

RENTAL HOUSING DEVELOPMENT ASSISTANCE

Financing Application – Rev. 10/17/08

Project Name: ESCT Austin Housing III, Inc.

Project Address: 3204 Manchaca Road, Austin, TX

Zip Code: 78704

Total # units to be assisted: 8

Total # units in project/property: 104

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

Amount of funds requested: \$500,000

Terms: non amortizing, forgivable

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

I. 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).

Easter Seals Central Texas/ESCT Austin Housing III, Inc.

Name

1016 La Posada, Suite 145

Street Address

Austin

TX 78752

(512) 472-8696

City

Mandy De Mayo

State, Zip

(512) 454-1444

Telephone #

(512) 454-1112

Contact Person

Contact's Telephone #

Fax #

Federal Tax ID Number or SS#

The applicant/developer certifies that the data and exhibits contained comprising this application are true and correct. Unsigned/undated submissions will not be considered.

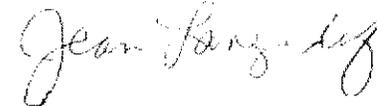
ESCT Austin Housing III, Inc.

Legal Name of Developer
Secretary/Treasurer

Signature of Authorized Officer

Title

Date



April 19, 2010

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

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

3. Project Description - In one page or less, describe the project including the information listed below:

- a. Location by street address and include an area map with properties indicated.
- b. Describe the type of project indicated above and if the project is considered transitional housing or permanent supportive housing. Include the type of structure (multi-family or single-family), square footage, number and size of units.
- c. Proposed tenants including number and type of individuals to be served, and yearly income relative to all funding source requirements of 30%, 50%, 60% or 80% MFI. If the project will serve families with special needs, describe the population to be served and the supportive services program.
- d. Indicate whether the project is occupied at the time of proposal submission.
- e. Location of the project relative to the "Opportunity Map of Austin" attached to the Program Guidelines.
- f. Project meets the requirements of the City's Vertical Mixed-Use (VMU) Ordinance, or is a Planned-Unit Development (PUD) or Transit Oriented Development (TOD).
- g. Project will preserve existing affordable rental units.
- h. If there are existing structures, provide documentation from the taxing authority or other third-party source indicating the year the structure was built.
- i. Units reserved for Section 8 families.
- j. Units accessible and adaptable for persons with mobility, sight or hearing disabilities.
- k. Compatibility with current Neighborhood Plan (if applicable).
- l. In addition to providing an Itemized Development Budget through your response to Question 11, summarize the key financials of the project, clearly indicating total project cost, the amount and intended use of AHFC funds requested, amount and provider of other funding and the stage of those commitments.

4. Site Control and Demonstration of Value

Include evidence of site control such as warranty deed or current earnest money contract, and provide a real estate appraisal or current tax documentation that substantiates the value of the project. The appraisal or other documentation must indicate that the value of the project is at least 80% of the total debt including any new debt incurred if this loan were to be made.

5. Zoning

Include a letter from the City of Austin's Development Review and Inspection Department (DRID) 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 DRID. Should the project receive funding approval, appropriate zoning must be in place prior to execution of loan documents.

2. **For non-profit applicants/developers only, include copies of the following:**
 - a. Articles of Incorporation
 - b. Certificate of Incorporation filed with the State of Texas
 - c. Federal IRS certification granting non-profit status
 - d. Names, addresses and phone numbers of current board members
 - e. Certified financial audit for most recent year which include the auditor's opinion and management letters.
 - f. Board resolution approving the proposed project and authorizing the request for funding

**Form 415
(Revised 01/06)**

Return in duplicate to:
Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
512 463-5555
FAX: 512/463-5709
Filing Fee: See instructions



**Restated Certificate of Formation
Without Further Amendments**

This space reserved for
office use.

FILED
In the Office of the
Secretary of State of Texas
DEC 15 2009
Corporations Section

Entity Information

The name of the filing entity is:

Easter Seals - Central Texas, Inc.

State the name of the entity as currently shown in the records of the secretary of state.

The filing entity is a: (Select the appropriate entity type below.)

- For-profit Corporation
- Nonprofit Corporation
- Cooperative Association
- Limited Liability Company
- Professional Corporation
- Professional Limited Liability Company
- Professional Association
- Limited Partnership

The file number issued to the filing entity by the secretary of state is: 6515501

The date of formation of the filing entity is: 3/14/1937

Required Statements

This restated certificate of formation does not make any new amendments to the certificate of formation being restated. The restated certificate of formation, which is attached to this form, accurately states the text of the certificate of formation being restated, as amended, restated, and corrected, except for the information permitted to be omitted by the provisions of the Texas Business Organizations Code applicable to the filing entity. The restated certificate of formation has been approved in the manner required by the Code and by the governing documents of the entity

Effectiveness of Filing (Select either A, B, or C.)

- A. This document becomes effective when the document is filed by the secretary of state.
- B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is December 31, 2009

- C. This document takes effect upon the occurrence of a future event or fact, other than the

6911238662
DEC 15 2009
STATE OF TEXAS
CORPORATIONS SECTION

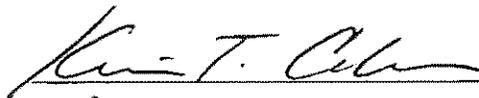
passage of time. The 90th day after the date of signing is _____

The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: _____



PRESIDENT & CEO

Signature and title of authorized person(s) (see instructions)

Attach the text of the restated certificate of formation to the completed statement form. Identify the attachment as "Restated Certificate of Formation of [Name of Entity]."

**RESTATED CERTIFICATE OF FORMATION
OF
EASTER SEALS – CENTRAL TEXAS, INC.**

ARTICLE ONE

The name of the corporation is: Easter Seals – Central Texas, Inc.

ARTICLE TWO

The Corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purpose or purposes for which the corporation is organized are: Easter Seals – Central Texas, Inc. is organized and solemnly dedicated to helping children and adults with disabilities. To carry out this basic objective Easter Seals – Central Texas, Inc. shall, under the direction of the Board of Directors:

1. Assist persons with disabilities and their families in finding and making effective use of resources, which will be helpful to them in developing their abilities and living a purposeful life.
2. Establish, operate and develop programs and services in health, welfare, education, recreation, housing, and employment, which are necessary for the rehabilitation of children and adults with disabilities or provide opportunities so people with disabilities can fully participate in their communities.
3. Develop and conduct educational programs for the public; for professional personnel concerned with the care and treatment of persons with disabilities;

for parents; for employers; for elected officials and government agencies; and others as a means toward helping persons with disabilities achieve fuller and better lives physically, emotionally, intellectually, and vocationally.

4. Encourage, and further research into the causes and prevention of disabling conditions, and of improving methods of care, education, and treatment of children and adults with disabilities.
5. Conduct fund raising activities to support the mission of Easter Seals – Central Texas, Inc.
6. Cooperate and counsel with other organizations and agencies in appropriate activities having to do with children and adults with disabilities, including such activities as are local, state, national and international in scope.
7. Do such things and perform such acts as the agency may deem necessary to accomplish its purposes and to receive, use, hold, and apply funds, gifts, bequests, and endowments or proceeds thereof to give effect and to carry forward the purposes of this society.

ARTICLE FIVE

The street address of the administration office of the corporation is 1611 Headway Circle, Building 2, Austin, Texas 78754 and the name of its registered agent at such address is Kevin Coleman, President and CEO.

ARTICLE SIX

The number of directors constituting the board of directors is that number which may from time to time be specified by the bylaws, provided however that the number shall never be

less than three nor more than thirty. Until otherwise changed by the bylaws, the names and addresses of those presently serving as directors are:

Nic Andreani

Bonnie Caver

Kevin Coleman
(Ex-Officio, Non Voting)

James A. Hemphill

Norman Kieke

Jerry Miller

Grant Nelson

Hunter Ohlen

David Rodriguez

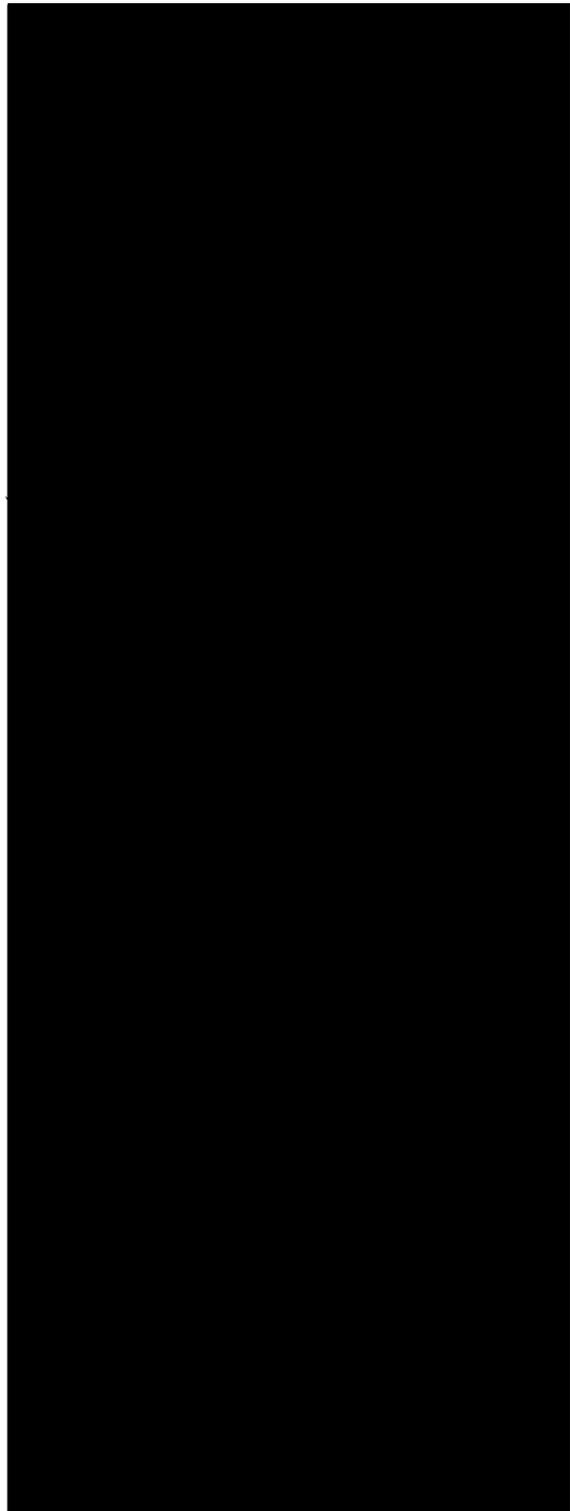
Jonas Schwartz

Jim Shaw

Ian Spechler

Jill Johnson Torres

Daniel Walk



David Rodriguez

Jonas Schwartz

Jim Shaw

Ian Spechler

Jill Johnson Torres

Daniel Walk

Brent Weber
(Ex-Officio, Non Voting)

Jerry Wright

Dated December 9, 2009

Easter Seals - Central Texas, Inc.

