

**RENTAL HOUSING DEVELOPMENT ASSISTANCE**  
**Application for G. O. Bond Financing**

Project Name: Austin Children's Shelter: Transitional Supportive Housing Program

Project Address: 4800 Manor Road, Austin, Texas Zip Code 78723

Total # units to be assisted: 28 Total # units in project/property: 28

Project type:  Predevelopment  Acquisition  Rehabilitation  New construction  Refinance

Amount of funds requested: \$1,000,000 Terms: 0% forgivable deferred payment for 99 years

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

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

Austin Children's Shelter  
 Name  
804 Rio Grande  
 Street Address  
Austin TX 78701 512-499-0090  
 City State, Zip Telephone #  
Steve Anderson 512-236-2507 512-499-0438  
 Contact Person Contact's Telephone # Fax #  
74-2320657  
 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.

Austin Children's Shelter  
 Legal Name of Co-Developer *Arena VanDessel*  
 Signature of Authorized Officer

Executive Director  
 Title 2/15/08  
 Date

Southwest Constructors  
 Legal Name of Co-Developer *Edward R. Rothermel PRES.*  
 Signature of Authorized Officer

President  
 Title 2-15-08  
 Date

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

The following documents are attached to this application:

- 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
- f. Board Resolution approving the proposed project and authorizing the request for funding

3. Project Description-

Austin Children's Shelter, established in 1984, has a long and successful history of providing shelter and care for children, ages newborn to 17, who are removed from their home environment in a crisis situation usually due to abuse or neglect. After assessment, stabilization, and intensive therapy, most children are placed into foster care homes. The Shelter presently serves approximately 300 children per year at its facilities in central Austin. More than 300 other children are turned away each year due to lack of space or appropriate supportive service availability.

This request for support for Rental Housing Assistance is specifically for costs associated with constructing two "Therapeutic Living Center" buildings that will house children needing long-term therapeutic and supportive care prior to transitioning to permanent custodial care or aging out of the Texas foster care system. These two cottages, one for boys and one for girls, will each have 14 units, for a total of 28 units devoted to longer term transitional supportive therapeutic care for abused, neglected children.

This proposed program is part of a larger development, within the same 13-acre property, that will house temporary emergency shelter facilities and staff to provide supportive and therapeutic care on a shorter-term basis. The total project encompasses five cottages for children/youth plus three services buildings at 4800 Manor Road (see attached Mueller Development Plan for site location.) Austin Children's Shelter is conducting a capital campaign to raise the \$12.9 million necessary to construct and furnish the total development project (emergency shelter and transitional supportive housing). Construction will meet Austin 2-Star Green Building standards. The new development will have an annual capacity to serve up to 580 children per year.

a Key Project Financials

Total project cost for Transitional Supportive Housing: \$2,181,527

Austin Children's Shelter requests \$1 million from Austin Housing & Finance Corporation to underwrite part of the pre-development and construction costs of two cottages that will serve long-term clients (children ages 8-17) with physical and/or emotional trauma so acute that they are unable to be served in the foster care system without a prolonged period of therapy and recovery.

Amounts & Providers of other funds, stage of commitment: Austin Children's Shelter has secured a total of \$789,887 in funds for this project to date, plus has owner equity equivalent to \$391,640 in land.

Proposals are pending at 5 foundations, and additional gifts are anticipated from individuals. It is the goal and the intent of Austin Children's Shelter' Board of Directors and staff to secure 100% of

the entire project costs. Copy of bank statement confirming receipt of funding as described above is attached.

A line of credit has been established with Bank of America to ensure that interim financing funds are available at designated construction stages.

b. Street Address: 4800 Manor Road, 78723 (map enclosed)

c. This request is for Multi-family Transitional Supportive Housing consisting of two buildings housing a maximum of 14 youth each (total of 28 children) for long term therapeutic care. (Floor Plans are attached).

Therapeutic Living Center (LTC) Buildings:

TLC Building 1 (Boys): 6,334 total square feet, 14 units (8 single bedrooms, 2 triple bedrooms) 100 square feet/child plus common areas, meeting rooms, staff facilities, etc.

