



Gina Copic and David Potter  
Austin Housing Finance Corporation  
1000 E. 11<sup>th</sup> Street  
Austin, Texas 78702

May 4, 2016

Dear Gina and David,

Thank you for the opportunity to present to you an application requesting RHDA funds to construct 27 units of accessible, affordable, integrated housing (AAI) for people with disabilities.

Accessible Housing Austin! (AHA!) has the option to lease and develop a parcel of undeveloped land owned by the Housing Authority of the City of Austin in the centrally located Windsor Park/University Hills neighborhood of Northeast Austin. The property is less than one-quarter of a mile from a bus line, and very close to a second line. It is located one mile north of the Mueller Development and therefore is in a neighborhood with growing amenities and opportunities. Fifty percent of the units will be fully accessible, and in accordance with Federal integration standards, twenty-five percent will be dedicated to housing people with disabilities. (The other seventy-five percent will be open to people with and without disabilities.) All of the units will serve households under fifty percent of median family income.

People with disabilities face enormous challenges when seeking housing in Austin. It is AHA's mission to provide affordable and accessible housing that is fully integrated into neighborhoods around Austin. We believe that this project helps to address this critical need.

Please find enclosed all the materials you have requested. Should you have any further questions, please do not hesitate to call me at 442-6680, ext. 1.

Thank you for your consideration.

Isabelle Headrick  
Executive Director

**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 2014-15 Action Plan goals and policy direction from the Austin City Council.**

Project Name: Gaston Place Accessible Apartments

Project Address: 1920 Gaston Place Drive, Austin, Texas Zip Code: 78723

Total # units in project/property: 27 Census Tract Number: 21.06

Total # units to be assisted with RHDA Funding: 27 City Council District Number: 4

Project type (check all that apply with an 'X'):

Acquisition  Rehabilitation  New construction  Refinance  Rent Buy-Down

Amount of funds requested: \$2,192,055.00 Terms Requested: 100% forgivable at 0%

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).

Accessible Housing Austin!  **Developer**  **Consultant/Other**  
Name Applicant is (please check appropriate box):

1640-A E. 2<sup>nd</sup> Street  
Street Address

Austin Texas 78723 512. 442-6680, ext.1  
City State, Zip Telephone

Isabelle Headrick 512. 442-6680 Isabelle.headrick@ahaustin.org  
Contact Person Contact Telephone E-mail address

[Redacted] [Redacted]  
Federal Tax ID Number D-U-N-S Number (REQUIRED - Visit [www.dnb.com](http://www.dnb.com) for free DUNS#)

**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.**

Accessible Housing Austin! [Signature]  
Legal Name of Developer/Entity Signature of Authorized Officer

Executive Director May 3, 2016  
Title Date

## ***CONSIDER SMOKE-FREE HOUSING***

The City of Austin encourages the development of smoke-free rental housing. Smoke-free housing protects the health of residents by decreasing exposure to harmful secondhand smoke. Also, apartment owners and managers reap the benefits of more efficient and less expensive unit turnovers, potentially lower insurance premiums, and reduced risk of fires.

Smoke-free policies are legally permissible and can be a marketing advantage for attracting and retaining residents. More than 80 percent of people living in the Austin area do not use tobacco, and a 2011 survey conducted by the Austin/Travis County Health and Human Services Department found that 77 percent of renters in Travis County would prefer to live in tobacco-free housing.

Find out how you can protect the health of residents, make your property safer, and save money by downloading a copy of “A Manager’s Guide to Smoke-Free Housing Policies” at: <http://www.livetobaccofreeaustin.org/owners.php>.

### **Please answer the following questions.**

Is this development intended to have restrictions on smoking?       Yes       No

If “Yes,” what level of restriction is intended?

No smoking anywhere on the property, inside or outside

No smoking Inside residents’ units

No smoking in outdoor exclusive use areas such as individual balconies or patios

No smoking in outdoor common areas such as pool, parking lot, green spaces, etc.

No smoking outdoors within a reasonable distance from building entrances (such as 15 – 25 feet) to prevent smoke from entering another resident’s open windows or doors.

**2. A. Non-profit applicants/developers, attached copies of the following:**

1. A "certificate of status" issued by the Texas Secretary of State.
2. Federal IRS certification granting non-profit tax-exempt status.
3. Certified financial audit for most recent year which include the auditor's opinion and management letters.
4. Board resolution approving the proposed project and authorizing the request for funding

Please see documents below.





## Franchise Tax Account Status

As of: 12/09/2014 03:05:34 PM

**This Page is Not Sufficient for Filings with the Secretary of State**

ACCESSIBLE HOUSING AUSTIN!	
Texas Taxpayer Number	[REDACTED]
Mailing Address	1640 E 2ND ST BLDG A100 AUSTIN, TX 78702-4589
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	12/20/2005
Texas SOS File Number	[REDACTED]
Registered Agent Name	STEPHANIE K. THOMAS
Registered Office Street Address	1640A E. 2ND ST. AUSTIN, TX 78702

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **NOV 08 2006**

ACCESSIBLE HOUSING AUSTIN  
1016 LA POSADA STE 145  
AUSTIN, TX 78752

Employer Identification Number:  
[REDACTED]

DLN:  
[REDACTED]

Contact Person:

DONNA ELLIOT-MOORE

ID# [REDACTED]

Contact Telephone Number:  
(877) 829-5500

Accounting Period Ending:  
DECEMBER 30

Public Charity Status:  
170(b)(1)(A)(vi)

Form 990 Required:  
YES

Effective Date of Exemption:  
DECEMBER 20, 2005

Contribution Deductibility:  
YES

Advance Ruling Ending Date:  
SEPTEMBER 30, 2010

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)

ACCESSIBLE HOUSING AUSTIN

Sincerely,

A handwritten signature in cursive script, appearing to read "Lois G. Lerner".

Lois G. Lerner  
Director, Exempt Organizations  
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)  
Statute Extension

Letter 1045 (DO/CG)

**A Resolution of the Board of Directors of Accessible Housing Austin, Inc. in  
Support of the Proposed Application**

TO: Director, Austin Housing Finance Corporation

SUBJECT: Rental Housing Development Assistance

SPONSOR: Accessible Housing Austin!

WHEREAS, the need for affordable, accessible and integrated housing in the City of Austin is well-documented.

WHEREAS, Accessible Housing Austin!, a non-profit organization, plans to address the need for affordable, accessible and integrated housing by constructing a multi-family building in partnership with the Housing Authority of the City of Austin to be made available as rental property to low-income persons, of which certain units shall be designated for people with disabilities.

NOW, THEREFORE, the Board of Directors of Accessible Housing Austin!, Inc. hereby resolves and agrees that it will make an application to the Austin Housing Finance Corporation for federal HOME Investment Partnerships Act funds through the Community Housing Development Organization Program or City of Austin funding through General Obligation Bonds or General Revenue to assist in the development of affordable rental housing located at 1920 Gaston Place in Austin, Texas.