By: Jill Johnson Torres
Jill Johnson Torres, Secretary



Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

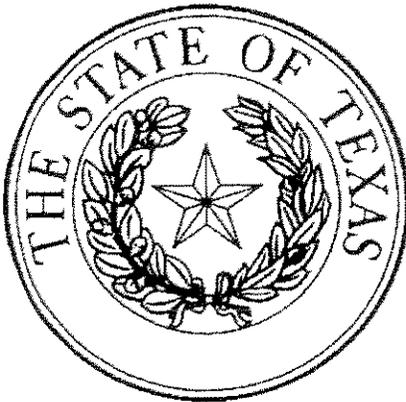
**EASTER SEALS - CENTRAL TEXAS, INC.
6515501**

The undersigned, as Secretary of State of Texas, hereby certifies that a Restated Certificate of Formation for the above named domestic nonprofit corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 12/15/2009

Effective: 12/31/2009



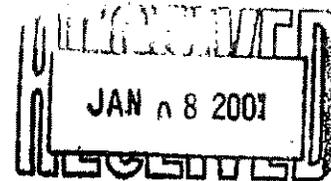
A handwritten signature in black ink, appearing to read "Hope Andrade".

Hope Andrade
Secretary of State

Internal Revenue Service

Department of the Treasury

P.O. Box 2508
Cincinnati, OH 45201



Date: January 3, 2001

Easter Seals-Central Texas, Inc.
919 West 28 1/2 Street
Austin, TX 78705-3536

Person to Contact:
Jackie Johnson 31-07453
Customer Service Specialist
Toll Free Telephone Number:
8:00 A.M. to 9:30 P.M. EST
877-829-5500

Fax Number:
513-263-3756

Federal Identification Number:
[REDACTED]

Dear Sir or Madam:

This is in response to your request for affirmation of your organization's exempt status.

In January 1969 we issued a determination letter that recognized your organization as exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on the information supplied, we recognized the subordinates named on the list your organization submitted as exempt from federal income tax under section 501(c)(3) of the Code. Additionally, we have classified the subordinates your organization operates, supervises, or controls, and which are covered by written notification to us, as organizations that are not private foundations because they are organizations of the type described in sections 509(a)(1) and 170(b)(1)(A)(vi) of the Code.

Donors may deduct contributions to your organization's subordinates as provided in section 170 of the Code. Bequests, legacies, devises, transfers or gifts to the subordinates or for their use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Your organization and its subordinates are required to file Form 990, Return of Organization Exempt from Income Tax, only if the gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

Your organization and its subordinates are not required to file federal income tax returns unless subject to the tax on unrelated business income under section 511 of the Code. If subject to this tax, the organization must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization or its subordinates' present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

Easter Seals-Central Texas, Inc.
[REDACTED]

Unless specifically excepted, your organization and its subordinates are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each of its employees during a calendar year. Your organization and its subordinates are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Each year, at least 90 days before the end of your organization's annual accounting period, please send the following items to the Internal Revenue Service Center at the address shown below:

1. A statement describing any changes during the year in the purposes, character, or method of operation of your organization's subordinates;
2. A list showing the names, mailing addresses (including Postal ZIP Codes), actual addresses if different, and employer identification numbers of subordinates that:
 - a. Changed names or addresses;
 - b. Were deleted from the roster; or
 - c. Were added to the roster.
3. For subordinates to be added, attach:
 - a. A statement that the information on which your organization's present group exemption letter is based applies to the new subordinates;
 - b. A statement that each has given your organization written authorization to add its name to the roster;
 - c. A list of those to which the Service previously issued exemption rulings or determination letters;
 - d. A statement that none of the subordinates is a private foundation as defined in section 509(a) of the Code if the group exemption letter covers organizations described in section 501(c)(3);
 - e. The street address of subordinates where the mailing address is a P.O. Box; and

Easter Seals-Central Texas, Inc.
[REDACTED]

- f. The information required by Revenue Procedure 75-50, 1975-2 C.B. 587 for each subordinate that is a school claiming exemption under section 501(c)(3). Also include any other information necessary to establish that the school is complying with the requirements of Revenue Ruling 71-447, 1971-2 C.B. 230. This is the same information required by Schedule A, Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code.
4. If applicable, a statement that your organization's group exemption roster did not change since the previous report.

The above information should be sent to the following address:

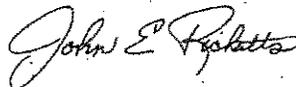
Internal Revenue Service Center
Attn: Entity Control Unit
Ogden, UT 84409

The law requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. If your organization had a copy of its application for recognition of exemption on July 15, 1987, it is also required to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of \$20 a day for each day you do not make these documents available for public inspection (up to a maximum of \$10,000 in the case of an annual return).

Your organization's Group Exemption Number is 1964.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



John E. Ricketts, Director, TE/GE
Customer Account Services

**Easter Seals Central Texas
FY 2010 Board of Directors Roster**

Name	Email	Phone	Fax	Committee
Voting Members				
Jones A. Hemphill (Jim) Profession: Attorney at Law, Graves, Dougherty, Hearon & Moody A Professional Corporation [Redacted]	[Redacted]	[Redacted]	[Redacted]	Chairperson of the Board, Executive, Governance
Ian Spechler [Redacted]	[Redacted]	[Redacted]	[Redacted]	Vice Chair, Executive Chair, Governance
Hunter Ohlen Profession: Sr. Vice President, Plains Capital Bank 919 Congress Avenue, Suite 600 Austin, Texas 78701	[Redacted]	[Redacted]	[Redacted]	Treasurer, Executive Chair, Fiscal
Jill Johnson Torres Profession: Business Specialist [Redacted]	[Redacted]	[Redacted]	[Redacted]	Secretary, Executive, Chair, Programs & Services
Bonnie Caver Profession: President Caver Public Relations [Redacted]	[Redacted]	[Redacted]	[Redacted]	Chair, Development
Norman Kieke Profession: Program Specialist IV Texas Department of Licensing and Regulation [Redacted]	[Redacted]	[Redacted]	[Redacted]	Development
Jerry Miller [Redacted]	[Redacted]	[Redacted]	[Redacted]	Programs & Services
Nic Andreani Profession: Vice President/Owner W & M Environmental Group, Inc. [Redacted]	[Redacted]	[Redacted]	[Redacted]	Programs & Services
Grant Nelson Profession: Senior Auditor, Assurance and Advisory Business Services Ernst & Young, LLP [Redacted]	[Redacted]	[Redacted]	[Redacted]	Fiscal
David Rodriguez Profession: Registered Principal Sage Point Financial, Inc. [Redacted]	[Redacted]	[Redacted]	[Redacted]	Fiscal
Daniel Walk [Redacted]	[Redacted]	[Redacted]	[Redacted]	Development
James Shaw Profession: Executive Director Capital Area Housing Finance Corporation 4101 Parkstone Heights Drive, Suite 280 Austin, Texas 78746	[Redacted]	[Redacted]	[Redacted]	
Jonas Schwartz Profession: Manager, Long Term Services and Supports Policy Unit TX Health and Human Services Commission 11209 Metric Blvd. MC: H-370 Austin, Texas 78758	[Redacted]	[Redacted]	[Redacted]	
Bry Wright Profession: Senior Vice President, Dougherty & Company LLC 410 East Fifth Street, Suite 112 Austin, Texas 78701	[Redacted]	[Redacted]	[Redacted]	

Ex-Officio Members			
Kevin Coleman Profession: President & CEO 1611 Headway Circle, Building 2 Austin, Texas 78754			
at Weber Profession: President, Prosperity Bank [Redacted]			Immediate Past Chairperson of the Board

**A Resolution of the Board of Directors of Easter Seals Central Texas in
Support of the Proposed Application**

TO: Director
Austin Housing Finance Corporation

SUBJECT: Rental Housing Development Assistance

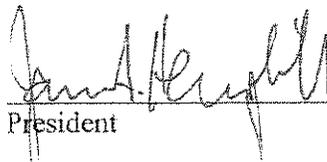
SPONSOR: Easter Seals Central Texas

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

WHEREAS, Easter Seals Central Texas, a non-profit organization, plans to address the need for affordable and accessible housing by acquiring eight (8) units of housing through the U.S. Department of Housing and Urban Development's Section 811 Supportive Housing for People with Disabilities program.

NOW, THEREFORE, the Board of Directors of Easter Seals Central Texas hereby resolves and agrees that it will make an application to the Austin Housing Finance Corporation for Rental Housing Development Assistance funds to assist with the development of the proposed eight-unit Section 811 project, located at 3204 Manchaca Drive in Austin, Texas.

Adopted and approved by the Board of Directors of the Sponsor on the ⁰⁷____ day of June, 2010.



President

3. **Project Description** - In one page or less, describe the project including the information listed below:

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

ESCT has a contract to purchase eight condominium units (#209, 211, 403, 413, 415, 707, 711, and 713) in a development located at 3204 Manchaca Road in south Austin. According to the "Comprehensive Opportunity Map, City of Austin," the property is located in a **high opportunity area**. The property is a former multifamily rental development and is currently being converted to condominiums.

The original structure was placed in service in 1985. Documentation (appraisal and TCAD information) is included in this exhibit.

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

The property is a 104-unit condominium conversion project. **ESCT** is purchasing eight of those units. All of the eight units are unoccupied. The conversion status of the entire project is as follows:

- a) 57 units have been completely remodeled (the remaining are in various stages of renovation)
- b) 20 units have been sold (an additional 9 units are under contract)
- c) 27 units are occupied
- d) 7 units are currently rented

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

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

Each unit also has a sliding glass door with a balcony. The open plan of the units will enable people with mobility impairments to utilize all the floor space. The price of the all eight units has been negotiated at \$1,108,740. This averages \$138,593 per unit. The purchase price will include all the accessibility modifications and full finish out.