TLC Building 2 (Girls): 6,389 total square feet, 14 units (8 single bedrooms, 2 triple bedrooms), 100 square feet/child, plus common areas, meeting rooms, staff facilities, etc.

d. There are no existing structures on site.

e. These two buildings will serve children with special needs who are so traumatized by abuse that they are unable to function in a home setting (neither foster care nor with their own family) and require specialized therapeutic care for long periods of time. Essentially 100% of these children are homeless with 0% MFI. One building will house boys, the other, girls, ages 8-17. These "Therapeutic Living Centers" will provide living space with individual and group counseling and basic care. Other supportive services including education and tutoring, family-based services, health and nutrition services, life skills training, and case management will be available onsite. Up to 14 girls and 14 boys can be cared for until they are able to transition to permanent custodial care or age out of the Texas care system.

f. This project is not intended to serve Section 8 families. All clients are placed with the Shelter by Child Protective Services case workers from the Department of Family and Protective Services, and have been removed from family custody. The court system ultimately determines best permanent custodial circumstance for each child.

g. All 28 units within these two buildings are adaptable and all 28 units are accessible.

h. This is a new construction project, and there is no present occupancy of the site.

i. Supportive Services to be offered: full residential therapeutic treatment including group and individual therapy sessions conducted by licensed mental health professionals; in-house psychiatric services and psychological evaluations; onsite school and pre-school; basic needs (housing, food, clothing), health/medical care, after-school programs, transportation. (Also see Item 15).

j. Compatibility with Neighborhood Plan: this project is part of the Mueller Airport re-development. Support has been received from Windsor Park Neighborhood Association. (letter of support attached)

4. **Site Control and Demonstration of Value**

The deed to this property and the current tax appraisal are attached. TCAD is included as attachment. Note that tax appraisal indicating land value predates deed transfer and re-zoning. An appraisal of land is pending.

5. **Zoning**

Copy of Ordinance No. 20070621-133, dated June 21, 2007, indicates passage and approval of site for General Office-Mixed Use (GO-MU) is attached.

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

S.M.A.R.T. Housing™ Certification (pre-submittal stage) received on October 31, 2007. Letter from Steve Barney attached.

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 ?<br>(Mark X if Yes) | WBE ?<br>(Mark X if Yes) | Non-profit?<br>(Mark X if Yes) |
|------------------------------|--|--------------------------|--------------------------|--------------------------------|
| Owner                        | Austin Children's Shelter  |                          |                          | X                              |
| Developer                    | Austin Children's Shelter  |                          |                          | X                              |
| Co-Developer                 | Southwest Constructors, Inc.   |                          |                          |                                |
| Architect                    | Kipp Flores Architects (Sabas Flores, AIA)   |                          |                          |                                |
| Engineer                     | Hanrahan & Pritchard Engineering, Inc.   |                          |                          |                                |
| Construction Lender          | Bank of America line of credit   |                          |                          |                                |
| Other Lenders                |  |                          |                          |                                |
| Attorney                     |  |                          |                          |                                |
| Accountant                   | Jerry Fye, CPA   |                          |                          |                                |
| General Contractor           | Flynn Construction, Inc.   |                          |                          |                                |
| Consultant (if Applicable)   |  |                          |                          |                                |
| Property Management Provider | Austin Children's Shelter<br>Keith Palmer, Property Manager: 30 years of experience providing temporary shelter services (resume attached) |                          |                          | X                              |
| Other: Builder               | David Weekly Homes and Wilshire Homes  |                          |                          |                                |

Note: A line of credit for construction draws has been established at Bank of America. This line of credit is only for cash flow purposes, and is not a part of the revenue or funding for this project.

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.

The following development schedule is for the two long-term therapeutic supportive cottages:

|  | DATE(S)                                    |
|--|--|
| Environmental and/or historic review (AHFC)    | <u>February 2007</u>                       |
| Securing and packaging project financing       | <u>September 2007</u>                      |
| Acquisition and/or holding                     | <u>November 2007</u>                       |
| Construction Specifications and Cost estimates | <u>February 2008</u>                       |
| Construction Bids                              | <u>March 2008</u>                          |
| Construction Start                             | <u>April 2008</u>                          |
| Anticipated Draws (list all)                   | <u>Monthly: May 2008 through Dec. 2008</u> |
| End Construction                               | <u>December 2008</u>                       |
| Start of Rent-up                               | <u>January 2009</u>                        |
| Completion & Operation                         | <u>January 2009</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.