FURTHERMORE BE IT RESOLVED that the Board hereby authorizes the officers of Accessible Housing Austin! including Isabelle Headrick, Executive Director, to execute all documents on behalf of Accessible Housing Austin! as are necessary to carry out the intent of this resolution.

Adopted and approved by the Board of Directors of Accessible Housing Austin! on the 20 day of November, 2014.



Stephanie Thomas, President



**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).

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

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

**Tenant population:** In accordance with Federal integration standards, 25% of the units will be dedicated to people with disabilities, and the other units will be available and adaptable to people with or without disabilities.

AHA! intends to partner with the Section 811 Project Rental Assistance Program which provides project-based rental assistance for extremely low-income persons with disabilities linked with long term services. The Section 811 PRA program creates the opportunity for persons with disabilities to live as independently as possible through the coordination of voluntary services and providing a choice of subsidized, integrated rental housing options.

The Section 811 program targets the following populations:

- People with intellectual and developmental disabilities wishing to transition to the community from institutions such as nursing and intermediate care facilities.
- People with serious mental illness.
- Youth with disabilities exiting foster care.

**Income:** All units will be dedicated to people earning at or below 50% of MFI.

**Services:**

All three Section 811 target populations are eligible for community-based, long-term care services as provided through Medicaid waivers, Medicaid state plan options, or state funded services and have been referred to TDHCA through their service provider. The State of Texas has committed to making these voluntary services available based on the needs of individual members of each target population.

Additionally, AHA! has a memorandum of understanding with the Financial Literacy Coalition of Central Texas to provide money management and financial planning classes.

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

Multi-family structure with 27 units. 12 1-bedroom units of 638 ft.<sup>2</sup>; 15 units of 875 ft.<sup>2</sup>.

- c. Indicate whether the property is occupied at the time this application is being submitted.

No.

- d. Indicate whether the project meets the requirements of the City's Vertical Mixed-Use (VMU) Ordinance, or is in a Planned-Unit Development (PUD) or Transit Oriented Development (TOD), or is located less than .25 miles from a transit stop (not just a transit route).

The project is located within .25 miles of a transit stop.

- e. Indicate whether the project will preserve existing affordable rental units.

The project will create 27 new affordable rental units.

- f. If there are existing structures, provide documentation from the taxing authority or another third-party source indicating the year the structure was built.

NA

- g. Indicate the number of units reserved for Housing Choice Voucher holders (Section 8).

All units are open to Housing Choice Voucher and other voucher holders.

- h. Indicate the number of units that are or will be made accessible and adaptable for persons with mobility, sight or hearing disabilities.

50% of the units will be fully accessible, and 50% will be adaptable for persons with mobility disabilities. These units will be distributed uniformly on all stories of the building.

3.7% (1) of the units will be accessible and 96.3% (26) will be adaptable to persons with sight or hearing disabilities.

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

Please see attached p. 69 in the University Hills/Windsor Park Neighborhood Plan (<ftp://ftp.ci.austin.tx.us/npzd/Austingo/uhwp-np.pdf>).



## HOUSING

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### **tives as adopted in the Hyde Park NCCD and recommended in the East Riverside/Oltorf Neighborhood Plan?**

One of the UHWP Neighborhood Plan goals (p. 11) is to encourage a diversity of housing options within the planning area. One method of achieving this goal is to enact policies that maintain affordable units as housing costs rise. The following objective and recommendation supports this goal:

*Objective: Preserve existing affordable housing and provide affordable rental housing opportunities through the redevelopment of existing multi-family structures within the UHWP planning area.*

Recommendation:

- The University Hills and Windsor Park Contact Teams should consider supporting the adoption of redevelopment tools that encourage provisions for affordable housing in the planning area.

Allow existing multi-family development not located in the 100 year floodplain to be rebuilt at the same height in stories, number of units, and building footprint provided that they meet S.M.A.R.T. Housing technical standards for accessibility, Green Building and Transit-oriented design; and meet the sprinkler requirements of the 2003 International Building Code if at least 10% of the units are “reasonably priced” (i.e. rent to households at or below 80% Median Family Income who spend no more than 30% of their gross income on rent and utilities) and the affordable housing program applies for 15 years from the date of the initial occupancy of a reasonably priced dwelling unit. In addition, the following development standards are required:

- Height may be no greater than existing height on June 1, 2006.
- Balconies, entrances, patios, open walkways and open stairways are not permitted within 20’ of any single-family use.
- All trash receptacles must have a permanent location in the rear of the property or if no alley is available they must be on the property in an enclosure.
- Fencing is required between any parking facility and any single-family residence.
- Lighting may be no higher than 15 feet and should be screened from adjacent residences.

*Note: Applicants who meet these conditions during redevelopment of multi-family structures would not be required to meet compatibility standards or increase parking or site detention.*

- j. 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.

Total Cost: \$4,299,365  
 Amount of AHFC funds requested: \$2,192,055  
 Intended use of AHFC funds: Predevelopment and construction

<i>Other Sources:</i>	<i>Amount:</i>	<i>Stage of Commitment:</i>
• AHFC	\$27,260	Predevelopment funding 2010-2013. Contract fulfilled and closed out.
• Federal Home Loan Bank (Dallas)	\$189,000	Funding awarded.
• AHFC	\$30,000	Predevelopment funding for schematic design. Funding awarded.
• Private foundations	\$335,000	Invited to apply to Meadows Foundation (\$250,000), Lola Wright Foundation (\$50,000), and Austin Community Foundation (\$35,000).
• TDHCA TCAP 3% loan	\$1,050,000	Application submitted
• Deferred developer fee	\$275,503	
• AHA! fundraising	\$200,000	\$144,000 raised to date through State of Texas Charitable Bingo and Amplify Austin.

**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 attached map below. The proposed project is .08 mi. from the nearest #37 bus stop.





**Planned Development Area**

**1800--2017 GASTON PLACE DR**

**Capital Metro  
stops 37SB and  
137SB**

2001

99-00620  
CS-CO-1

77 SF-3-NP  
56

76  
WHEELS

GR-MU-CO-NP

BD-1 SHOPPING

2006  
CENTER

1941

AP-2B-NP

1928

1924 1932  
SP8-141

85-195RC

APTS

MF-2-NP

1920

CENTER  
GR-MU-CO-NP

GAS

CP73-47  
LINDA

BRIARCILIFF

1801  
GR-NP

GAS

1905

5933 1903  
CR-1

GR-MU-CO-NP 1917  
DAY-CORP

2-B-2B-NP  
1925  
CARWAY  
LAUNDRY

GR-MU-CO-NP

WESTMINSTER

6

CO-NP



- I. A flood plain map generated by [www.ATXFloodPro.com](http://www.ATXFloodPro.com) with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones.

Please see attached map below.

**Map Layers**

Layers Legend

- Contours
- Letter of Map Revision
- Letter of Map Amendment
- Elevation Certificate
- Watershed Boundary
- Model Footprint
- Parcel
- FEMA Floodplain
- Fully Developed Floodplain



## **6. Zoning**

Include a letter 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, or include documentation verifying that a request to change current zoning has been submitted to PDRD. Should the project be approved for funding, the appropriate zoning must be in place prior to execution of loan documents.