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

New User? Register Sign In Help

Preview Mail w/ Toolbar

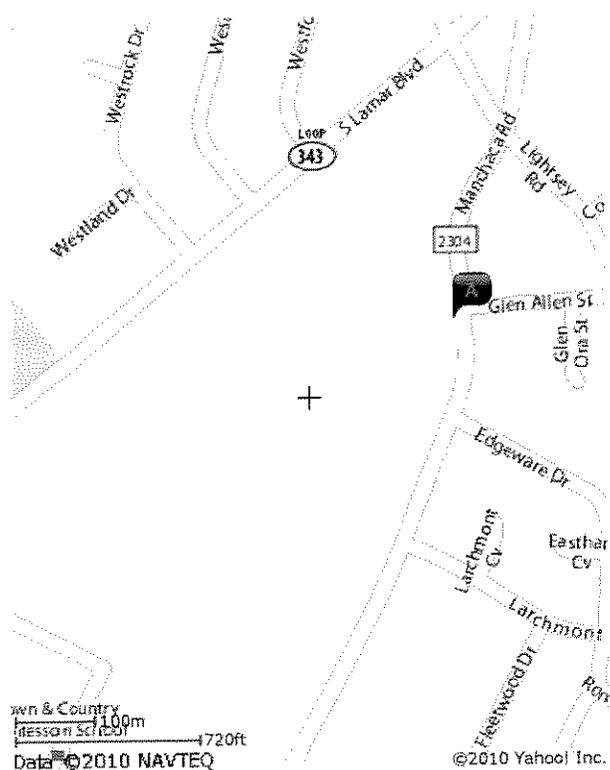
Yahoo!

Mail

Search

Web Search

YAHOO! LOCAL
Maps

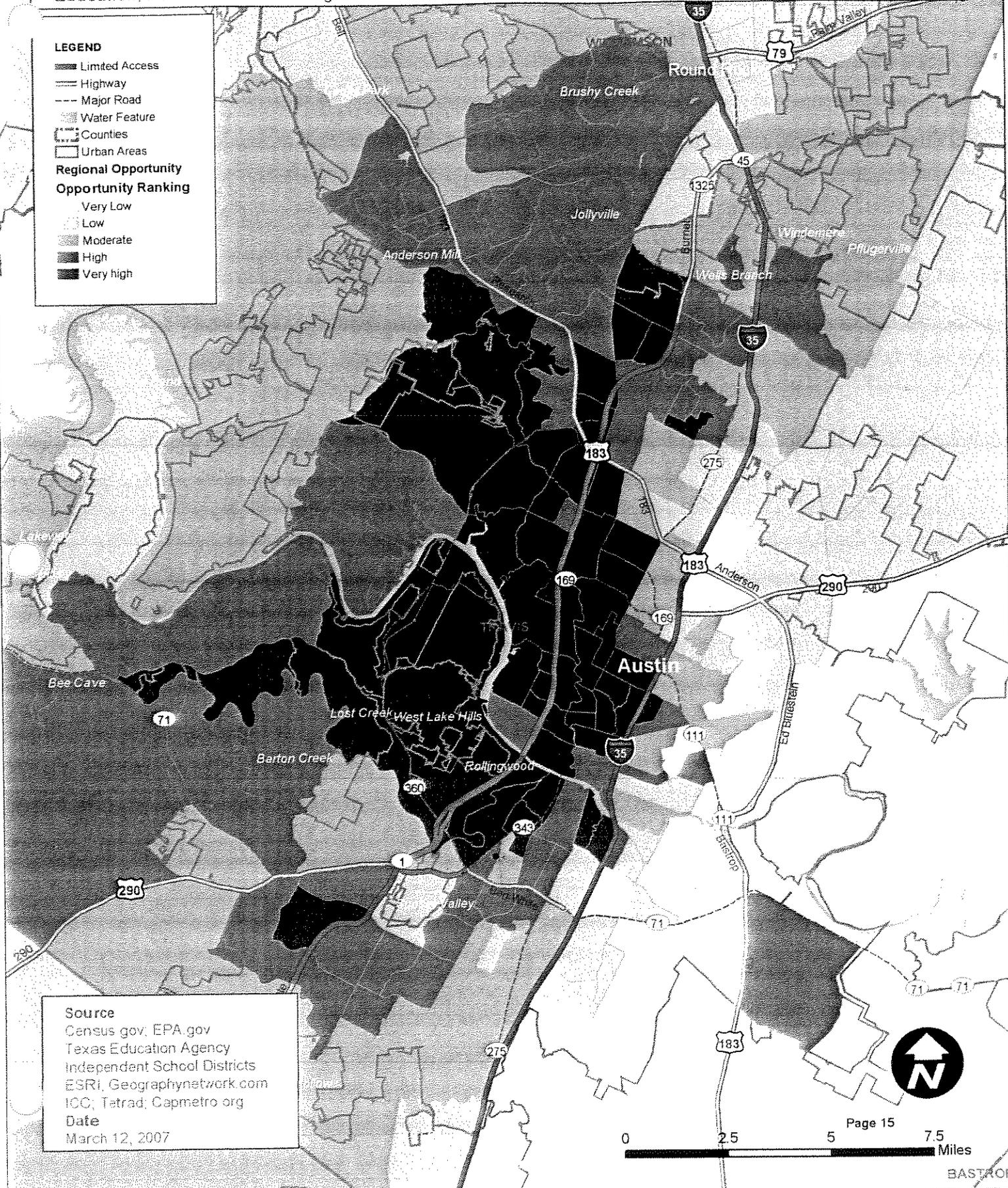


Map 2: Comprehensive Opportunity Map, City of Austin

This map displays the spatial pattern of distribution of opportunity in City of Austin based on Economic, Mobility, Education, Public Health and Neighborhood Indicators.

LEGEND

- Limited Access
- Highway
- Major Road
- Water Feature
- Counties
- Urban Areas
- Regional Opportunity**
- Opportunity Ranking**
- Very Low
- Low
- Moderate
- High
- Very high



Source

Census.gov, EPA.gov
 Texas Education Agency
 Independent School Districts
 ESRI, GeographyNetwork.com
 ICC, Tetrad, Capmetro.org

Date

March 12, 2007



0 2.5 5 7.5 Miles

Self-Contained Appraisal Report
of
THE IVY @ 78704 CONDOMINIUMS – 93 UNITS
3204 MANCHACA ROAD
AUSTIN, TRAVIS COUNTY, TEXAS 78704
BORROWER: 3204 MANCHACA ROAD, LLC

Prepared for
Mr. Gaylord Magnuson
Vice President
FIRST STATE BANK CENTRAL TEXAS
6500 North Mopac Expressway
Building 1, Suite 1101
Austin, Texas 78731

Prepared by
C. L. McDADE & COMPANY
1104 South Mays Street, Suite 217
Round Rock, Texas 78664

Date of Report: December 23, 2008
Effective Date of Valuation: December 22, 2008
Prospective Date of Valuation: October 22, 2009

EXECUTIVE SUMMARY

Physical Location: West side of Manchaca Road, south of South Lamar Boulevard

Municipal Address: 3204 Manchaca Road

Legal Description: Lots 1 and 2, Vanzura Subdivision and Lot 3 Carpenter and Hatfield Subdivision

City: Austin

County/State: Travis/Texas

Mapsco: A-614.S

Date of Report: December 23, 2008

Effective Date of Valuation: December 22, 2008

Prospective Date of Valuation: October 22, 2009

Estimated Marketing Time: 12 to 24 months



Purpose of Appraisal: Estimate the Prospective Market Value of the Fee Simple Condominium Interest in "As If Completed" Condition and at Stabilized Occupancy

Appraisers: C. Lance McDade, MAI
Alan K. Wood

SITE DATA

Gross Land Area (Acres): 4.8787

Development Density: 21.3 units per acre

Frontage: 304.74' on the west side of Manchaca Road

Zoning: "MF-2" – Multi-Family Residential – Low Density

Parking: 190 concrete paved open spaces, 1 space per 0.55 units

Topography/Shape: Gently sloping towards the south/Irregular

Utilities: All available

Flood Plain: None; Zone X, FEMA 48453 C 0585 H, dated September 26, 2008

IMPROVEMENT DATA

Construction: Seven, two-story, wood frame structures with brick and siding veneer exteriors and pitched composition shingle roofs

Number of Units: 93

Rentable Building Area (SF): 65,880

Year Built/Renovated: 1985/2009 ☆

Average Unit Size (SF): 708

Condition: Above average upon completion of renovation

Site Improvements: Concrete paving, landscaping, swimming pool, exterior lighting

Highest and Best Use (As If Completed): Usage as multi-family residential housing

PROPERTY IDENTIFICATION

The subject of this appraisal assignment consists of 93 condominium units in an ongoing condominium conversion which is known as the The Ivy @ 78704 Condominiums. The subject site is located on the west side of Manchaca Road, south of South Lamar Boulevard in the central portion of the City of Austin. The Mapsco reference for the immediate subject locale is A-614.S.

The project contains 4.8787 acres or 212,517 square feet of gross land area, with 304.74' of road frontage on the west side of Manchaca Road. The municipal address of the property is 3204 Manchaca Road, Austin, Texas 78704. The site is legally described Lots 1 and 2, Vanzura Subdivision and Lot 3 Carpenter and Hatfield Subdivision, Austin, Travis County, Texas. The immediate locale is within the jurisdiction of the Austin Independent School District.

→ Originally, the improvements were constructed in 1985 and will be in above average condition upon completion. The subject was operated as an apartment complex and is currently undergoing renovation to be converted into a condominium project. The seven building development is made up of two-story structures consisting of wood framing with brick and siding veneer exteriors and pitched composition shingle roofs. These buildings contain a total of 104 living units of which 11 units have been sold.

The subject improvements (93 units) contain 65,880 square feet of rentable building area. The 93 units range in size from a 420 square foot, 1 bedroom/1 bath unit to a 920 square foot, 2 bedroom/2 bath unit. The average unit size is 708 square feet.

The site improvements include concrete paved parking areas, a swimming pool, concrete walkways and landscaping.

