmental Review	\$30,000	\$0	\$0	
Soils Report	\$25,000	\$0	\$0	
Survey	\$32,000	\$0	\$0	
Architectural and Engineering	\$755,000	\$0	\$0	
Green Consultants	\$120,000	\$0	\$0	
Building Permits/Fees	\$75,000	\$0	\$0	
Impact Fees	\$175,000	\$0	\$0	
TOTAL PREDEVELOPMENT	\$1,234,745	\$0	\$0	
ACQUISITION				
Site and/or Land	\$1,225,000	\$0	\$1,225,000	
Title and Closing Costs	\$8,500	\$0	\$8,500	
TOTAL ACQUISITION	\$1,233,500	\$0	\$1,233,500	
CONSTRUCTION				
Infrastructure	\$565,656	\$0	\$500,000	
Site work	\$706,776	\$0	\$0	
Demolition	\$0	\$0	\$0	
Concrete	\$247,548	\$0	\$166,500	

Masonry	\$54,096	\$0	\$0	
Rough carpentry	\$883,764	\$0	\$150,000	
Finish carpentry	\$127,596	\$0	\$0	
Waterproofing & Insulation	\$127,596	\$0	\$0	
Roofing & Sheet Metal	\$191,100	\$0	\$0	
Plumbing/Hot Water	\$438,648	\$0	\$100,000	
HVAC	\$594,468	\$0	\$210,000	
Electrical	\$488,040	\$0	\$0	
Doors/Windows/Glass	\$296,940	\$0	\$0	
Lath & Plaster/ Drywall & Acoustical	\$219,324	\$0	\$0	
Tile work	\$260,480	\$0	\$0	
Elevator	\$154,060	\$0	\$0	
Paint/Decorating/Blinds/Shades	\$89,376	\$0	\$0	
Specialties/Special Equipment	\$76,440	\$0	\$0	
Cabinetry/Appliances	\$229,320	\$0	\$0	
Carpet	\$0	\$0	\$0	
Steel	\$128,772	\$0	\$0	
Construction Contingency	\$294,000	\$0	\$0	
Contractor Fees	\$808,500	\$0	\$0	
TOTAL CONSTRUCTION	\$6,982,500	\$0	\$1,126,500	
SOFT & CARRYING COSTS				
Legal	\$141,500	\$0	\$0	
Audit/Accounting	\$35,000	\$0	\$0	
Title/Recording	\$85,000	\$0	\$0	
Architectural (Inspections)	\$16,000	\$0	\$0	
Construction Interest	\$509,700	\$0	\$0	
Construction Period Insurance	\$135,000	\$0	\$0	
Construction Loan Fee and Related Costs	\$192,425	\$0	\$0	
Construction Period Taxes	\$135,000	\$0	\$0	
Tax Credit Fees	\$50,000	\$0	\$0	
Marketing	\$0	\$0	\$0	
Interim Cost of Parking	\$150,000	\$0	\$0	We are required to pay costs of parking for office condo next door while construction of the building and parking.
Furniture, Fixtures and Equipment	\$200,000	\$0	\$0	
Payment and Performance Bonds	\$75,000	\$0	\$0	
TOTAL SOFT & CARRYING COSTS	\$1,724,625	\$0	\$0	
DEVELOPER FEE				
Developer Fee	\$1,407,409	\$0	\$0	
TOTAL DEVELOPER FEE	\$1,407,409	\$0	\$0	
RESERVES				
Operating Reserve	\$200,000	\$0	\$0	
Lease Up Reserve	\$90,000	\$0	\$0	
TOTAL RESERVES	\$340,000	\$0	\$0	
TOTAL PROJECT COSTS	\$12,822,779	\$0	\$2,360,000	

13. Funds Proposal.

Table A: Sources of Funds (Below)

Table B: Uses of Funds (Below)

Table C: Leverage (Below)

Table D: Operating Proforma – Please see **ATTACHMENT 15**.