Please see zoning verification letter below.



# CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

## Party Requesting Verification

Name: Isabelle Headrick-Associate Housing Austin  
Mailing Address:  
1640- A E 2nd St.  
Austin, Tx 78702

## Tax Parcel Identification Number

Agency: TCAD  
Parcel ID: 0222171506

## Zoning Classification(s)

Find definitions at <http://www.austintexas.gov/page/zoning-districts>

MF-2-NP

## Zoning Case Number(s)

Look up case info at [https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp)

C14-2007-0007

## Zoning Ordinance Number(s)

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

20070809-057

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

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

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

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

<http://austintexas.gov/department/zoning>

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, RoxAnne Parker, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

A handwritten signature in cursive script, appearing to read 'RoxAnne Parker'.

3/10/2015

836114

**7. S.M.A.R.T. Housing™.** Include a copy of the letter that indicates the project has been reviewed and meets S.M.A.R.T. Housing™ requirements.

Please see S.M.A.R.T. Housing™ letter below.





# City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

## Neighborhood Housing and Community Development Department

1000 E. 11<sup>th</sup> Street, suite 200  
Austin, Texas 78702

May 21, 2015 (revision to letter dated September 24, 2010)

### S.M.A.R.T. Housing Certification Accessible Housing Austin! – 1920 Gaston Place (id# 65019)

#### TO WHOM IT MAY CONCERN:

Accessible Housing Austin! (development contact: Isabelle Headrick; 512-442-6680 (o), [isabelle.headrick@ahaustin.org](mailto:isabelle.headrick@ahaustin.org)) is planning to develop twenty-seven (27) multi-family units at 1920 Gaston Place Drive in the University Hills/Windsor Park Neighborhood Planning Area.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units (27 units) will serve income-eligible households at 50% MFI or below, the development will be eligible for 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The revision updated the unit count to 27 units from 20 units and the development contact. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Site Plan Review	Building Plan Review
Building Permit	Construction Inspection	Mechanical Permit
Subdivision Plan Review	Electrical Permit	Plumbing Permit
Concrete Permit	Land Status Determination	Zoning Verification

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

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Katherine Murray, 482-5351; Heidi Kasper 482-5407).
- ◆ Submit plans demonstrating compliance with accessibility and transit-oriented standards.

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

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that accessibility and transit-oriented standards have been met.

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

Please contact me at 974-3154 if you need additional information.

Javier V. Delgado  
Neighborhood Housing and Community Development

Cc: Laurie Shaw, Cap Metro  
Jessica Galloway, Austin Energy  
Randi Jenkins, WWW Taps  
Maureen Meredith, PDRD  
Susan Kinel, NHCD  
Carl Wren, WPDR  
Katherine Murray, AEGB  
M. Shashouna, PARD  
M. Simmons-Smith, PDRD  
John McDonald, PDRD  
Cande Coward, PDRD  
Heidi Kasper, AEGB

**8. Development Team and Capacity.** 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.

**Please also provide narrative information about the skills you or your development team members have in the following areas:**

- a. project management,
- b. market analysis,
- c. site selection and control,
- d. planning and construction,
- e. design, architecture and engineering,
- f. legal and accounting,
- g. federal funding rules and
- h. other funding source rules (e.g. Low Income Housing Tax Credits).

	<b>Name and Contact Information</b>	<b>MBE? (Mark X if Yes)</b>	<b>WBE? (Mark X if Yes)</b>	<b>Non- profit? (Mark X if Yes)</b>
Owner	<b>Accessible Housing Austin!</b>			<b>X</b>
Developer	<b>Accessible Housing Austin!</b>			<b>X</b>
Architect	<b>Austin Community Development &amp; Design Center</b>			<b>X</b>
Structural Engineer	<b>Structures</b>	<b>X</b>		
MEP Engineer	<b>Nichols Engineering, LLC</b>			
Landscape Architecture	<b>Asakura Robinson</b>		<b>X</b>	
Civil Engineering	<b>Civiltude</b>	<b>X</b>		
Construction Lender	<b>TBD</b>			
Other Lenders				
Attorney	<b>Legal services provided by Texas C-BAR as needed</b>			<b>X</b>
Accountant	<b>Renee Barry, CPA</b>			
General Contractor	<b>TBD</b>			
Consultant (if Applicable)	<b>Becca Bruce Dobberfuhl, Vacri Development</b>		<b>X</b>	
Property Management Provider	<b>Accessible Housing Austin!</b>			<b>X</b>
Other:				

**Isabelle Headrick, Executive Director**

Isabelle Headrick holds a Master's Degree from the University of Texas at Austin and has more than 13 years' experience in affordable housing non-profit management and housing development. From 2002 to 2012, Ms. Headrick served as the Executive Director of Blackland Community Development Corporation. In that capacity, she successfully applied for \$1.2 million in funding to rehabilitate and acquire 24 homes for homeless families and low- and very low-income families, seniors, and people with disabilities; she oversaw all aspects of the rehabilitation, leasing, property management and compliance processes. In 2012, she joined Accessible Housing Austin! as Executive Director. At AHA! she successfully applied for \$180,880 for the rehabilitation of an affordable, accessible duplex; she is currently managing that renovation and manages the currently occupied units of housing.

**Becca Bruce Dobberfuhl, Consultant and Board Member**

Becca Bruce Dobberfuhl holds a Master's Degree in Community and Regional Planning from the University of Texas at Austin and has more than 15 years of experience in the areas of affordable housing and community development. Ms. Dobberfuhl currently consults with both nonprofit and for-profit organizations interested in developing or expanding affordable housing opportunities. Past and present clients include Mary Lee Foundation, Mary Lee Community, Community Partnership for the Homeless, Chestnut Neighborhood Revitalization Corporation, Frameworks CDC, Green Homes, Inc., Seaholm Power, LLC, Southwest Strategies Group, and TIP Strategies.

Ms. Dobberfuhl has worked for a wide range of clients from small, community-based nonprofits to large, national nonprofits to develop affordable housing and secure financing. In her position as Vice President of Diana McIver & Associates, Inc., a national housing consulting firm based in Austin, Texas, as well as development manager for Foundation Communities, Inc., an Austin-based nonprofit housing organization, she oversaw the development of affordable housing projects, as well as managed the acquisition of financing through a variety of federal, state, and local programs, including Section 202, Section 811, HOME, SECO, Housing Trust Funds, CDBG, Federal Home Loan Bank's AHP Program, and Low Income Housing Tax Credits. Ms. Dobberfuhl has secured more than \$100 million for affordable housing development and served as development manager for more than 30 multifamily projects across the country, but primarily in Texas.