Individual condominium amenities will include new carpet, wood and tile floors, new kitchen and bathroom cabinets, granite countertops, ceiling fans, tract lighting, window blinds and stainless appliances and new floors and tub surrounds in the bathrooms. A unit breakdown for the subject provided in the following chart:

THE IVY @ 78704 CONDOMINIUMS			
Unit Count	Unit Type	Unit Size (SF)	Total RBA (SF)
13	1 bedroom/1 bath	420	5,460
14	1 bedroom/1 bath	520	7,280
24	1 bedroom – study/1 bath	620	14,880
19	2 bedroom/2 bath	900	17,100
23	2 bedroom/2 bath	920	21,160
93	Totals/Averages	708	65,880

A metes and bounds legal description of the subject site was not provided to the appraisers. The land area is based upon the tax records and is assumed to be accurate.

TaxNetUSA: Travis County Property Information

Property ID Number: 753802 Ref ID2 Number: 04031013020000

Owner's Name **3204 MANCHACA ROAD LLC**

Property Details

Mailing Address
STE 200
2710 WALSH TARTLTON LN
AUSTIN, TX 78746-8017

Deed Date
Deed Volume
Deed Page
Exemptions

Location 3204 MANCHACA RD 101 78704

Freeze Exempt

F

Legal UNT 101 BLD 1 IVY @ 78704 CONDOMINIUMS AMENDED THE PLUS 1.22 % INT IN COM AREA

ARB Protest

F

Agent Code

0

Land Acres

0.0585

Block

1

Tract or Lot

101

Docket No

Abstract Code

C01455

Neighborhood Code

K18A0

Value Information

2010 Preliminary

Land Value	0.00
Improvement Value	0.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	0.00
10% Cap Value	0.00
Total Value	0.00

Data up to date as of 2010-04-01

- [AGRICULTURAL \(1-D-1\)](#)
- [APPOINTMENT OF AGENT FORM](#)
- [FREEDPORT EXEMPTION](#)
- [HOMESTEAD EXEMPTION FORM](#)
- [PRINTER FRIENDLY REPORT](#)
- [PROTEST FORM](#)
- [RELIGIOUS EXEMPTION FORM \(TIFF\)](#)
- [PLAT MAP \(PDF\)](#)
- [PLAT MAP](#)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	0.00	0.00	0.00	0.00
01	AUSTIN ISD	1.202000	0.00	0.00	0.00	0.00
02	CITY OF AUSTIN	0.420900	0.00	0.00	0.00	0.00
03	TRAVIS COUNTY	0.421500	0.00	0.00	0.00	0.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	0.00	0.00	0.00	0.00
68	AUSTIN COMM COLL DIST	0.094600	0.00	0.00	0.00	0.00

Improvement Information

Improvement ID	State Category	Description
695084	A4	CONDO (STACKED)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
695084	4161542	1ST	1st Floor	WW4+	1985	900
Total Living Area						900

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
786945	LAND	A4	T	0.060	0	0	2,582

[show history](#)

4. Site Control and Demonstration of Value

5. Zoning



City of Austin

One Texas Center, 505 Barton Springs Rd., Austin, Texas 78704

ZONING VERIFICATION LETTER

January 13, 2010

Party Requesting

Mandy DeMayo
4002 Pete's Path
Austin, Tx.
78731
512-454-1444

Property Owner

3204 Manchaca Road LLC
2710 Walsh Tarlton Ln.
Austin, Tx.
78746

Address of Property

3204 Manchaca Rd.
Austin, Tx.
78704

Legal Description

Unit 209, Bldg.2, Ivy @ 78704 Condominiums
Amended, Plus 1.22% Int in Common Area

Zoning Grid Number

G20

Tax Parcel Identification Number

04-0310-1326

Current Zoning

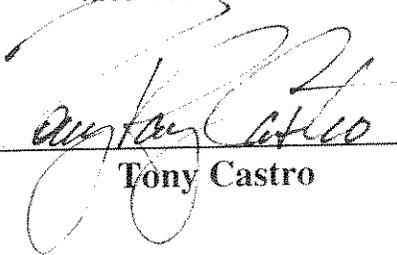
MF-2: Multi-Family Residence-Low Density

Zoning Case Number

C14-81-143 & Ord. No.811104-H & zoning
classification conversion ordinance number 840301-S

For questions concerning Zoning Compliance or any Development criteria, Parking, Permitted Uses, Zoning Violations, Conditional Uses, Variances, Destruction and Rebuilding, etc. contact the Development Assistance Center of the City of Austin at (512) 974-6370 for a Land Use Planner correspondence session.

I, Tony Castro, Communications and Technology Management office, City of Austin, Texas, do hereby certify that the information above is true and correct to the best of my ability, according to the documents filed with this office.



Tony Castro



City of Austin

Communications and Technology Management

Overlays & Neighborhood Plans relative to parcel number 04-0310-1326 (3204 Manchaca Rd.)

Overlays

Residential Design Standards

Referenced in the Land Development Code of the City of Austin Chapter 25-2-Subchapter F

Neighborhood Plans

South Lamar-Neighborhood Planning Area

Planning Underway/Approved to Begin

Attached is information regarding the City of Austin Neighborhood Plans and their status to date. For information concerning these Neighborhood Plans and their current status and relativity to development, please contact the necessary personnel on the form attached with the City of Austin Neighborhood Planning Areas map.

505 Barton Springs Rd.
Austin, Texas
78704

6. **S.M.A.R.T. Housing**

Include letter that indicates the project has been reviewed and meets S.M.A.R.T. Housing requirements.

7. **Development Team**

Identify the entities anticipated to be involved in implementing the project including lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, property managers and consultants. Also, indicate if any entity 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 a non-profit entity.

	Name(s) & Any Comments on Role	MBE ? (Mark X if Yes)	WBE ? (Mark X if Yes)	Non-profit? (Mark X if Yes)
Owner	ESCT Austin Housing III, Inc.			X
Developer	ESCT Austin Housing III, Inc.			X
Architect	N/A			
Engineer	N/A			
Construction Lender	N/A			
Other Lenders	HUD			
Attorney	Davis & Wilkerson			
Accountant				
General Contractor	N/A			
Consultant (if Applicable)	Vacri Development De Mayo Associates		X X	
Property Management Provider	Haster Seals Central Texas			X
Other:				

8. **Development Schedule.** Complete the grid below. Re-order the steps according to the appropriate sequence for your project, and add in any other significant steps integral to your project's development. If the development schedule differs across several properties to be involved in the project, provide a development schedule for each property.

	DATE(S)
Acquisition and/or holding	<u>December 2009</u>
Environmental and/or historic review (AHFC)	<u>January 2010</u>
Securing and packaging project financing	
Construction Specifications and Cost estimates	
Construction Bids	
Construction Start	<u>May 2010</u>

City of Austin
Department of Small and Minority Business Resources
certifies that

Vacri Development
dba: Rebecca Bruce

meets all the criteria established by the City of Austin Minority-Owned and Women-Owned Business Enterprise Procurement Program, and is registered as a

Women-Owned Business Enterprise
with the City of Austin.



Stephen A. Elkins

Stephen Elkins, Director
Department of Small and Minority Business Resources

EXPIRATION DATE:
9/11/2010

Certification is valid for three years, contingent upon the City receiving an affidavit of continued eligibility each year.
Verification of certification status can be obtained by calling 512.974.7600.

CITY'S VENDOR CODE: VAC8313640

Anticipated Draws (list all)	
End Construction	<u>July 2010</u>
Start of Rent-up	<u>July 2010</u>
Completion & Operation	<u>August 2010</u>

9. 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.

- _____ Units adaptable for persons with mobility disabilities
- 8 Units accessible for persons with mobility disabilities
- _____ Units adaptable for persons with sight and hearing disabilities
- 1 Units accessible for persons with sight and hearing disabilities

10. Experience and Qualifications – Rental Development and Property Management

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

b. Completed projects (complete table below):

COMPLETED PROJECTS				
Address	Number of Units	New or Rehab	Type of Property (apartments, SF units, etc.)	Year Completed
Grove Boulevard, Austin, TX	6	New	condo	2006
Northcross Boulevard, Austin, TX	10	Rehab	condo	2008

c. Describe below the experience/qualifications in completing projects similar in size and scope that indicates the developer’s ability and capacity to implement the proposed project. Of particular importance is the developer’s experience with successfully completing a) projects that triggered Davis-Bacon and other Federal Labor Standards, b) federally-funded projects involving temporary or permanent relocation of tenants, or c) projects involving the testing and appropriate treatment of Lead-based paint and/or asbestos, if the proposed project will involve any of those three dimensions. If this is the applicant’s first project of this type, please provide a detailed description of the experience of the other members of the development team with similar projects.

d. Indicate who will provide property management services. Provide documentation to demonstrate the entity’s level of experience and track record in operating federally-funded properties of similar size.

10. Experience and Qualifications – Rental Development and Property Management

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

In January 2009, UCP Texas (now ESCT) received a Section 811 Fund Reservation in the amount of \$739,900. These funds have been reserved for ESCT to develop an eight unit Section 811 project. ESCT proposed to acquire eight condominiums, under the same model it has used in the past. UCP Texas's model of integrated, affordable, and accessible housing is described below.

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

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

As a result of the Capacity Building award, in November 2004, UCP Texas received two Section 811 awards — \$413,000 for a six-unit project in Austin and \$969,700 for a 10-unit project in El Paso. UCP Texas closed (initial and final, simultaneously) its Austin project in less than one year (October 2005). Within two months, its six units were fully-occupied.

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

In November 2006, UCP Texas was awarded \$713,600 in Section 811 funding to acquire 10 condominiums. In March 2008, UCP Texas had its Initial and Final Section 811 Closing and purchased 10 fully-accessible one-bedroom condominiums that are located at 7685 Northcross Drive in north central Austin. The units are currently fully-occupied, and there is a wait list of 14 qualified prospective tenants.

The property is the site of a former Summerfield Suites extended-stay hotel. It is currently being converted into one- and two-bedroom condominiums by a private

developer. Upon completion, the development will include 180 one- and two-bedroom condominium units.

The property consists of 12, two-story buildings. The site is approximately 5.185 acres. The site was developed in 1986, and the complex is well maintained.

ESCT (formerly UCP Texas) is self-managing the two Section 811 projects (a total of 16 condominiums), with the assistance of a professional management company, Alpha-Barnes Real Estate Services. Alpha-Barnes is acting as a mentor (on a *pro bono* basis) in order to enable UCP Texas to learn all aspects of managing a HUD portfolio.

11. Detailed Project Budget - Use the following table, or comparable format, to provide a complete project budget. Add line-items as necessary to detail the specific funding being requested. Delineate all prior and currently requested RHDA funding by individual line-item.