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					
Deferred Developer Fee		0%	\$152,779	n/a	Construction
Private Financing (List Lenders)					
Low Income Housing Tax Credits			\$10,010,000	Pre-app due on January 10, 2012	Construction/Soft Costs
Other Sources (List Below)					
City of Austin Funds (federally-Sourced CDBG or HOME)	99 years	0%	\$360,000	Separate App	Construction/Soft Costs
NeighborWorks America		Grant	\$300,000	Commitment letter	Construction/Soft Costs
Private Donation with Sale of Land		Grant	\$100,000	Purchase Contract	Construction /Soft Costs
Proposed RHDA Funds (GO Bond Funding)		0%	\$2,000,000	<i>This Application</i>	Acquisition/Construction

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment	\$1,234,745	\$9,146
Acquisition	\$1,233,500	\$9,137
Hard Costs	\$6,982,500	\$51,722
Soft & Carrying Costs	\$1,724,625	\$12,775
Other Costs	\$1,747,409	\$12,944
Total Project Costs	\$12,922,779	\$95,724

TABLE C: LEVERAGE SUMMARY	
TOTAL RHDA FUNDS	\$2,360,000
RHDA (HOME/CDBG)	\$360,000
RHDA (HTF/GO Bonds/Waivers)	\$2,000,000
TOTAL OTHER FUNDS	\$10,462,779
LEVERAGE (%)	82%

14. Community Engagement Strategy or Efforts. Please provide a description of your organization's efforts or plans to engage neighborhood associations and other stakeholders in the area surrounding the proposed development. If no neighborhood association exists, provide an alternative plan to engage area residents, businesses and faith-based organization, for example.

Before Foundation Communities signed a purchase contract on the **Capital Studios** land, we made sure to contact the Downtown Austin Neighborhood Association, Downtown Austin Alliance and Downtown Neighborhood Coalition. Initial contact was made with Ted Siff, chair of the Downtown Neighborhood Coalition and a member of the Downtown Austin Neighborhood Association. Mr. Moreau met with Charlie Betts, Executive Director of Downtown Austin Alliance, and the project was very well-received. We have also spoken with Michael McGill, the chair of the Downtown Austin Neighborhood Association. Foundation Communities was scheduled to meet with Mr. McGill and the DANA executive committee this week, but the meeting had to be re-scheduled due to extraneous conflicts. Once a date has been scheduled and a meeting held, NHCD will be updated with the status. The plan is to meet with the governing bodies of all three neighborhood/business associations and seek their support for our project. Detailed information about the project, timing, target population and planned design will be shared at all the meetings. Based on initial conversations, we do not foresee any issues with neighborhood support. The need for affordable housing downtown is so great that most people have been ecstatic when they have heard about **Capital Studios** as a potential new neighbor.

Update: There have been numerous meetings with both the Downtown Austin Neighborhood Association and Downtown Austin Alliance. We created a webpage for the project to give the neighborhood members more information about the project: <http://www.foundcom.org/news-and-events/capitolterrace> The Downtown Austin Alliance has voted to support us and DANA will be meeting on February 16th to further discuss the project.

Below is an account of the individual meetings:

Downtown Austin Neighborhood Association related meetings:

- December 19, 2011- Tour of Skyline Terrace with representatives of DANA board
- January 9, 2012- Presentation at DANA Board Meeting
- January 29, 2012- Available for Q&A after DANA annual membership meeting
- February 4, 11, and 15- Open scheduled tours of Skyline Terrace for DANA members
- February 16- DANA special member meeting to be briefed on our development

Downtown Austin Alliance related meetings:

- December 19, 2011- Tour of Skyline Terrace with DAA staff
- January 25, 2012- Presentation at DAA Security and Maintenance Committee
- February 4, 11, and 15- Open scheduled tours of Skyline Terrace for DAA members

Other outreach meetings:

- January 11, 2012- Presented at the workgroup meeting for all the downtown churches.
- One-on-one meetings with key people.