**Please see below for resumes for Michael Gatto and Richard McMath of Austin Community Development and Design Center.**



Michael J. Gatto, AIA, LEED AP BD+C



**Current Position**

Co-Director, *Austin Community Design and Development Center*  
Registered Architect: Texas (#22608)

**Education**

University of Texas at Austin Austin, TX  
**Master of Architecture**  
Specialization in Sustainable Design

Massachusetts Institute of Technology Cambridge, MA  
**Bachelor of Science**  
Chemical Engineering

**Professional experience**

2006 - 2014 *Austin Community Design and Development Center* Austin, TX  
**Executive Director**

Co-founded the Austin Community Design and Development Center (ACDDC), a 501(c)3 non-profit, in 2006. Samples of current and past projects follow:

- Project Architect for addition of 20 dwelling units to Garden Terrace Apartments, Austin, Texas.
- Provided project management and architectural services for a 46 unit 100% affordable multi-family substantial rehab.
- Provided project management and sustainable design consulting for a 90 unit net-zero energy 100% affordable subdivision.
- Provided sustainable design consultation for a Gold rated LEED for Existing Buildings charter high school building, and
- Provided project management services for the Alley Flat Initiative with UT's Center for Sustainable Development.
- From 2006 – 2007 served on the Zero Energy Capable Home Task Force convened by Austin Energy.
- In 2008 served on the Energy Efficiency Retrofit Task Force convened by Austin Energy.
- Clients include Guadalupe Neighborhood Development Corporation, Foundation Communities, and Green Doors.

2013 *University of Texas School of Architecture* Austin, TX

**Adjunct Faculty**

Team taught an advanced design studio focused on the redevelopment of a Habitat for Humanity Restore in a Transportation Oriented Development zone.

2009 *University of Texas School of Architecture* Austin, TX

**Adjunct Faculty**

Taught a design/build class for the completion of the Lydia Street Alley Flat including façade design and construction and landscape design and construction.

2003 – 2008 *Foundation Communities* Austin, TX

**Project Manager/Intern Architect: Rose Architectural Fellow 2003 - 2006**

Awarded a Rose Architectural Fellowship from the Enterprise Foundation to provide

architectural services as a Foundation Communities employee, while completing the Architectural Internship Program (a licensing requirement). Architectural services include programming, design, and construction management for both community centers and housing with a focus on green building and sustainability issues, such as energy and water conservation, use of high recycled content materials, and indoor environmental quality. Design projects completed included four community learning centers and two hotel to SRO (Single Room Occupancy) conversion/rehabs.

2001 - 2003      *Center for Maximum Potential Building Systems*      Austin, TX  
**Sustainable Design Consultant**

Served as the sustainable design consultant/LEED™ Accredited Professional on five City of Austin and one UT- Houston project, including three community recreation centers. Other projects include creation of a green materials database for the District of Columbia Housing Authority with a focus on environmental health and life cycle analysis, as well as the design and construction of a totally solar powered house with home office.

2000              *Center for Maximum Potential Building Systems*      Austin, TX  
**Independent Contractor - Materials Research**

Developed a caliche block formulation to meet the aesthetic and performance requirements for a ranch construction project in South Texas. Demonstrated block fabrication process with this formula on site.

1999 + 2000      *University of Texas School of Architecture*      Austin, TX  
**Teaching Assistant**

Teaching Assistant for Architectural Environmental Controls 1 & 2: Held weekly review sessions and graded assignments.

1993 - 1999      *Advanced Micro Devices*      Austin, TX  
**Member of Technical Staff - Process Engineer**

Responsible for characterization and optimization of an etch process tool in microelectronics fabrication. Developed plasma processes and defined operating procedures. Led a team of engineers and technicians to implement this tool in a high volume manufacturing environment.

1993              *Center for Maximum Potential Building Systems*      Austin, TX  
**Research and Design Engineer**

Worked on construction materials characterization for and design of the Advanced Green Builder Demonstration Home. Optimized and characterized fly ash concrete formulation which contains no Portland cement and has 97% recycled content. Made engineering calculations for cast in place reinforced concrete column and beam open building system.

1991 - 1992      *Advanced Micro Devices*      Austin, TX  
**Process Engineer - Technology Transfer**

As an Advanced Micro Devices employee worked as a process engineer in the start up of a Sony Microelectronics factory in San Antonio, Texas. Transferred Sony manufacturing technology back to AMD in Austin.

1986 - 1991      *Advanced Micro Devices*      Austin, TX  
**Engineering Section Manager**

Managed a group of 12 engineers and technicians who sustained the production line in a microelectronics fabrication plant in a 7 day per week 24-hour operation. Planned and executed projects, wrote staff performance evaluations, and interviewed



and made hiring selections.

1982 - 1986      *Advanced Micro Devices*      Austin, TX  
**Process Engineer**  
Primarily sustained the production line in a wafer fabrication facility, while also doing process development and new tool characterization.

**Accreditations**

Registered Architect: Texas (#22608)

LEED™ Accredited Professional (BD+C)

**Professional Affiliations**

- American Institute of Architects (AIA), Member
- U.S. Green Building Council (USGBC) Balcones Chapter
- Green Building Certification Institute (GBCI)

**Specialized Training and Skills**

- Zenger-Miller Front Line Leadership Management Training
- Team skills training
- DOE2 building energy performance modeling

**Volunteer Experience**

UTSOA/CMPBS Building Workshop Solar Decathlon      2002

Advanced Green Builder Demonstration Home      1993

**Patents and publications**

- U.S. Patent #6,013,574: F. Hause, M. Gatto, K. Y. Chang "Method of forming low resistance contact structures in vias arranged between two levels of interconnect lines"
- U.S. Patent #6,046,796: Y. Cheng, M. Gatto, R. Markle, C. Nauert, R. Patty; "Methodology for improved semiconductor process monitoring using optical emission spectroscopy"
- Publication: *Journal of Vacuum Science and Technology*      May 1996  
Roawen Chen, Herb Huang, C. J. Spanos, and Michael Gatto  
"Plasma etch modeling using optical emission spectroscopy"
- Publication: *IEEE Journal*      2000  
Y. Cheng, R. Markle, J. Qin, T.F. Edgar, M. J. Gatto, C. Nauert "Modeling of OES Data to Estimate Etch Rate for Etching Equipment"



**Richard MacMath, RA, LEED BD+C**

*Austin Community Design and Development Center*



**CURRENT POSITION**

Co-Director, Austin Community Design and Development Center (ACDDC)

**EDUCATION**

Master of Architecture, University of Texas, Austin

Post-Professional Architecture Program, Charles Moore Studio, University of Texas, Austin

Bachelor of Science in Architecture, University of Michigan, Ann Arbor

**PROFESSIONAL REGISTRATIONS and CERTIFICATIONS**

LEED BD+C Accredited Professional

Registered Architect, Texas

**CURRENT AND RECENT PROJECTS - ACDDC (2012-2015)**

Foundation Communities *Project Architect*

Live Oak Trails *New 58 unit affordable multi-family housing complex*  
Austin, TX *AEGB Multi-Family Residential 4 Star Rating (expected)*

Colony Park Sustainable *Team Founder, Consultant to Urban Design Group (Team Co-Prime)*  
Community Initiative *Community scale sustainability metrics*  
Austin, TX *Green building guidelines, solar access guidelines*

Alley Flat Initiative *Project Architect*  
Various Neighborhoods *Affordable, zero-energy capable, secondary dwelling units*  
Austin, TX *S.M.A.R.T. Housing, AEGB Single Family Residential 3-5 Star Ratings*