DETAILED PROJECT BUDGET				
	Cost	Prior RHDA Funds	RHDA Funds Requested	Description
PREDEVELOPMENT				
Appraisal	3,200			
Environmental Review	2,200			
Engineering				
Survey	3,500			
Architectural				
TOTAL PREDEVELOPMENT				
ACQUISITION				
Site and/or Land				
Structures				
Other (specify)	1,108,740		[500,000]	
TOTAL ACQUISITION				
CONSTRUCTION				
Infrastructure				
Site work				
Demolition				
Concrete				
Masonry				
Rough carpentry				
Finish carpentry				
Waterproofing & Insulation				
Roofing & Sheet Metal				
Plumbing/Hot Water				
HVAC				
Electrical				
Doors/Windows/Glass				
Lath & Plaster/ Drywall & Acoustical				
Tile work				
Soft & Hard Floor				
Paint/Decorating/Blinds/Shades				
Specialties/Special Equipment				
Cabinetry/Appliances				
Carpet				
Other (Please specify)				
Construction Contingency				

TOTAL CONSTRUCTION				
SOFT & CARRYING COSTS				
Legal	15,000			
Audit/Accounting				
Title/Recording	15,000			
Architectural (Inspections)				
Construction Interest				
Construction Period Insurance				
Construction Period Taxes				
Relocation				
Marketing	500			
Davis-Bacon Monitoring				
Other: (Specify)	95,460			Developer fee, insurance policies, closing costs, carrying fees

12. 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, letters of commitments, etc.).
- b. **Leveraging** – Complete Table C below. Include evidence of other funds leveraged by AHFC funds to implement the project such as owner equity and commitments from private and/or other public resources.
- 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. Refer to Program Guidelines for additional information related to DCR and “Supportive Housing Projects.”

TABLE A: SOURCES OF FUNDS SUMMARY					Intended Use of Funds (Predevelopment, Acquisition, Construction, Soft Costs)
	Term	Interest Rate	Amount	Evidence (Deed, Sales Contract)	
Owner Equity	n/a	n/a	\$3,700	Escrow Agreement	MCI
Private Financing (List Lenders)					
Other Sources (List Below)	40 years	0%	\$739,900	HUD 811 Fund Reservation Letter	Acquisition

Proposed RHDA Funds	99 years	0%	\$500,000	Acquisition

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment		
Acquisition	\$1,108,740	\$138,593
Hard Costs		
Soft & Carrying Costs	125,900	
Other Costs	8,960	
Total Project Costs	\$1,243,600	\$155,450

TABLE C: LEVERAGE SUMMARY	
TOTAL RHDA FUNDS	\$500,000
TOTAL OTHER FUNDS	\$743,600
LEVERAGE (%)	40% RHDA funds

TABLE D: OPERATING PROFORMA				
Number of Units of a given Unit Size	Unit Size	Monthly Income	Annual Income	
FULL OCCUPANCY ANNUAL INCOME				
Less Vacancy Loss (Indicate % and Amount of Loss				
GROSS ANNUAL INCOME				

Inflation Factor - Income	
Inflation Factor - Expenses	

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Annual Income					

Operational Performance - 8 Unit Project

INCOME:

Rent Sch	Units	Rent	Yr. Rent
1bd/1ba	6	600	43,200
2bd/1ba	2	750	18,000

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

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9
Gross Rental Income	61,200	63,648	66,194	68,842	71,595	74,459	77,438	80,535	83,756
less vacancy		3,182	3,310	3,442	3,580	3,723	3,872	4,027	4,188
Other Income									
EFFECTIVE GROSS INCOME (EGI)	58,140	60,466	62,884	65,400	68,016	70,736	73,566	76,508	79,569

OPERATING EXPENSES:

Utilities	9,600	9,984	10,383	10,799	11,231	11,680	12,147	12,633	13,138
Insurance	3,840	3,994	4,153	4,319	4,492	4,672	4,859	5,053	5,255
Maint. & Repairs	3,840	3,994	4,153	4,319	4,492	4,672	4,859	5,053	5,255
Property Taxes (50%)	9,600	9,984	10,383	10,799	11,231	11,680	12,147	12,633	13,138
Management Fee	4,320	4,493	4,673	4,859	5,054	5,256	5,466	5,685	5,912
Administrative	1,440	1,498	1,558	1,620	1,685	1,752	1,822	1,895	1,971
Pest Control	960	998	1,038	1,080	1,123	1,168	1,215	1,263	1,314
Advertising	480	499	519	540	562	584	607	632	657
Condominium Fees	12,000	12,480	12,979	13,498	14,038	14,600	15,184	15,791	16,423
Replacement Reserve	9,600	9,984	10,383	10,799	11,231	11,680	12,147	12,633	13,138
Subtotal Operating Expenses	55,680	57,907	60,223	62,632	65,138	67,743	70,453	73,271	76,202
TOTAL EXPENSES	55,680	57,907	60,223	62,632	65,138	67,743	70,453	73,271	76,202
NET OPERATING INCOME (NOI)	2,460	2,558	2,661	2,767	2,878	2,993	3,113	3,237	3,367

LESS DEBT SERVICE:

Section 811 - \$739,900 @ 0% for 40 years
 RHDA Loan - \$500,000 @ 0% for 20 years

TOTAL DEBT SERVICE (DS)

CASH FLOW (CF)									
DCR (NOI / DS)	n/a								

SOURCES:

Section 811	739,900
RHDA	500,000
MCI	3,700
	<u>1,243,600</u>

USES:

Acquisition	1,108,740
Soft costs	134,860
	<u>1,243,600</u>

Affordability Period (based on contract):

	YR 10	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
	87,107	90,591	94,215	97,983	101,902	105,979	110,218	114,626	119,212	123,980	128,939
	4,355	4,530	4,711	4,899	5,085	5,299	5,511	5,731	5,961	6,199	6,447
	82,751	86,061	89,504	93,084	96,807	100,680	104,707	108,895	113,251	117,781	122,492
	13,664	14,210	14,779	15,370	15,985	16,624	17,289	17,981	18,700	19,448	20,226
	5,466	5,684	5,912	6,148	6,394	6,650	6,916	7,192	7,480	7,779	8,090
	5,466	5,684	5,912	6,148	6,394	6,650	6,916	7,192	7,480	7,779	8,090
	13,664	14,210	14,779	15,370	15,985	16,624	17,289	17,981	18,700	19,448	20,226
	6,149	6,395	6,650	6,916	7,193	7,481	7,780	8,091	8,415	8,752	9,102
	2,050	2,132	2,217	2,305	2,398	2,494	2,593	2,697	2,805	2,917	3,034
	1,366	1,421	1,478	1,537	1,598	1,662	1,729	1,798	1,870	1,945	2,023
	683	711	739	768	799	831	864	899	935	972	1,011
	17,080	17,763	18,473	19,212	19,981	20,780	21,611	22,476	23,375	24,310	25,282
	13,664	14,210	14,779	15,370	15,985	16,624	17,289	17,981	18,700	19,448	20,226
	79,250	82,420	85,717	89,145	92,711	96,420	100,277	104,288	108,459	112,797	117,309
	79,250	82,420	85,717	89,145	92,711	96,420	100,277	104,288	108,459	112,797	117,309
	3,501	3,641	3,787	3,939	4,096	4,260	4,430	4,608	4,792	4,984	5,183

	3,501	3,641	3,787	3,939	4,096	4,260	4,430	4,608	4,792	4,984	5,183
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

years



U.S. Department of Housing and Urban Development

Office of Housing, Multifamily Program Center
San Antonio Field Office
One Alamo Center
106 South St. Mary's Street, Suite 405
San Antonio, TX 78205-3601
(210) 475-6850

January 26, 2009

Jean Langendorf
Executive Director
UCP Texas
1016 La Posada, Suite 145
Austin, Texas 78752

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Dear Ms. Langendorf:

SUBJECT: Section 811 Agreement
Fiscal Year 2008
Project Name: UCP Texas
City and State: Austin, Texas
Project No.: 115-HDO50/ TX 59 Q 08 1001
No. of Units: 8 No. of Residents: 8
Structure Type: Condominium

I am pleased to advise you that your application to acquire without rehabilitation condominiums consisting of 8 units (6- 1 Bedroom units and 2- 2 Bedroom units) for eight persons with physical and developmental disabilities under the Section 811 Supportive Housing for Persons with Disabilities Program has been approved.

Capital Advance authority in the amount of \$739,900 is available for this project, along with Project Rental Assistance contract and budget authority of \$24,900 and \$74,700, respectively.

In accordance with the provisions of the Consolidated Appropriations Act, 2008 (Pub. L. 110-161; approved December 26, 2007), the amount of the Project Rental Assistance made available for this project is based on 75 percent (rather than on 100 percent) of the current operating cost standards applicable to Section 811 projects in Austin, Texas. This takes into account the average tenant contribution toward rent. In addition, the term of the Project Rental Assistance Contract (PRAC) is 3 (three) years.

Section 811 Capital Advance Funds and PRAC Funds will be obligated for your project upon your signing of this Agreement and returning it to this Office so that it can be executed by the Assistant Secretary for Housing. The signature of the Assistant Secretary for Housing constitutes the obligation of funds. As with all programs, these funds are subject to the availability of appropriations.

The Consolidated Appropriations Act, 2008 requires HUD to obligate all Section 811 funds appropriated for FY 2008 by September 30, 2011. Once signed by you and co-signed by the Assistant Secretary for Housing, this Agreement will constitute an obligation on the part of the Federal government, contingent upon the terms and conditions herein. **In addition, pursuant to 31 U.S.C. Section 1551, any funds (capital advance and PRAC) not disbursed (obligated or unobligated) by September 30, 2016, will be recaptured.**

Please indicate by signing in the space provided whether or not you accept this Agreement, including the special conditions or requirements that are specified herein, and certify to your understanding that the project must be developed in accordance with the terms set forth in this Agreement. **Return by Certified Mail - Return Receipt Requested, two signed copies of this Agreement (see page 8), along with the resume for the consultant (if a consultant has been or will be used) to this Office within 14 days from the date of this letter. If a consultant has been or will be used, the consultant must submit its Previous Participation Certification (Form HUD-2530) within 14 days from the date of this letter.** If the Sponsor will be the consultant, the submission of these documents on the consultant may be deferred until after formation of the Owner corporation but no later than 90 days from the date of this document. If such is the case, the consultant's resume must be submitted to this Office and the Form HUD-2530 filed immediately upon completion of the contractual arrangements. If filing Form HUD-2530 electronically, information on the APPS registration and filing process is found at HUD's web site at <http://www.hud.gov/offices/hsg/mfh/apps/appsmfhtm.cfm>. Please advise this Office whether or not a consultant has been or will be used and the type of consultant by completing the following:

- Sponsor/Consultant
- Independent Professional Consultant
- No Consultant has been or will be used

TERMS AND CONDITIONS

Your acceptance of this Agreement constitutes a certification and agreement by the Sponsor that:

- (1) There will not be made any sale, assignment, conveyance, or any other form of transfer of this Agreement, funding, the property or project, or any interest therein, except a transfer from the Sponsor to an approved single-purpose Owner organized by it.
- (2) The Agreement and fund reservation will be canceled if construction, rehabilitation or acquisition has not commenced within **18 months** from the date of this Agreement, unless

limited extensions of up to 24 months are approved by HUD. Such extensions will be based upon HUD's determination that the Owner has established a reasonable schedule and is making sufficient progress toward the start of construction.