15. Description of Supportive Services. If supportive services are NOT to be provided, please stop here. For all other projects, if supportive services are to be provided to residents, provide a description of the services that includes the following information:

a. A description of the supportive services to be provided to residents and/or clients.

Foundation Communities is committed to providing not only the housing, but, as part of our mission to create housing where residents succeed, the essential support services to stabilize and empower individuals living in permanent supportive housing. Foundation Communities' model of housing-plus-services provides the supportive services that individuals need to successfully transition to stability. The target population of **Capital Studios** will be mixed serving a small percentage of chronic homeless and a larger percentage of individuals on fixed incomes and low-wage downtown service workers. Like the population, the array of services offered at **Capital Studios** will be mixed with some residents needing more and some needing less.

Services typically offered at FC's Permanent Supportive Housing properties include:

- Mental health counseling and supported treatment;
- Individual and group substance abuse supported treatment;
- Daily living skills training;
- Budgeting and money management skills;
- Advocacy for benefits and entitlements including Social Security, Medicaid, and Food Stamps;
- Health, wellness and recreational activities;
- Supports for family reconnections;

- Vocational and supported employment services;
- Food pantry
- GED and ESL classes
- Eviction prevention
- Case management
- Home health assistant
- Education savings program
- Free tax preparation
- 24-hour computer lab
- Welcome Home Baskets

b. The number and types of residents/clients expected to be served annually.

Capital Studios will house **135** individuals at any given time. The service needs of the property will vary according to the resident profile. We are targeting 20% of the units to chronic homeless and expect the service needs of this population to be extremely high. The balance of units will be targeted to individuals on fixed incomes and low-income service workers who will still require a variety of services, but at a lower degree. With an average turnover of 30%, we expect to serve approximately **176** individuals a year with some degree of services.

c. Describe the developer's experience and qualifications in providing the services to be offered.

Foundation Communities, as the primary supportive service provider at **Capital Studios**, has 20 years experience in the provision of supportive services to its residents. At all of our properties, we enable our residents to increase their personal development, education, safety, and health at one convenient location in their neighborhood. Through strategic partnerships, last year FC gave 600+ children of working parents a safe place to go when school's out right where they live and helped 85% of students maintain or improve grades. Talented volunteers help us increase adults' earning potential through classes in English as a Second Language, GED preparation, and computer skills, as well as employment counseling and social service referrals. Each year, we also empower more than 100 families to become smart consumers through economic education and at least 50% of them to reduce debt. More than 125 families have earned a 2-to-1 match in special savings accounts to purchase a home, attended college, or started a business. We also provide free income tax preparation for 20,000+ low-income workers and retirees with the help of 400 IRS-certified volunteers.

Foundation Communities has been increasingly involved in serving the homeless since 2001, when, working with the Homeless Alliance, we began looking at opportunities to develop supportive housing units for Austin's homeless population. In 2003, with the purchase and redevelopment of an abandoned nursing home, Garden Terrace opened its doors. This was not only Foundation Communities' first single room occupancy (SRO)/permanent supportive housing (PSH) community, it was the first intentional SRO development in Austin. We followed with the opening of Spring Terrace in 2006 and Skyline Terrace in 2008 and the planned rehabilitation of Arbor Terrace in 2012 for a total of 463 PSH SRO units. While the majority of units at **Capital Studios** will not be reserved for homeless, from experience we know that the service needs do not vary much between homeless and those on the verge of homelessness.

d. If services are not provided by the developer of the project, include a description of the organization(s) providing the services and a memorandum of understanding or some other type of agreement that indicates the relationship between the developer and service provider.