5<sup>th</sup> Street Community *Co-Project Director*  
Master Plan *Community visioning meeting and design workshop*  
Fort Bend County, TX *Sustainable Community Master Plan*  
*(With UTSoA Center for Sustainable Development)*

Bastrop County Long *Consulting Architect*  
Term Recovery Team *Affordable permanent housing for low-income fire survivors*  
Bastrop, TX *Site plans, architectural design services, cost estimating*

**SELECTED PROJECTS - HDR, INC. (2007-2012)**

City of Chattanooga, TN *Co-Project Manager*  
*HDR National Sustainable Community Planning Team*  
*City of Chattanooga Sustainability Plan for Municipal Buildings*

City of Corpus Christi, TX *Energy Team Project Manager*  
*HDR National Sustainable Community Planning Team*  
*Energy Efficiency & Conservation Strategy, Community Sustainability Plan*

City of Denton, TX *Co-Project Manager*  
*HDR National Sustainable Community Planning Team*  
*Municipal Sustainability Plan Phase 1: Assessment and Goals*

City of McKinney, TX	<i>Energy Team Project Manager HDR National Sustainable Community Planning Team McKinney Sustainability Initiative Visioning Session</i>
NOAA Fisheries Lab	<i>LEED AP Co-Project Administrator Mississippi Laboratories, Pascagoula, MS LEED-NC v2 Gold Certification</i>
U.S. Army Corps of Engineers	<i>LEED AP Project Administrator Texas Data Center, San Antonio, TX LEED-NC v2 Silver Certification,</i>
U.S. Department of Homeland Security	<i>Prime Author, Senior Sustainability Consultant “Greening of Government Guidelines” DHS Citizenship and Immigration Service</i>

### **SELECTED PROJECTS - AUSTIN ENERGY GREEN BUILDING (2002-2007)**

Green Building Residential Program	<i>Design reviews, rating tools, reference guides, residential inspections, technical professional seminars and public workshops (Green by Design)</i>
California Public Utilities Commission	<i>‘Manage It Green’ AEGB Contract for start-up of municipal green building programs Palo Alto, Santa Clara, Santa Rosa, California</i>
Mueller Airport Redevelopment	<i>Green Building consulting with developer and production builders Catellus, Streetman Homes</i>
Zero Energy Homes Feasibility Project	<i>Project architect Joint municipal program with AEGB, NHCD, and S.M.A.R.T. Housing Montopolis Neighborhood affordable zero energy homes</i>

### **COMMUNITY ACTIVITIES**

Canstruction, HDR Architecture Chairman, Capital Area Food Bank Benefit  
AISD Mentor, Lanier High School, City of Austin-AISD Mentoring Program  
Solar Decathlon, School of Architecture, University of Texas at Austin, Advisory Board

### **AWARDS**

AIA Austin Community Vision Award 2013 (awarded to ACDDC)  
HDR Pathfinder Team Excellence Awards (3)  
AIA Silver Medal Award, Texas Chapter, Outstanding Scholarship  
Distinguished Graduate Student Award (4.0 GPA), University of Texas, Austin  
Outstanding Thesis Award, University of Texas, Austin

### **REFERENCES (Contact information upon request)**

Doug Farr, President, Farr Associates, Chicago, IL  
Mary McLeod, AE Green Building, Residential Program Manager, retired  
James Moore, Senior VP, National Director, Urban Design & Planning, HDR, Inc., Tampa, FL  
Richard Morgan, AE Green Building, Program Director, retired  
Laura Touns, Managing Partner, Urban Design Group, Austin, TX  
Jim Walker, Director of Sustainability, University of Texas, Austin, TX

**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.

	<b>DATE(S)</b>
Acquisition and/or holding	99-year lease with HACA has been executed
Environmental and/or historic review (AHFC)	Phase 1 completed October 2009.
Securing and packaging project financing	RHDA predevelopment funding by October 2016, construction financing by November 2015, smaller grants by March 2017.
Construction Specifications and Cost estimates	July 2016
Construction Bids	September 15, 2016
Construction Start	January 15, 2017
Anticipated Draws (list all)	One per month between February 1, 2017 and January 31, 2018.
End Construction	January 15, 2018
Start of Rent-up	December 1, 2017
Completion & Operation	February 1, 2018

**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.

- 13   Units adaptable for persons with mobility disabilities
- 14   Units accessible for persons with mobility disabilities
- 26   Units adaptable for persons with sight and hearing disabilities
- 1   Units accessible for persons with sight and hearing disabilities

**11. Developer Capacity.** Provide narrative information on recent, similar, and successful experience in affordable housing development. Include experience using multiple fund sources, managing affordable rental developments, and previous working history with the Austin Housing Finance Corporation.

Accessible Housing Austin! was established in 2005 and, in partnership with United Cerebral Palsy of Texas, successfully applied for General Obligation Bond funding to purchase and rehabilitate “Carol’s House,” its first house in North Austin (1805 Heatherglenn). This rehabilitation was successfully completed in 2008. Since then, it has been the home to very low-income tenants with disabilities on Section Eight. In 2010 AHA! inherited a second property “JT’s House,” originally constructed for disability rights activist James Templeton under the Home of Your Own (HOYO) program.

Beginning in 2011, AHA entered into partnership with the Texas State Affordable Housing Corporation (TSAHC) to rehabilitate and manage seven homes in a scattered site development. All of these have been rehabilitated and rented to low-income families with people with disabilities. The funding sources for these rehabilitations included the Austin Housing Finance Corporation, the Texas Foundations Fund, Amerigroup, and the Home Depot Foundation.

In 2012, Isabelle Headrick joined AHA! as Executive Director, having spent ten years as the director of Blackland Community Development Corporation. In that capacity, she successfully applied for \$1.2 million in funding to rehabilitate and acquire 24 homes for homeless families and low- and very low-income families, seniors, and people with disabilities; contracted for the rehabilitation work; and oversaw all aspects of the rehabilitation, leasing and compliance processes.



**12. Detailed Project Budget.** Use the following table, or comparable format, to provide a complete project budget. Add line-items as necessary. If this project has already received funding from AHFC, indicate by line item the amounts from the prior award.

Please see development budget below.