- (3) Pursuant to a statutory requirement, **this Agreement will be canceled and the funds recaptured** if the Sponsor/Owner fails to have ownership or control of a suitable site within **one year** of this Agreement.
- (4) The Section 811 Capital Advance and Project Rental Assistance Contract funds available for the project identified herein may not be used in connection with any other project.
- (5) This Agreement and fund reservation will be subject to cancellation, at HUD's option, in the event there comes into existence or HUD becomes aware of a pre-existing conflict of interest involving the project on the part of officers or directors of either the Sponsor or Owner organization (including affiliates).
- (6) An attempt will be made to obtain exemption from State and/or local real and/or personal property taxes. Evidence of filing, together with the response received from the taxing authority, must be submitted with the Application for Firm Commitment in one of the following forms:
 - (a) Tax exemption
 - (b) Tax abatement
 - (c) Payment in Lieu of Taxes (PILOT)
 - (d) Ineligibility for any tax relief

Eligibility for (a), (b), or (c) must be supported by a copy of the appropriate legislation or ordinance.

- (7) HUD will **not** amend the amounts approved herein for this project **before** initial closing has occurred. **Therefore, based on HUD's review of the Firm Commitment Application, the Sponsor will be liable for the cost of any front-end cash requirement should the cost to develop the project exceed the amount specified in this Agreement.** After initial closing, HUD may consider an amendment to the Agreement, if necessary, but only for increases resulting from approved change order items during construction, subject to the availability of funds.

(8) Special Conditions or Requirements - This Agreement is issued subject to:

- a. Formation of a legally acceptable single-purpose Owner corporation within **30 days** from the date of this document.
- b. Capitalization of the Owner corporation in a sufficient amount to permit the Owner to meet its obligations in connection with the project. This includes the minimum capital investment, start-up costs, excess land costs, ineligible amenities, excessive construction costs and any other funds the Sponsor specifically commits to the project.

- c. Evidence that the site is under the **Owner's control** at the time the Application for Firm Commitment is submitted.
- d. Form HUD-2530, Previous Participation Certification is to be submitted for all officers and directors of the Sponsor's and Owner's board within **90 days** and there must be subsequent clearance thereof.
- e. Credit investigation clearance of the Owner's officers.
- f. Submission of an Application for Firm Commitment in full compliance with HUD's design and cost standards and programmatic requirements within **180 days** from the date of this Agreement. The design and cost standards apply to all projects regardless of the proposed operating cost level. The design must not include any prohibited features and must be cost efficient.
- g. Submission of Conflict of Interest and Disclosure Certifications for **each** officer and director of both the Sponsor and Owner and Identity of Interest and Disclosure Certifications for all known development team members. **NOTE: At any time a new development team member is added or changed, an Identity of Interest Certification must be submitted. Likewise, at any time the Sponsor or Owner changes any officers or directors, a Conflict of Interest and Disclosure Certification must be submitted for the new person(s).**
- h. Submission of the land appraisal within **30 days** from the date of this Agreement. For projects approved for funding without site control, submission of the land appraisal within **30 days** of HUD's notification of site approval.
- i. Site Change.

Although you may obtain ownership or control of a suitable site different from the site specified in the initial application, if you fail to obtain ownership or have control of the site within one (1) year of this Agreement, this Agreement and fund reservation will be canceled. (This is a statutory requirement and cannot be waived.)

- j. If the site is subject to leasehold, the lease must conform to the wording of the Lease Addendum – Section 811 as contained in Appendix 14 of the Section 811 Handbook 4571.4. If approved by this office, the terms of the Lease Addendum may be varied only to conform to the law of the jurisdiction in which the project is located.
- k. You are required to comply with the Department's policy with respect to salary limitations for consultants. If a consultant will be used for your project, you must ensure that the maximum salary payable to the consultant will not exceed equivalent of General Schedule 15, Step 10 base pay rate for which the annual rate for FY 2008 is \$124,010. The

hourly rate is \$59.42.

- I. You are required to provide a drug-free workplace. Compliance with this requirement means that you will:
 - 1) Publish a statement notifying employees that it is unlawful to manufacture, distribute, dispense, possess or use a controlled substance in the applicant's workplace and that such activities are prohibited. The statement must specify the actions that will be taken against employees for violation of this prohibition. The statement must also notify employees that as a condition of employment under the federal award that they are required to abide by the terms of the statement and each employee must agree to notify the employer in writing of any violation of a criminal drug statute occurring in the workplace no later than five calendar days after such violation;
 - 2) Establish an on-going drug-free awareness program to inform employees about:
 - a) The dangers of drug abuse in the workplace;
 - b) The applicant's policy of maintaining a drug-free workplace;
 - c) Any available drug counseling, rehabilitation, or employee maintenance programs; and
 - d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
 - 3) Notify the federal agency in writing within 10 calendar days after receiving notice from an employee of a drug abuse conviction or otherwise receiving actual notice of a drug abuse conviction. The notification must be provided in writing to HUD's Office of Departmental Grants Management and Oversight, Department of Housing and Urban Development, 451 Seventh Street, SW, Room 3156, Washington DC 20410-3000, along with the following information:
 - a) The program title and award number for each HUD award covered;
 - b) The HUD staff contact name, phone and fax numbers; and
 - c) A grantee contact name, phone and fax numbers; and
 - 4) Require that each employee engaged in the performance of the federally funded award be given a copy of the drug-free workplace statement required in item (1) and notify the employee that one of the following actions will be taken against the employee within 30 calendar days of receiving notice of any drug abuse conviction:

- a) Institution of a personnel action against the employee, up to and including termination consistent with requirements of the Rehabilitation Act of 1973, as amended; or
 - b) Requiring that the employee participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state or local health, law enforcement or other appropriate agency.
- m. In accordance with 24 CFR part 24, no federal funds may be made to applicants that are presently debarred or suspended, or proposed to be debarred or suspended, from doing business with the federal government. This requirement applies not only to you, as the Sponsor, and the Owner, when formed, but also to all lower tier covered transactions and to all solicitations for lower tier covered transactions. The prohibition includes the following:
- 1) Having principals who, within the previous three years, have been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction, violation of federal or state anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property; and
 - 2) Charges or indictments against the Sponsor, Owner and their principals by a governmental entity (federal, state and local) for commission of any of the above violations.
- n. You, as the Sponsor, will work with HUD at the Project Planning Conference to finalize the services or activities (outputs) and outcomes in association with the Logic Model and the development timeline. The Logic Model will be developed and reported on in separate stages.
- 1) First, you (and the Owner, when formed) are required to report annually on the measures achieved in developing the project based on the final Program Outcome Logic Model.
 - (a) The final reporting requirement for the Logic Model requires the Owner to use the Total worksheet to document the activities and outcomes as well as the associated measures that have occurred during the period of performance.
 - (b) At the time of final report, the Owner is required to respond to each of the program management evaluation questions.

- 2) The second stage requires the Owner to document the services/activities made available to the residents and the expected outcomes and measures of such services. The form HUD-96010, Logic Model is to be submitted beginning one year after the date of the final Logic Model submission required in stage one. The Logic Model reporting requirement ends at the conclusion of the mortgage.
 - 3) Your Logic Model performance reports, showing the projected outputs and outcomes, will be posted on HUD's Grant Performance web page as received by HUD.
- o. You, and the Owner, when formed, are subject to the provisions of Section 319 of Public Law 101-121 (approved October 23, 1989)(31 U.S.C. 1352)(the Byrd Amendment), which prohibits recipients of federal contracts, grants or loans from using appropriated funds for lobbying the executive or legislative branches of the federal government in connection with a specific contract, grant or loan. In addition, the Owner, when formed, must disclose, using Standard Form LLL "Disclosure of Lobbying Activities," any funds, other than federally appropriated funds, that will be or have been used to influence federal employees, Members of Congress, and congressional staff regarding specific grants or contracts.
- p. You are required to report annually, using form HUD-60002 or HUD's online system at <http://www.hud.gov/offices/fheo/section3/section3.cfm>, on carrying out your Section 3 requirements (see Section 3 regulations at 24 CFR part 135, subpart E).
- q. Other Conditions, if any (listed below):
None.

To provide you and your architect with assistance in the development of a project that meets HUD's design and cost standards, immediately contact Todd Dapilmoto, HUD's design representative, at (210) 475-6800, ext. 2259 to discuss the design of the project.

In addition, HUD has developed revised procedures applicable to the submission, review and processing of Section 811 Applications for Firm Commitment through Final Closing. We have enclosed a copy of Notice H 96-102 which outlines Section 811 program changes. Please read the Notice very carefully because the revised procedures will affect not only your project funding but also your responsibilities for project completion.

If two copies of this Agreement indicating acceptance are not returned within 14 days of the date of this Agreement, or if you accept and a single-purpose Owner fails to submit an Application for Firm Commitment within the specified period, HUD may cancel this Agreement and the fund reservation.

If you have any questions regarding the requirements for submission of the Application for Firm Commitment and to obtain information about your required attendance at the Office's Project Planning Conference, please call Elizabeth H. Arteaga, Project Manager, at (210) 475-6800, ext. 2366.

We look forward to working with you toward the successful completion of this project.