While Foundation Communities will be the main supportive service provider at **Capital Studios**, we rely on partnerships with the following organizations to broaden and strengthen our service delivery:

- **Caritas of Austin:** provides HUD subsidized rent and case management services for 41 formerly chronically homeless and disabled unaccompanied adults living in our PSH communities.
- **Salvation Army/Passages:** provides HUD subsidized rent and case management services for 15 formerly homeless individuals living at our PSH communities.
- **PLAN of Central Texas, Inc.:** provides intensive clinical case management, peer to peer supports, and clinical supervision to residents in our PSH housing participating in our SAMSHA-funded mental health and substance abuse treatment support services program.
- **Austin Recovery, Inc. –** provides inpatient detox and substance abuse treatment services to residents participating in our SAMSHA-funded mental health and substance abuse treatment support services program.

- **Communities for Recovery:** provides peer to peer recovery aftercare services to residents in our SAMHSA-funded mental health and substance abuse treatment services program.
 - **Austin Clubhouse, Inc.:** provides a work-ordered day program, as well as employment readiness supports, and transitional/supportive employment services.
 - **Family Eldercare:** provides designated payee services, as well as in-home support including meal preparation assistance, transportation, housekeeping assistance, and medication reminder assistance to residents in our PSH communities (not just for older adults).
 - **The University of Texas School of Nursing:** each semester, nursing students in the advanced community nursing practicum provide medical case management to our residents assisting them in better identifying and meeting their healthcare needs.
 - **Integral Care (formerly Austin/Travis Co. MHMR):** Co-facilitate Mental Health First Aid trainings for the Austin community.
 - **NAMI – Austin:** Provides funding for free counseling and therapy sessions at Capital Area Counseling for supportive housing residents.
 - **Capital Area Food Bank:** partners in providing food pantries at our supportive housing communities. Also does Healthy Cooking Classes at with residents at our properties.
 - **YMCA of Austin:** Partners with our SRO resident services to provide reduced rate family memberships for residents to participate in Fresh Start Fitness program. 12 residents can participate for 90 days, after which they can continue personal membership in an income-based program, usually \$10/month.
 - **Austin Area Mental Health Consumers Self Help and Advocacy Center:** Partners in providing peer-to-peer wellness groups at our supportive housing communities.
 - **Downtown Austin Community Court (DACC):** Partners in providing 20 units of PSH in two of our communities for chronically homeless/disabled individuals who are chronic users of DACC resources.
 - **Project Transitions:** Partners in providing 5 units of PSH for individuals living with HIV/AIDS.
 - **Lone star Circle of Care:** Provides integrated care (behavioral health & primary health care) for residents under the auspices of the Federal Substance Abuse and Mental Health Administration (SAMHSA) Services in Supportive Housing (SSH) Grant.
 - **Bluebonnet Trails Community Services:** provides outreach, screening, assessment, and referral for individuals attempting to recover from substance use disorders.
 - **Veteran Affairs Supportive Housing Program:** provides TBRA vouchers for homeless veterans.
 - **Capital Area Counseling:** partnership providing counseling/therapy to PSH residents.
 - **Basic Need Coalition:** Active participation.
 - **Ending Community Homelessness Organization (ECHO):** Both our Director of Supportive Housing and Director of Supportive Services are active members and participate with the Housing Work Group. These groups combine the efforts of roughly 75 participating agencies.
 - **Referrals:** The Terraces receive and give referrals from many area agencies, including Austin Travis County Integrated Care, SafePlace, Lifeworks, Salvation Army, Goodwill, Foundation for the Homeless, Aids Services of Austin, Green Doors, and the U.S. Department of Veteran Affairs.
- e. **Provide resumes of key personnel who will be actively involved in the delivery of services. Resumes should include information about certifications, licenses, years of experience, and education.**

Supportive Service Staff (Please see **ATTACHMENT 16** for staff resumes):

Julian Huerta – Director of Programs - provides leadership for all Foundation Communities' resident and community services. He has many years experience in the provision of social and educational services and in program management, evaluation and fundraising. Mr. Huerta holds a Masters Degree in Community and Regional Planning from the University of Texas and has been with FC for ten years.