Development Cost Estimates

**Accessible Housing Austin!**  
**Gaston Place Accessible Housing**  
**27 units of accessible, affordable, integrated housing**

Acquisition		
	Site acquisition cost	100
	Closing/legal	2,000
	<b>Subtotal</b>	<b>2,100</b>
Construction Costs	<b>Building Costs</b>	
	Concrete	150,009
	Masonry	55,716
	Metals	112,285
	Woods and Plastics	411,104
	Thermal and Moisture Protection	139,606
	Roof Covering	125,000
	Doors and Windows	86,249
	Finishes	222,552
	Specialties	119,123
	Furnishings	4,228
	Conveying Systems (Elevators)	100,000
	Mechanical (HVAC; Plumbing)	439,219
	Electrical	206,465
	<b>Subtotal Building Costs</b>	<b>2,171,555</b>
	<b>Site amenities</b>	
	Landscaping	27,506
	Fencing	19,088
	<b>Subtotal Site Amenities</b>	<b>46,594</b>
	<b>Site Work</b>	
	Detention	248,500
	Rough grading	21,500
	On-site concrete	37,800
	On-site paving	33,400
	On-site utilities	51,900
	Decorative masonry	10,200
	Bumper stops, string & signs	1,200
	<b>Subtotal Site Work</b>	<b>404,500</b>
	<b>Appliances</b>	<b>76,500</b>
	<b>Subtotal hard costs</b>	<b>2,699,149</b>
	General Requirements	180,000
	Builder Overhead	60,000
	Builder Profit	180,000
	Contingency	188,940
	<b>Subtotal Construction Costs</b>	<b>3,308,089</b>
Indirect and Financing Costs		
	Architecture / Engineering - Predevelopment	27,260
	Architecture & Landscape Arch-Const	74,520
	Engineering - Const	87,696
	Architecture / Engineering - Construction	
	Accessibility Review/ Inspection: SMART & TAS	4,500
	Professional Fees (accting, RE atty)	3,000
	Impact Fees	100,000
	Building permits & related costs	20,000
	Appraisal	3,500
	Market Analysis	9,000
	Environmental Assessment	1,500
	Soils Report (geotechnical)	5,500
	Survey (2K) & foundation survey (3K)	5,000
	Construction Period Insurance	4,000
	Materials testing	25,000
	Developer Fee	552,100
	Financing Cost (Loan Origination)	10,500
	Closing Costs & Legal Costs	20,000
	Replacement Reserve (escrow)	8,100
	Operating Reserves	28,000
	<b>Subtotal</b>	<b>989,176</b>
	<b>TOTAL</b>	<b>4,299,365</b>

**13. Funds Proposal.** Provide the following information to facilitate financial review of the proposed project:

- a. **Sources and Uses of Funds** – Complete **Tables A & B (below)**, identifying all sources and uses of funds to implement project and include evidence of funds anticipated (financial statements, commitment letters, etc.).

<b>TABLE A: SOURCES OF FUNDS SUMMARY</b>					<b>Intended Use of Funds (Predevelopment, Acquisition, Construction, Soft Costs)</b>
	Term	Interest Rate	Amount	Evidence (Deed, Sales Contract)	
Owner Equity			200,000		Predevelopment, soft costs, , construction
Private Financing					
Other Sources (List Below)					
RHDA Predevelopment Loan (2011-closed out)	2	0%	27,260		Predevelopment
RHDA Predevelopment Loan (awarded)	10	0%	30,000		Predevelopment
TDHCA TCAP loan	30	3%	1,050,000		Construction
Federal Home Loan Bank – Dallas (awarded)			189,000	Award letter	Construction
Private foundations (anticipated)			335,000		Construction
Deferred developer fee			276,050		Construction
Proposed RHDA Funds	99	0%	2,192,055		Predevelopment & Construction
<b>TOTAL</b>			<b>4,299,365</b>		

<b>TABLE B: USES OF FUNDS SUMMARY</b>		
	Total Cost	Cost/Unit
Predevelopment	189,476	7,018
Lease-hold interest in property	0	0
Hard Costs	3,308,089	122,522
Soft & Carrying Costs	799,700	29,681
Other Costs	2,100	78
<b>Total Project Costs</b>	<b>4,299,365</b>	<b>159,236</b>

b. **Leveraging** – Complete **Table C (below)**.

<b>TABLE C: PERCENTAGE OF RHDA FUNDS</b>	
<b>RHDA Funds</b>	2,192,055
<b>Other Funds</b>	2,107,310
<b>Total Project Cost</b>	<b>4,299,365</b>
<b>RHDA Funds ÷ Total Project Cost=</b>	50.9%

c. **Operating Proforma** – In a format comparable to Table D below, prepare a minimum twenty (20) year financial Operating Proforma which realistically reflects the operation of the project relative to current and anticipated revenues, expenses and debt. The Proforma must indicate the anticipated debt coverage ratio (DCR) calculated as follows: net operating income (NOI)/debt service (DS) = DCR. For projects that will not carry debt, use the number “1” as the denominator in the equation.

Please see Operating Proforma below.

Operating Proforma - 1920 Gaston Place

**INCOME:**

Rent Sch.	Units	Rent	Yr. Rent
1BR ≤30%	2	283	6,792
1BR-811 ≤50%	5	571	34,260
1BR-S8 ≤50%	8	571	54,816
2BR ≤30%	1	333	3,996
2BR-811 ≤50%	1	679	8,148
2BR-S8 ≤50%	10	679	81,480

Assumptions	
Yr. increase in income (rents)	2.00%
Yr. increase in expenses	3.00%
<b>Total Units</b>	<b>27</b>

Unit Mix	act	sh/b
1 BRs	15	15
2 BRs	12	12
811 units	6	6
30% units	3	
50% units	24	