- 28 Units adaptable for persons with mobility disabilities  
28 Units accessible for persons with mobility disabilities  
28 Units adaptable for persons with sight and hearing disabilities  
28 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):

### Austin Children's Shelter

| COMPLETED PROJECTS            |                 |              |   |                |
|-------------------------------|-----------------|--------------|---|----------------|
| Address                       | Number of Units | New or Rehab | Type of Property (apartments, SF units, etc.) | Year Completed |
| 5807 Wellington Drive, Austin | 6               | Rehab        | Shelter facilities                            | 1984           |
| 1203 Lorraine St., Austin     | 10              | Rehab        | Shelter facilities                            | 1986           |
| 1503 Enfield, Austin          | 15              | Rehab        | Shelter facilities                            | 1989           |
| 1501 Enfield, Austin          | 15              | Rehab        | Shelter facilities                            | 1998           |

### Southwest Constructors

| COMPLETED PROJECTS                       |                 |              |   |                |
|--|-----------------|--------------|---|----------------|
| Address                                  | Number of Units | New or Rehab | Type of Property (apartments, SF units, etc.) | Year Completed |
| 1901 South Mays Street, Round Rock       | 14              | Rehab        | Condo conversion                              | 2007           |
| Avery Ranch Subdivision, Austin          | 4200            | New          | Residential lots                              | 2006           |
| Lost Creek Subdivision, Austin           | 800             | New          | Residential lots                              | 1989           |
| 208 West 10 <sup>th</sup> Street, Austin | 16              | Rehab        | Condo conversion                              | 1985           |
| 2208 Enfield Rd., Austin                 | 16              | Rehab        | Condo conversion                              | 1982           |
| 1217 West Mary Street, Austin            | 14              | Rehab        | Apartments                                    | 1958           |

c. Austin Children's Shelter has rehabilitated single-family housing into shelter facilities as noted above. The Shelter, a non-profit organization, will be the property owner, and will provide ongoing property maintenance and supportive services.

Southwest Constructors has rehabilitated apartments and condominiums, and developed large-scale land development projects in Austin since mid-1950. The firm has successfully rehabilitated living spaces for individuals and families for numerous properties.

d. The Austin Children's Shelter will provide property management services to this new project. The Shelter has managed multiple emergency shelter properties for more than 23 years. More than 300 children per year enter and exit Shelter properties located in central Austin. Properties are well maintained in a home-like environment. Properties are managed by a staff position of Property Manager. Current Property Manager has 30 years of property management experience with the Shelter and with other organizations. (Resume of Keith Palmer, Project Manager, attached). Additional personnel will be hired to assist in maintenance of new facilities.

The Shelter is inspected by the Austin-Travis County Health Department (environmental health and custodial care and for food handling/storage), Texas Department of Family & Protective Services (adherence to Residential Child Care Standards for General Residential Operations), the Austin Fire Department (fire safety equipment and procedures), ADT (the fire alarm system), Capital Area Food Bank and Department of Health (kitchens and dietary records), and Texas Gas Services (gas lines).