Timothy Miles - Director of Supportive Services - oversees resident services at all three of our SRO communities. He is also project director of Project HOME, our mental health and substance abuse recovery program funded by a \$2 million grant from SAMHSA. He has been working in community services, nonprofits, and educational settings for more than 20 years. He has master's degrees from Harvard University and the University of Texas at Austin in theology and social work respectively. His undergraduate degree in liberal arts is also from the University of Texas at Austin.

The Supportive Service Coordinator will be the key on-site supportive staff member at **Capital Studios**. Working closely with the property manager, they will develop creative programs and establish and oversee partnerships that support residents in successfully maintaining housing, accessing education and employment services and contributing to a positive sense of community.

f. Demonstrate financial capacity to provide support services and/or operate a supportive services program by providing the following information:

- 1. Sources of Funds:** Identify sources and amounts of funds that will be utilized to provide supportive services.

A portion of the staffing and program costs for the Supportive Service programming at the **Capital Studios** project is included as a line-item in the property’s operating pro-forma. Cash flow from the property will be used to fund the salary of the full-time Social Service Coordinator plus other smaller program expenses (i.e. direct aid to residents.) The remaining portion of the services will be funded through the US Department of Health and Human Services Substance Abuse and Mental Health Services Administration 5-year grant awarded to Foundation Communities in 2009. The SAMSHA grant is up for renewal in 2014. We feel we have a very good chance for renewal. If not renewed, we will replace this grant source with private fundraising.

Sources:

Project Cash Flow w/in Operating budget	\$60,000
SAMHSA Grant	\$70,175
TOTAL	\$130,175

Please see **ATTACHMENT 15** for the **Capital Studios** Operating Proforma and **ATTACHMENT 17** for a detailed Supportive Service budget.

- 2. Budget:** Include a supportive services budget which reflects current and anticipated funding and expenses associated with the provision of services for three (3) years.

Please see **ATTACHMENT 17** for a detailed supportive services budget for **Capital Studios**.

ATTENTION:

Please submit with the Application a completed “self-evaluation” using the following Scoring Criteria.

**RHDA PROGRAM
SCORING CRITERIA**

Applications received will be reviewed and evaluated according to the following criteria:

REQUIRED INFORMATION:

1. Applicant Information	<u>X</u> _____	9. Accessible/Adaptable Units	<u>X</u> _____
2. Non-profit List of Items	<u>X</u> _____	10. Experience/Qualifications	<u>X</u> _____
3. Project Description	<u>X</u> _____	11. Project Budget	<u>X</u> _____
4. Site Control/Value	<u>X</u> _____	12. Funds Proposal:	
5. Zoning	<u>*X</u> _____	a. Sources	<u>X</u> _____
6. S.M.A.R.T. Housing	<u>**X</u> _____	b. Uses	<u>X</u> _____
7. Development Team	<u>X</u> _____	c. Leveraging	<u>X</u> _____
8. Development Schedule	<u>X</u> _____	d. Operating Proforma	<u>X</u> _____
		13. Community Engagement	
		Strategy or Efforts	<u>X</u> _____

*The Zoning Verification letter has been requested from the COA Development Assistance Center. Will submit verification once received.

**The SMART Housing Application will be submitted 12/8/2011 and will submit the SMART Housing Certification letter once received.

EVALUATION CRITERIA:

Applications for proposed projects will be reviewed and scored on a competitive basis per the evaluation criteria below. Applications must receive a minimum score of **150** points out of a maximum score of **225** points. PLEASE NOTE: A score above the minimum score does not guarantee funding.

1. **EXPERIENCE AND QUALIFICATIONS** (maximum 15 points) 15 _____

- 15 points:** Developer has successfully completed project similar in size and scope.
- 10 points:** Completed similar project but smaller in size and scope.
- 8 points:** Consultant directly involved who has completed project similar in size and scope.
- 3 points:** Owns or manages income-restricted rental property.