27

		YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
Gross Rental Income	189,492	189,492	193,282	197,147	201,090	205,112	209,214	213,399	217,667	222,020	226,460	230,990	235,609	240,322	245,128	250,031	255,031	260,132	265,335	270,641	276,054
Other Income (late fees & collection)		3,240																			
<b>TOTAL INCOME</b>		<b>192,732</b>	<b>178,786</b>	<b>182,361</b>	<b>186,009</b>	<b>189,729</b>	<b>193,523</b>	<b>197,394</b>	<b>201,342</b>	<b>205,369</b>	<b>209,476</b>	<b>213,665</b>	<b>217,939</b>	<b>222,298</b>	<b>226,743</b>	<b>231,278</b>	<b>235,904</b>	<b>240,622</b>	<b>245,434</b>	<b>250,343</b>	<b>255,350</b>
less vacancy	7.5%	14,455	14,496	14,786	15,082	15,383	15,691	16,005	16,325	16,652	16,985	17,324	17,671	18,024	18,385	18,752	19,127	19,510	19,900	20,298	20,704
<b>EFFECTIVE GROSS INCOME (EGI)</b>		<b>178,277</b>	<b>178,786</b>	<b>182,361</b>	<b>186,009</b>	<b>189,729</b>	<b>193,523</b>	<b>197,394</b>	<b>201,342</b>	<b>205,369</b>	<b>209,476</b>	<b>213,665</b>	<b>217,939</b>	<b>222,298</b>	<b>226,743</b>	<b>231,278</b>	<b>235,904</b>	<b>240,622</b>	<b>245,434</b>	<b>250,343</b>	<b>255,350</b>
<b>OPERATING EXPENSES:</b>																					
Utilities	720 unit/yr	19,440	20,023	20,624	21,243	21,880	22,536	23,212	23,909	24,626	25,365	26,126	26,910	27,717	28,548	29,405	30,287	31,195	32,131	33,095	34,088
Insurance	262 unit/yr	7,074	7,286	7,505	7,730	7,962	8,201	8,447	8,700	8,961	9,230	9,507	9,792	10,086	10,388	10,700	11,021	11,352	11,692	12,043	12,404
Maint. & Repairs	1148 unit/yr	31,000	31,930	32,888	33,875	34,891	35,937	37,016	38,126	39,270	40,448	41,661	42,911	44,199	45,525	46,890	48,297	49,746	51,238	52,775	54,359
Property Taxes	301 unit/yr	8,131	8,375	8,626	8,885	9,152	9,426	9,709	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439	13,842	14,258
Admin/Management	1107 unit/yr	29,900	30,797	31,721	32,672	33,652	34,662	35,702	36,773	37,876	39,012	40,183	41,388	42,630	43,909	45,226	46,583	47,980	49,420	50,902	52,429
TDHCA compliance	34 unit/yr	918	946	974	1,003	1,033	1,064	1,096	1,129	1,163	1,198	1,234	1,271	1,309	1,348	1,389	1,430	1,473	1,517	1,563	1,610
Management Fee	5%	8,914	9,181	9,457	9,740	10,033	10,334	10,644	10,963	11,292	11,631	11,979	12,339	12,709	13,090	13,483	13,887	14,304	14,733	15,175	15,630
Maintenance Reserve	300 unit/yr	8,100	8,343	8,593	8,851	9,117	9,390	9,672	9,962	10,261	10,569	10,886	11,212	11,549	11,895	12,252	12,620	12,998	13,388	13,790	14,203
Subtotal Operating Expenses	3,873 unit/yr	113,477	116,881	120,387	123,999	127,719	131,551	135,497	139,562	143,749	148,061	152,503	157,078	161,791	166,644	171,644	176,793	182,097	187,560	193,186	198,982
Resident Services	2,500 per yr	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262	3,360	3,461	3,564	3,671	3,781	3,895	4,012	4,132	4,256	4,384
<b>TOTAL EXPENSES</b>		<b>115,977</b>	<b>119,456</b>	<b>123,040</b>	<b>126,731</b>	<b>130,533</b>	<b>134,449</b>	<b>138,482</b>	<b>142,637</b>	<b>146,916</b>	<b>151,323</b>	<b>155,863</b>	<b>160,539</b>	<b>165,355</b>	<b>170,316</b>	<b>175,425</b>	<b>180,688</b>	<b>186,108</b>	<b>191,692</b>	<b>197,442</b>	<b>203,366</b>
<b>NET OPERATING INCOME (NOI)</b>		<b>62,300</b>	<b>59,330</b>	<b>59,322</b>	<b>59,278</b>	<b>59,196</b>	<b>59,075</b>	<b>58,912</b>	<b>58,705</b>	<b>58,453</b>	<b>58,153</b>	<b>57,803</b>	<b>57,400</b>	<b>56,943</b>	<b>56,428</b>	<b>55,853</b>	<b>55,216</b>	<b>54,514</b>	<b>53,743</b>	<b>52,901</b>	<b>51,984</b>
<b>LESS DEBT SERVICE:</b>																					
TCAP loan	1,050,000	4,427	53,122	53,122	53,122	53,122	53,122	53,122	53,122	53,122	53,122	53,122	53,122	53,122	53,122	53,122	53,122	53,122	53,122	53,122	53,122
RHDA Loan		-																			
<b>TOTAL DEBT SERVICE (DS)</b>		<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>	<b>53,122</b>
<b>CASH FLOW (CF)</b>		<b>9,178</b>	<b>6,208</b>	<b>6,200</b>	<b>6,156</b>	<b>6,074</b>	<b>5,953</b>	<b>5,790</b>	<b>5,583</b>	<b>5,331</b>	<b>5,031</b>	<b>4,680</b>	<b>4,278</b>	<b>3,820</b>	<b>3,306</b>	<b>2,731</b>	<b>2,094</b>	<b>1,391</b>	<b>621</b>	<b>(221)</b>	<b>(1,138)</b>
<b>DCR (NOI / DS)</b>		<b>1.17</b>	<b>1.12</b>	<b>1.12</b>	<b>1.12</b>	<b>1.11</b>	<b>1.11</b>	<b>1.11</b>	<b>1.11</b>	<b>1.10</b>	<b>1.09</b>	<b>1.09</b>	<b>1.08</b>	<b>1.07</b>	<b>1.06</b>	<b>1.05</b>	<b>1.04</b>	<b>1.03</b>	<b>1.01</b>	<b>1.00</b>	<b>0.98</b>

**14. Good Neighbor Policy.** Please refer to the City's Good Neighbor Guidelines and demonstrate compliance with the Good Neighbor Policy by completing the Good Neighbor Checklist and providing the documentation requested.

**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:

AHA!'s model consists of providing housing to people with disabilities while they are independent consumers of whatever social, medical or behavioral services they need. AHA! staff will provide referral to such services upon request.

**Section 811 Partnership:**

AHA! intends to partner with the Section 811 Project Rental Assistance Program which provides project-based rental assistance for extremely low-income persons with disabilities linked with long term services. The Section 811 PRA program creates the opportunity for persons with disabilities to live as independently as possible through the coordination of voluntary services and providing a choice of subsidized, integrated rental housing options.

The Section 811 program targets the following populations:

- People with intellectual and developmental disabilities wishing to transition to the community from institutions such as nursing and intermediate care facilities.
- People with serious mental illness.
- Youth with disabilities exiting foster care.

All three Section 811 target populations are eligible for community-based, long-term care services as provided through Medicaid waivers, Medicaid state plan options, or state funded services and have been referred to TDHCA through their service provider. The State of Texas has committed to making these voluntary services available based on the needs of individual members of each target population.

**Financial Literacy Coalition of Central Texas**

AHA! has a Memorandum of Understanding (below) with the Financial Literacy Coalition of Central Texas (FLCCT) to provide financial literacy classes, in collaboration with the Housing Authority of the City of Austin (HACA). MoneySmart financial literacy classes will be provided on-site on a voluntary basis to residents of the apartments as well as to residents of the adjacent Leisure Time Village, owned and operated by HACA. We expect to serve 20 residents or more per year.

- Previous experience: AHA's director, Isabelle Headrick, contracted with FLCCT for approximately four years at her previous position at Blackland CDC to provide MoneySmart classes for transitional housing residents.
- Memorandum of Understanding provided below.
- The board members and teachers of the FLCCT are all volunteers. Please see the qualifications of the board members below.
- Budget: the only cost incurred will be for office supplies, water and snacks, at approximately \$300 per year. There is no cost for the classes themselves, per the Memorandum of Understanding, and HACA has offered free meeting space onsite.