Sincerely,



Director

**Gretchen A. Marchand, Director
Multifamily Program Center**

Enclosures

cc: Mandy De Mayo
De mayo Associates
4002 Pete's Path
Austin, Texas 78731

ACCEPT:

Signature of Authorized Officer

DO NOT ACCEPT:

Signature of Authorized Officer

Title:

Date:

Obligation of Funds

Assistant Secretary for Housing-Federal Housing Commissioner

Date

13. Neighborhood Support

Include letters of support from all neighborhood organizations registered with the City of Austin within the area of the proposed project.

14. Description of Supportive Services

Indicate whether supportive services will be provided to residents. If supportive services are to be provided to residents, provide a description of the services in one (1) page or less that includes the following information:

- a. A description of the supportive services to be provided to residents and/or clients.
- b. The number and types of clients expected to be served annually.
- c. The use of the proposed project relative to the services provided.
- d. If services are not provided by the developer of the project, a description of the organization providing the services and a memorandum of understanding outlining the relationship between the developer and service provider.

15. Experience and Qualifications (Supportive Services)

If supportive services will not be provided to the residents, you need not complete Questions 15. If supportive services will be provided, describe the developer’s experience and qualifications in providing the services described in Question 14. Provide resumes of key personnel actively involved in the delivery of services. Resumes should include information about certifications, licenses, years of experience and education.

16. Financial Information (Supportive Services)

If supportive services will not be provided to the residents, you need not complete Questions 16. If supportive services will be provided, the developer must demonstrate financial capacity to provide support services and/or operate a supportive services program by providing the following information:

- a. **Sources of Funds** - Identify sources and amounts of funds that will be utilized to provide services to the proposed project.
- b. **Budget** - Include a supportive services budget which reflects current and anticipated funding and expenses associated with the provision of services for three (3) years.

17. Accounting Requirements Applicable to all Applications

By submitting this application, the applicant/developer agrees to comply with all reporting, record keeping and on-going monitoring requirements applicable to the financing of the proposed project.

ATTENTION:

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

14. Description of Supportive Services

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

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

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

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

15. Experience and Qualifications (Supportive Services)

See narratives throughout application.

16. Financial Information (Supportive Services)

Supportive services provided by local agencies.

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



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

MEMORANDUM OF UNDERSTANDING
between
ARCIL and Easter Seals Central Texas

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

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

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

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

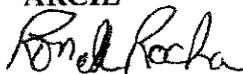
Whereas ARCIL, Inc. of Austin, Texas provides independent living services to persons with disabilities, their families and communities throughout Travis and surrounding counties,

Therefore, the parties agree to the following:

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

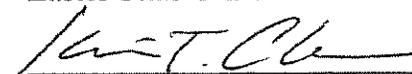
The parties may mutually agree to modify this agreement at any time.

Agreed to:

ARCIL


Ronald Rocha
Executive Director

DATE: 7/13/10

Easter Seals Central Texas


Kevin Coleman
President & CEO

DATE: 7/14/10



City of Austin

P.O. Box 1088, Austin, TX 78767
(512) 974-3100 Fax (512) 974-3112 www.cityofaustin.org/housing

July 3, 2008

Jean Langendorf, Executive Director
United Cerebral Palsy of Texas
7685 Northcross Drive
Austin, Texas 78757

Dear Ms. Langendorf:

I am pleased to learn that United Cerebral Palsy (UCP) of Texas is submitting an application to the U.S. Department of Housing and Community Development (HUD) for funds under the Section 811 Supportive Housing for Persons with Disabilities program.

Your plans include the purchase of eight condominiums that are currently undergoing renovation at The Allandale, 7685 Northcross Drive, in north Central Austin. Six of those units will be two-bedroom, two-bathroom units, and all units will be fully accessible to people with disabilities. All residents of the Section 811 units will have a disability and earn no more than 50% of the area median income.

The UCP Texas project will meet the City's rental housing goals and strategies as identified in the 2004-09 Consolidated Plan and the draft 2008-09 Action Plan. The City provides resources to non-profit/for-profit housing developers to construct S.M.A.R.T. HousingSM rental units and rehabilitate existing rental units. The UCP Texas project will add eight affordable rental units. Residents will pay no more than 30% of their adjusted gross income on rent, and HUD will provide a Project Rental Assistance Contract to UCP Texas to make up the difference between the actual operating costs and rental receipts.

I am happy to support your grant application, and I would also like to commend you on your leadership and commitment to increasing housing opportunities in Austin. Please contact me at 512-974-3184 if I can answer any questions or provide additional information. The official certification of consistency is attached.

Sincerely,

Margaret Shaw
Community Development Officer

Austin office
825 E. Rundberg Lane, Suite 416
Austin, Texas 78753
voice/tdd: 512-832-6349
fax: 512-832-1869
email: arcil@arcil.com
website: www.arcil.com
ARCIL Graphics: 512-832-6349



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

July 14, 2008

Gretchen Parra
Supervisory Project Manager
U.S. Department of Housing and Urban Development
Office of Housing, Multifamily Program Center
San Antonio Field Office
One Alamo Center
106 South St. Mary's, Suite 405
San Antonio, TX 78205-3601

RE: *United Cerebral Palsy of Texas*
Section 811 Application for Fund Reservation

Dear Ms. Parra:

ARCIL, Inc. is in support of United Cerebral Palsy of Texas's application for funds under HUD's Section 811 program. We have partnered with UCP Texas in assisting low-income people with disabilities become first-time homebuyers and addressing housing issues facing people with disabilities in Austin. UCP Texas also provides architectural barrier removal services so that people with disabilities can live independently in their own homes.

UCP Texas is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, UCP Texas will develop, own, and manage 8 units of scattered-site, integrated housing for people with disabilities. ARCIL is excited to partner with UCP Texas to provide support to the residents with disabilities to be able to live fully integrated in the community.

Thank you for your consideration of UCP Texas's application. If you have any questions, please feel free to contact me.

Sincerely,


Ronald Rocha
Executive Director



7800 Shoal Creek Blvd., Suite 171-E
Austin, TX 78757
voice/tdd: 512.454.4816
intake: 800.252.9108
fax: 512.323.0902
infoai@advocacyinc.org
www.advocacyinc.org

July 14, 2008

Gretchen Parra
Supervisory Project Manager
U.S. Department of Housing and Urban Development
Office of Housing, Multifamily Program Center
San Antonio Field Office
One Alamo Center
106 South St. Mary's, Suite 405
San Antonio, TX 78205-3601

RE: *United Cerebral Palsy of Texas*
Section 811 Application for Fund Reservation

Dear Ms. Parra:

Advocacy Incorporated is pleased to offer its support for United Cerebral Palsy of Texas' application for funds under HUD's Section 811 program. Our primary mission is to improve the quality of life for persons with disabilities through advocacy, education and the development of services and supports. We strive to build inclusive communities where people with disabilities have full and meaningful participation in all aspects of society.

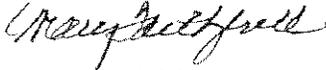
UCP Texas has been active in our community for over 50 years, providing invaluable programs and services for people with disabilities. We are committed to working with residents of this development to provide protection and advocacy services as needed. UCP Texas has helped low-income people with disabilities become first-time homebuyers through the provision of down payment and closing cost assistance and providing architectural barrier removal services. They are the leaders in addressing housing issues so that people with disabilities can live independently in their own homes.

UCP Texas is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, UCP Texas will develop, own, and manage 8 units of scattered-site, integrated housing for people with disabilities. As a result of these funds, people with disabilities will be able to live fully integrated in the community.

Gretchen Para
July 14, 2008
Page Two

Thank you for your consideration of UCP Texas's application. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary Faithful".

Mary Faithful
Executive Director



TEXAS COUNCIL *for*
DEVELOPMENTAL
DISABILITIES

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

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

Jan R. Newsom, Chair
Brenda Coleman-Beattie, Vice Chair
Roger A. Webb, Executive Director

July 8, 2008

Gretchen Parra
Supervisory Project Manager
U.S. Department of Housing and Urban Development
Office of Housing, Multifamily Program Center
San Antonio Field Office
One Alamo Center
106 South St. Mary's, Suite 405
San Antonio, TX 78205-3601

RE: *United Cerebral Palsy of Texas*
Section 811 Application for Fund Reservation

Dear Mr. Lopez:

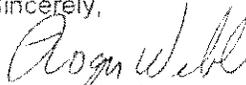
Please accept this letter in support of the application from the United Cerebral Palsy Association of Texas for funds under HUD's Section 811 program. We look forward to continuing the long partnership between the Texas Council for Developmental Disabilities and United Cerebral Palsy Association of Texas.

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

UCP Texas is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, UCP Texas will develop, own, and manage eight units of scattered-site, integrated housing for people with disabilities. These funds will allow people with disabilities to live fully integrated in the community.

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

Sincerely,


Roger A. Webb
Executive Director



COLLEGE OF EDUCATION
THE UNIVERSITY OF TEXAS AT AUSTIN

*Texas Center for Disability Studies • 10100 Burnet Rd., Bldg. 137, Suite 1.154 • Austin, Texas 78758
(512) 232-0740 • (800) 828-7839 • FAX (512) 232-0761 • TTY (512) 232-0762*

July 9, 2008

Gretchen Parra
Supervisory Project Manager
U.S. Department of Housing and Urban Development
Office of Housing, Multifamily Program Center
San Antonio Field Office
One Alamo Center
106 South St. Mary's, Suite 405
San Antonio, TX 78205-3601

RE: *United Cerebral Palsy of Texas
Section 811 Application for Fund Reservation*

Dear Ms. Parra:

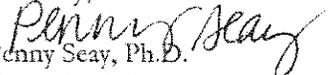
Please accept this letter in support of United Cerebral Palsy Association of Texas' application for funds under HUD's Section 811 program. We look forward to a continued partnership between the Texas Center for Disability Studies (TCDS) at The University of Texas at Austin and United Cerebral Palsy Association of Texas.

The TCDS works to ensure that people with disabilities in Texas are able to live in the community. We are committed to working with United Cerebral Palsy of Texas to provide technical assistance for opportunities to involve technology to support the independence of the residents of the affordable, accessible and integrated housing being developed by UCP Texas. In addition, the TCDS can provide training for individuals as well as information and referral assistance to facilitate life in the community.

UCP Texas is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, UCP Texas will develop, own, and manage 10 units of scattered-site, integrated housing for people with disabilities. As a result of these funds, people with disabilities will be able to live fully integrated in the community.