2. **SOURCES & USES OF FUNDS** (maximum 10 points) 5 _____

10 points: All sources and uses of funds are clearly indicated and sufficient evidence of funding availability and/or commitments are included.

5 points: All sources and uses of fund are clearly indicated, but evidence of funding availability or commitments are incomplete.

3. **DEBT COVERAGE RATIO** (maximum 10 points) 10 _____

- 10 points:** DCR of 1.25 or greater
- 6 points:** DCR between 1.21 - 1.24
- 4 points:** DCR between 1.15 - 1.20

4. **LEVERAGE** (maximum 10 points) 8 _____

RHDA Program funding (prior and current) relative to Total Project Costs equals:

- 10 points:** 25% or less
- 8 points:** 26% - 30%
- 6 points:** 31% - 35%
- 4 points:** 36% - 50%
- 0 points:** 51% or greater

5. **AFFORDABLE UNITS** (maximum 25 points) 25 _____

If development has a mix of 30%, 40%, and/or 50% MFI units, add the results for the percentage of units in each income category up to the maximum of 25 points. If the project has a percentage of units in a given income category that is not an exact multiple of ten as shown in the chart, please round up to the next multiple of 10 and use that point value.

% of G.O. Bond-assisted Units in Total Project										
<u>% MFI</u>	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
50%	3	5	7	9	11	13	15	17	19	25
40%	5	7	9	11	13	15	17	19	21	25
30%	7	9	11	13	15	17	19	23	24	25

6. **RHDA COST PER UNIT** in \$1,000s (maximum 10 points) 10 _____

	<u>Acquisition</u>	<u>Refinance</u>	<u>Rehabilitation</u>	<u>For-Profit New Construction</u>	<u>Non-Profit New Construction</u>
10 points	<\$45/unit	<\$30/unit	<\$30/eff.	<\$40/unit	<\$60/unit
8 points	<\$55/unit	<\$40/unit	<\$35/1-bd	<\$50/unit	<\$70/unit
6 points	<\$65/unit	<\$50/unit	<\$40/2-bd	<\$60/unit	<\$80/unit
4 points	<\$75/unit	<\$60/unit	<\$45/3-bd+	<\$70/unit	<\$90/unit

7. **TRANSITIONAL HOUSING** (10 points) 0 _____
10 points: Project will be developed and operated as transitional housing.
8. **PERMANENT SUPPORTIVE HOUSING (PSH)** (maximum 20 points) 20 _____
20 points: Project will reserve units for PSH for the following populations:
-- Chronically Homeless as established in the HEARTH Act (24 CFR Part 577)
-- Have been in an institution for over 90 days
-- Unaccompanied youth or families with children defined as homeless under other federal statutes
-- Youth "aging out" of state custody or the foster care or the juvenile probation system
10 points: Project will reserve units for PSH for populations other than those listed above.
9. **GEOGRAPHIC DISPERSION** (maximum 25 points) 20 _____
Project is located in an area identified according to the Kirwan Institute's Opportunity Map of Austin (Map #2) as having greater opportunity for low-income households.
25 points: Very High priority area
20 points: High priority area
15 points: Moderate priority area
10 points: Low priority area
5 points: Very Low priority area
10. **PRIORITY LOCATION** (10 points) 10 _____
10 points: Project is located in a Vertical Mixed-Use (VMU) Corridor, or is a Planned-Unit Development (PUD) or Transit Oriented Development (TOD).
*Property is located in Downtown Austin in the Core/Waterfront District and is part of the Downtown Austin Plan currently under consideration for approval by City Council. The site is zoned CBD and has the CURE option although a portion of the sight is restricted by the Capitol View Corridor.
11. **PRESERVATION OF AFFORDABLE UNITS** (10 points) 0 _____
10 points: Project is the rehabilitation and preservation of existing affordable housing units, or new units are being constructed to replace existing affordable units at the same location on a one-to-one replacement basis or a greater than one-to-one replacement basis.
12. **AFFORDABILITY PERIOD** (25 points) 25 _____
25 points: Affordability of project is for 99-years.
13. **PROJECT READINESS** (maximum 10 points) 2 _____
New construction
2 points each; maximum 10 points
2 _____ The project meets the normal eligibility requirements under the existing program guidelines.
_____ The property is already owned by the developer.
_____ The project has completed all necessary design work and received site plan approval.
_____ All environmental reviews have been completed.
_____ The project has firm commitments from all financing sources.