**RHDA PROGRAM  
SCORING CRITERIA**

**REQUIRED INFORMATION:**

- |                               |                                     |                                |                                     |
|-------------------------------|-------------------------------------|--------------------------------|-------------------------------------|
| 1. Applicant Information      | <input checked="" type="checkbox"/> | 10. Accessible/Adaptable Units | <input checked="" type="checkbox"/> |
| 2a. Non-profit Required Items | <input checked="" type="checkbox"/> | 11. Experience/Qualifications  | <input checked="" type="checkbox"/> |
| OR                            |                                     | 12. Project Budget             | <input checked="" type="checkbox"/> |
| 2b. For-profit Required Items | _____                               | 13. Funds Proposal:            |                                     |
| 3. Project Description        | <input checked="" type="checkbox"/> | a. Sources                     | <input checked="" type="checkbox"/> |
| 4. Site Control/Value         | <input checked="" type="checkbox"/> | b. Uses                        | <input checked="" type="checkbox"/> |
| 5. Zoning                     | <input checked="" type="checkbox"/> | c. Leveraging                  | <input checked="" type="checkbox"/> |
| 6. S.M.A.R.T. Housing         | <input checked="" type="checkbox"/> | d. Operating Proforma          | <input checked="" type="checkbox"/> |
| 7. Development Team           | <input checked="" type="checkbox"/> | 14. Good Neighbor Checklist    | _____                               |
| 8. Development Schedule       | <input checked="" type="checkbox"/> |                                |                                     |
| 9. Developer Capacity         | <input checked="" type="checkbox"/> |                                |                                     |

**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 **240** points. PLEASE NOTE: A score above the minimum score does not guarantee funding.

**CORE VALUES POINTS**

**(Affordable Housing Core Values: Deeper levels of affordability, long-term affordability, and geographic dispersion of affordable units throughout the City.)**

Score

**1. 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 percentage of units at a given MFI level is not a multiple of 10, round up to the next closest multiple of 10 to get the score for that particular MFI level

% MFI	% of Affordable Units in Project (only count units reserved for 50% MFI and below)					
	10% of units	20% of units	30% of units	40% of units	50% of units	60% of units
<b>50%</b>	3	5	10	15	20	25
<b>40%</b>	5	10	15	20	25	
<b>30%</b>	10	15	20	25		

Score

**2. AFFORDABILITY PERIOD** (25 points) **25**

**25 points:** Affordability period is:

X 99 years;

**OR**



\_\_\_\_\_ 40 years, and project is applying for Low Income Housing Tax Credits. Note: AHFC funding is contingent upon the award of Low Income Housing Tax Credits.

Score

**3. GEOGRAPHIC DISPERSION** (maximum 25 points)

**5**

Project is located in an area identified according to the Kirwan Institute's Comprehensive Opportunity Map of Austin as having greater opportunity for low-income households.

**Please note that the proposed project is one block away from a Moderate Opportunity area with a high change index. We believe it is likely that since 2012 the project's location has changed to Low or Moderate Opportunity.**

- 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

**INITIATIVES AND PRIORITIES POINTS**

**(Permanent Supportive Housing, Sustainability, Priority Locations, Accessible and Integrated, and Preservation of Affordable Housing)**

Score

**4. PERMANENT SUPPORTIVE HOUSING (PSH)** (maximum 25 points)

**15**

**25 points:** "Housing First" model.

**15 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.

Score

**5. SINGLE-FAMILY RENTAL HOUSING, INCLUDING SECONDARY UNITS ("GREEN ALLEY INITIATIVE")** (20 points)

**0**

**20 points:** Project consists of either new construction or rehabilitation of one or more single-family rental units, secondary units, or units compatible with the City's "Green Alley Initiative."

Score

**6. ACCESSIBILITY AND HOUSING FOR PERSONS WITH DISABILITIES** (maximum 20 points)

**20**

**x** \_\_\_\_\_ **10 points:** In multi-family developments, (i.e. 5 or more units) or for single-family rental housing (i.e., 1 to 4 units), 50% or more of the total number of units will be made accessible per the Uniform Federal Accessibility Standards (UFAS).

**x** \_\_\_\_\_ **10 points:** Units to be designated for persons with disabilities as defined in the Fair Housing Act: for Multi-family developments, (i.e. 5 or more units), at least 25% of all units; for single-family rental housing (i.e., 1 to 4 units) 1 or more units.

Score

**7. PRIORITY LOCATION (10 points)**

**10**

**10 points:** Project is:

- \_\_\_\_\_ located in a Vertical Mixed-Use (VMU) Corridor; or
- \_\_\_\_\_ a Planned-Unit Development (PUD); or
- \_\_\_\_\_ located within a Transit-Oriented Development (TOD) area, or
- x** \_\_\_\_\_ is located 0.25 miles (1,320 feet) or less from a transit stop.

Score

**8. 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.

Score

**9. TRANSITIONAL HOUSING (10 points)**

0

**10 points:** Project will be developed and operated exclusively as transitional housing.

**UNDERWRITING POINTS**

**(EXPERIENCE, CAPACITY, DEVELOPMENT FEASIBILITY, OPERATIONAL FEASIBILITY, COMPATIBILITY WITH OTHER PROGRAM REQUIREMENTS)**

Score

**10. DEVELOPER EXPERIENCE AND QUALIFICATIONS (maximum 15 points)**

**15**

- 15 points:** Developer has recent, similar, and successful completion of a development similar in size and scope with income-restricted units.
- 10 points:** Developer has recent, similar, and successful completion of a development **smaller** in size and scope with income-restricted units.
- 8 points:** Consultant directly involved who has successfully completed a development similar in size and scope with income-restricted units.
- 5 points:** Developer has recent, similar, and successful completion of a development similar in size and scope **without** income-restricted units

Score

**11. 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.

Score

**12. DEBT COVERAGE RATIO (maximum 10 points)**

**4**

- 10 points:** DCR of 1.25 or greater or will be a debt-free development
- 6 points:** DCR between 1.21 - 1.24
- 4 points:** DCR between 1.15 - 1.20

Score

**13. LEVERAGE (maximum 10 points)**

**4**

RHDA Program funding (including prior awards and the current request) divided by Total Project Costs equals:

- 10 points:** 25% or less
- 8 points:** 26% - 30%
- 6 points:** 31% - 35%
- 4 points:** 36% - 50%
- 2 points:** 51% - 54%
- 0 points:** 55% or greater

Score

**14. RHDA COST PER UNIT (maximum 10 points)**

**0**

	<u>Multi-Unit Structures</u>	<u>Single-Unit Structures</u>
<b>10 points</b>	<\$40,000/unit	<\$50,000/unit
<b>8 points</b>	<\$45,000/unit	<\$60,000/unit
<b>6 points</b>	<\$50,000/unit	<\$70,000/unit
<b>4 points</b>	<\$55,000/unit	<\$80,000/unit
<b>2 points</b>	<\$60,000/unit	<\$90,000/unit
<b>0 points</b>	>\$60,000/unit	>\$90,000/unit

Score

**15. PROJECT READINESS (maximum 10 points)**

**6**

**New construction**

**2 points each; maximum 10 points**

- 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.

Score

**16. 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.

Score

**17. 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 identified for the operation of resident services programs.
- c. A 3-year estimated 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 identified for the operation of the resident services programs.
- c. A 3-year estimated 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 identified for the operation of the resident services programs.
- c. A 3-year estimated operating budget for the operation of the resident services programs is provided.

Score

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

**5 points:** Development Team includes one or more certified City of Austin minority- or woman-owned business enterprises (M/WBE).

**TOTAL SCORE** 164