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

Sincerely,


Penny Seay, Ph.D.
Executive Director



July 14, 2008

Gretchen Parra
Supervisory Project Manager
U.S. Department of Housing and Urban Development
Office of Housing, Multifamily Program Center
San Antonio Field Office
One Alamo Center
106 South St. Mary's, Suite 405
San Antonio, TX 78205-3601

Dear Ms. Parra

Please accept this letter as a commitment of our support for United Cerebral Palsy of Texas' application for funds under HUD's Section 811 program. Capital Metro is pleased to continue providing services to persons with disabilities and to work collaboratively with UCP for close to 20 years to enhance the independence of persons with disabilities. We have a common goal of building our relationship and furthering the independence of citizens through accessible, affordable housing with access to public transit.

If chosen for the HUD funding of the 8 condos, I feel strongly that UCP will develop the needed accessible housing options as we work hand-in-hand to insure that each client receives either paratransit services or accessible fixed route services to meet their needs.

We are pleased to support UCP in this development of resources to assist persons with disabilities and the critical need in Austin for accessible, affordable housing options. Capital Metro hopes you will look favorable upon their application and we look forward to continuing our long-term relationship in the Austin community.

Sincerely,

Nancy D. Crowther
Accessible Transportation Specialist
Capital Metro



Gretchen Parra, Supervisory Project Manager
U.S. Department of Housing and Urban Development
Office of Housing, Multifamily Program Center
San Antonio Field Office
One Alamo Center
106 South St. Mary's, Suite 405
San Antonio, TX 78205-3601

Re: UCP Texas Section 811 Application for Fund Reservation

July 7, 2008

Dear Ms Parra,

I would like to express our support for United Cerebral Palsy of Texas' application for funds under HUD's 811 program. UCP Texas has been active in our community for nearly 50 years, providing invaluable programs and services for people with disabilities.

For more than 10 years, UCP Texas has helped low-income people with disabilities become first-time homebuyers. In addition, UCP Texas has created several projects of integrated, attractive and very affordable condos for people with disabilities. As well as providing down payment and closing cost assistance, UCP Texas provides architectural barrier removal services to that people with disabilities can live independently in their own homes.

UCP Texas is submitting an Application for Fund Reservation under the 811 Supportive Housing for People with Disabilities Program. With these funds, UCP Texas will develop, own, and manage 8 units of scattered site, integrated housing for people with disabilities. As a result of these funds, people with disabilities will be able to live fully integrated in the community.

As an organization that supports affordable, accessible and integrated housing opportunities for people with disabilities who have very low incomes, we are pleased that UCP Texas is working to address this issue. We will provide referral for residents and provide volunteer opportunities for resident interested in working on issues community integration.

Thank you for your consideration of UCP Texas' application. If you have any questions, please feel free to contact me.

Sincerely,

Stephanie Thomas, Co-Director
stephanie_adapt@sbccglobal.net



Texas
Home of Your Own Coalition

1016 La Posada
Suite 145
Austin, TX 78752
512-972-9371

July 7, 2008

Gretchen Parra
Supervisory Project Manager
U.S. Department of Housing and Urban Development
Office of Housing, Multifamily Program Center
San Antonio Field Office
One Alamo Center
106 South St. Mary's, Suite 405
San Antonio, TX 78205-3601

Dear Gretchen Parra:

Please accept this letter in support of United Cerebral Palsy of Texas' (UCP Texas) application for funds under HUD's Section 811 program. We look forward to a continued partnership with United Cerebral Palsy of Texas.

The Home of Your Own Coalition (HOYO) is dedicated to assisting individuals with disabilities in achieving their goals of home ownership. Affordable rental opportunities are essential for people with disabilities to provide the opportunity for them to save for their dream of homeownership.

HOYO is pleased to partner with UCP Texas in their effort to expand their services to specifically target low-income individuals to provide affordable rental housing. Together, we look forward to assisting people with disabilities in attaining safe, affordable homes.

Please accept this letter as a representation of our commitment to work with UCP Texas to provide referrals for this project. We hope their application is looked at favorably and we look forward to working with UCP Texas in the future.

Sincerely,

Rosa Gonzalez-Abrego
Housing Contracts Administrator

Self Evaluation

**G. O. BOND - RHDA PROGRAM
SCORING CRITERIA**

Updated - 10-17-08

Applicant: Easter Seals Central Texas

Project Name: ESCT AUSTIN HOUSING III, Inc.

Project Address: 3204 Manchaca Rd., Austin, Texas 78704 - 8 Condominium units

Name of Reviewer(s): _____

REQUIRED INFORMATION:

1. Applicant Information	<u>√</u>	9. Accessible/Adaptable Units	<u>√</u>
2. Non-profit	<u>√</u>	10. Experience/Qualifications	<u>√</u>
3. Project Description	<u>√</u>	11. Project Budget	<u>√</u>
4. Site Control/Value	<u>√</u>	12. Funds Proposal:	
5. Zoning	<u>√</u>	a. Sources	<u>√</u>
6. S.M.A.R.T. Housing	<u>n/a</u>	b. Uses	<u>√</u>
7. Development Team	<u>√</u>	c. Leveraging	<u>√</u>
8. Development Schedule	<u>√</u>	d. Operating Proforma	<u>√</u>

EVALUATION CRITERIA:

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

Proposed projects will be reviewed and scored on a competitive basis relative to the evaluation criteria below. Project applications must receive a minimum score of **150** points of a maximum score of **215** points. A score above the minimum score does not guarantee funding.

1. EXPERIENCE AND QUALIFICATIONS (maximum 15 points) 15

- Developer has successfully completed project similar in size and scope. 15
- Completed similar project but smaller in size and scope. 10
- Consultant directly involved who has completed project similar in size and scope. 8
- Own or manage low-income rental property. 3

2. PROJECT BUDGET (maximum 10 points) 10

- Project budget is complete and anticipated development costs are reasonable. 10
- Project budget appears complete but is lacking detailed information. 8
- Project budget needs further development, or some costs do not appear to be in line with local trends; 6
- Project budget has items that do not appear reasonable or necessary 4
- Project budget contains ineligible costs. 2

3. **SOURCES & USES OF FUNDS** (maximum 10 points) __10__

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

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

4. **OPERATING PROFORMA** (maximum 10 points) __10__

Proforma indicates realistic expected revenues, expenses, debt service, and inflation allowances for a 20-year period; and, if applicable, meets subsidy layering parameters. 10

Proforma indicates acceptable but slightly optimistic revenues, expenses, debt service, and inflation allowances. 5

5. **DEBT COVERAGE RATIO** – avg. 20 years (maximum 10 points) __n/a__

1.25 or greater 10

1.21 - 1.24 6

1.15 - 1.2 4

6. **LEVERAGE** (maximum 10 points) __4__

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

25% or less 10

26% - 30% 8

31% - 35% 6

36% - 50% 4

7. **AFFORDABLE UNITS** (maximum 25 points) __21__

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

8. **RHDA COST PER UNIT** in \$1,000s (maximum 10 points) __6__

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

9. **TRANSITIONAL or PERMANENT SUPPORTIVE HOUSING** (maximum 10 points) 10
 Project will be developed and operated as transitional or permanent supportive housing. 10
10. **GEOGRAPHIC DISPERSION** (maximum 20 points) 15
 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.
- | | |
|-------------------------|----|
| Very High priority area | 20 |
| High priority area | 15 |
| Moderate priority area | 10 |
| Low priority area | 5 |
| Very Low priority area | 0 |
11. **PRIORITY LOCATION** (maximum 10 points) 0
 Project is located in a Vertical Mixed-Use (VMU) Corridor, or is a Planned-Unit Development (PUD) or Transit Oriented Development (TOD). 10
12. **PRESERVATION OF AFFORDABLE UNITS** (maximum 10 points) 0
 Project is the rehabilitation and preservation of existing affordable housing units. 10
13. **AFFORDABILITY PERIOD** (maximum 10 points) 10
 Affordability of project is for 99-years or project is in a Community Land Trust. 10
14. **PROJECT READINESS** (maximum 10 points) 10
 Project can realistically be completed and occupied following AHFC/City approval.
- | <u>Acquisition/Refinance/Rehabilitation
of Existing Properties</u> | <u>New Construction Projects</u> | |
|--|----------------------------------|----|
| Within 9 months | Within 18 months | 10 |
| Within 12 months | Within 24 months | 8 |
| Within 15 months | Within 30 months | 6 |
15. **PROPERTY MANAGEMENT** (maximum 10 points) 10
 Designated Property Management Entity has documented track record of success managing federally-assisted properties of similar scope and has the capacity to take on the management of the proposed project. 10

	Designated Property Management Entity has a documented track record of success managing properties of similar scope and has the capacity to take on the management of the proposed project.	8
	Designated Property Management Entity has a documented track record of success managing properties of smaller scope and has the capacity to take on the management of the proposed project.	6
16.	NEIGHBORHOOD SUPPORT (maximum 10 points)	<u>5</u>
	Proposal application includes letters of support from all registered City of Austin neighborhood organizations in the area of the proposed project.	10
	Demonstrated effort to gain support from neighborhood(s) affected.	5
17.	MBE/WBE PROJECT PARTICIPATION (maximum 5 points)	<u>5</u>
	Entities anticipated to be involved in implementing the project include registered City of Austin minority or women-owned business enterprises (M/WBE).	5
18.	SUPPORTIVE SERVICES (maximum 15 points)	<u>15</u>
	Appropriate supportive services will be provided and are described in detail; the developer has qualified staff and has provided/and or facilitated a variety of supportive services to meet special needs for 7+ years; funds have been secured for the operation of supportive services programs; and a 3-year operating budget for the operation of the supportive services programs is provided.	15
	Appropriate, well-detailed supportive services will be provided; funds have been secured for the operation of the supportive services programs; a 3-year operating budget for the operation of the supportive services programs is provided; and the developer has qualified staff that have provided similar support services for 3 to 7 years	10
	Appropriate, well-detailed supportive services will be provided; funds have been secured for the operation of the supportive services programs; a 3-year operating budget for the operation of the supportive services programs is provided; and the developer has qualified staff that have provided similar support services for 1 to 3 years	5
	Appropriate, well-detailed supportive services are expected to be provided, and qualified, experienced staff are in place to provide the services, but funds have been not been secured for the operation of the supportive services programs	2
19.	PARTNERSHIP WITH OTHER NON-PROFIT ENTITIES (maximum 5 points)	<u>5</u>
	Applicant provides evidence of commitment from another certified non-profit organization to partner on the project in someway.	5

Total: 161