Acquisition and Rehab

2 points each; maximum 10 points

- _____The project meets the normal eligibility requirements under the existing program guidelines
- _____All environmental reviews have been completed.
- _____The project has firm commitments from all financing sources.
- _____A General Contractor has been selected.
- _____Closing on the acquisition of the property can be achieved in less than 30 days.

Acquisition of Completed Units

2.5 points each; maximum 10 points (A total score of 2.5 points will be rounded to 3; a total score of 7.5 points will be rounded to 8.)

- _____The project meets the normal eligibility requirements under the existing program guidelines
- _____All environmental reviews have been completed.
- _____The project has firm commitments from all financing sources.
- _____Closing on the acquisition of the property can be achieved in less than 30 days.

14. **PROPERTY MANAGEMENT** (maximum 10 points) 10

10 points: Designated Property Management Entity has documented track record of success managing income-restricted properties of similar size and/or similar unit counts, and has the capacity to take on management of the proposed project.

8 points: Designated Property Management Entity has a documented track record of success managing income- restricted properties of smaller size and/or fewer units, and has the capacity to take on management of the proposed project.

4 points: Designated Property Management Entity has a documented track record of successful property management experience and has the capacity to take on management of the proposed project, but has not managed an income-restricted property.

15. **SUPPORTIVE SERVICES** (maximum 15 points) 15

15 points:

- a. The developer has secured written agreements with organizations that will provide resident services, or has experienced and qualified staff (7 or more years of experience) able to provide the same services.
- b. Funds have been secured for the operation of resident services programs.
- c. A 3-year operating budget for the operation of the resident services programs is provided.

10 points:

- a. The developer has secured letters of intent from organizations that intend to provide resident services, or has experienced and qualified staff (3 to 6 years of experience) able to provide the same services.
- b. Funds have been secured for the operation of the resident services programs.
- c. A 3-year operating budget for the operation of the resident services programs is provided.

5 points:

- a. The developer has experienced and qualified staff (1 to 2 years of experience) able to provide the same resident services.
- b. Funds have been secured for the operation of the resident services programs.
- c. A 3-year operating budget for the operation of the resident services programs is provided.

2 points:

- a. The developer has arrangements with organizations to provide services, or has experienced and qualified staff able to provide the same resident services.
- b. Funds have been not been secured for the operation of the resident services programs.

16. **MBE/WBE PROJECT PARTICIPATION** (5 points) 5

5 points: Development Team includes registered City of Austin minority- or women-owned business enterprises (M/WBE).

NOTE: FC expects to contract with MBE/WBE subcontractors. Since we have not yet bid out the services of the architect, engineer, interior designer, we are unable to provide evidence of the entities that will be MBE/WBE.

17. **PARTNERSHIP WITH OTHER NON-PROFIT ENTITIES** (5 points) 5_____

5 points: Applicant provides evidence of commitment from another certified non-profit organization to partner on the project in some way.

NOTE: Please find attached an MOU with local non-profit Austin Clubhouse who will provide services funded by the SAMHSA grant that will be applied to service provision at Capital Studios. Please see ATTACHMENT 17 for reference of this relationship and ATTACHMENT 18 for the MOU.

TOTAL SCORE 185