11. Detailed Project Budget -

| DETAILED PROJECT BUDGET              |                     |  |
|--------------------------------------|---------------------|--|
|                                      | Cost                | Description  |
| <b>PREDEVELOPMENT</b>                |                     |  |
| Appraisal                            | \$ 5,400            |  |
| Environmental Review                 |                     | Included Below in "Engineering"                                |
| Engineering                          | \$ 44,059           |  |
| Survey                               | \$ 5,400            |  |
| Architectural                        | \$ 44,059           |  |
| <b>TOTAL PREDEVELOPMENT</b>          | <b>\$ 98,919</b>    |  |
| <b>ACQUISITION</b>                   |                     |  |
| Site and/or Land: Owner Equity       | \$ 391,640          | Refer to TCAD (this is pro-rated relative to larger property). |
| Structures                           | \$ 0                |  |
| Other (specify)                      | \$ 0                |  |
| <b>TOTAL ACQUISITION</b>             | <b>\$ 391,640</b>   |  |
| <b>CONSTRUCTION</b>                  |                     |  |
| Infrastructure/Dry Utilities         | \$58,746            |  |
| Site work                            | \$311,935           |  |
| Demolition                           | \$ 0                |  |
| Concrete                             | \$ 114,588          |  |
| Masonry                              | \$ 68,054           |  |
| Metals                               | \$ 2,450            |  |
| Rough carpentry                      | \$ 189,975          |  |
| Finish carpentry                     | \$ 58,987           |  |
| Waterproofing & Insulation           | \$ 15,854           |  |
| Roofing & Sheet Metal                | \$ 124,328          |  |
| Plumbing/Hot Water                   | \$ 52,097           |  |
| HVAC                                 | \$ 31,787           |  |
| Electrical                           | \$ 76,876           |  |
| Doors/Windows/Glass                  | \$ 99,724           |  |
| Lath & Plaster/ Drywall & Acoustical | \$ 86,569           |  |
| Tile work                            | \$ 23,500           |  |
| Soft & Hard Floor                    | \$ 41,112           |  |
| Paint/Decorating/Blinds/Shades       | \$ 90,992           |  |
| Specialties/Special Equipment        | \$ 25,749           |  |
| Cabinetry/Appliances                 | \$ 46,043           |  |
| Carpet                               | \$ 0                | N/A  |
| Other (Please specify)               | \$ 0                |  |
| Construction Contingency: 5%         | \$ 60,000           |  |
| Other: Emergency Power               | \$ 5,000            |  |
| Other: Landscaping                   | \$ 68,537           |  |
| <b>TOTAL CONSTRUCTION</b>            | <b>\$ 1,652,903</b> |  |
| <b>SOFT &amp; CARRYING COSTS</b>     |                     |  |
| Legal                                | \$ 8,300            |  |
| Audit/Accounting                     | \$ 0                | CPA on Staff   |
| Title/Recording                      | \$ 4,824            |  |
| Architectural (Inspections)          | \$ 0                | Included in Predevelopment Costs                               |
| Construction Interest                | 0                   | Cash and interest free RHDA                                    |
| Construction Period Insurance        | \$ 3,487            | Pro-rate   |
| Construction Period Taxes            | n/a                 | 501C3 STATUS   |
| Relocation                           | n/a                 | New construction   |
| Marketing                            | n/a                 | Referrals obtained from Texas Child                            |

|  |                     |                     |
|--|---------------------|---------------------|
|  |                     | Protective Services |
| Davis-Bacon Monitoring                 | n/a                 | New construction    |
| Other: (Specify) Bonding               | \$ 21,454           |                     |
| <b>TOTAL SOFT &amp; CARRYING COSTS</b> | <b>\$ 38,065</b>    |                     |
|  |                     |                     |
| <b>TOTAL PROJECT BUDGET</b>            | <b>\$ 2,181,527</b> |                     |

## 12. Funds Proposal

| TABLE A: SOURCES OF FUNDS SUMMARY                        |      |               |              |                                 | Intended Use of Funds<br>(Predevelopment,<br>Acquisition,<br>Construction,<br>Soft Costs) |
|--|------|---------------|--------------|---------------------------------|---|
|  | Term | Interest Rate | Amount       | Evidence (Deed, Sales Contract) |   |
| Owner Equity   |      |               |              |                                 |   |
| 2.67 acre property                                       |      |               | \$ 391,640   | Deed                            | Site  |
| Donations from individuals and organizations (committed) |      |               | \$ 789,887   | Funds and pledges               | Pre-dev, construction & soft costs  |
|  |      |               |              |                                 |   |
| Private Financing (List Lenders Below)                   |      |               |              |                                 |   |
| Bank of America line of credit                           | tbd  | tbd           |              |                                 | Interim financing of construction   |
|  |      |               |              |                                 |   |
| Other Sources (List Below)                               |      |               |              |                                 |   |
|  |      |               |              |                                 |   |
| Proposed RHDA Funds                                      |      |               | \$ 1,000,000 |                                 |   |

| TABLE B: USES OF FUNDS SUMMARY |                     |                  |
|--------------------------------|---------------------|------------------|
|                                | Total Cost          | Cost/Unit        |
| Predevelopment                 | \$ 98,919           | \$3,533          |
| Acquisition                    | \$ 391,640          | \$ 13,988        |
| Hard Costs                     | \$ 1,652,903        | \$ 59,032        |
| Soft & Carrying Costs          | \$ 38,065           | \$ 1,360         |
| Other Costs                    |                     |                  |
| <b>Total Project Costs</b>     | <b>\$ 2,181,527</b> | <b>\$ 77,912</b> |

| TABLE C: LEVERAGE SUMMARY |                     |            |
|---------------------------|---------------------|------------|
| <b>TOTAL RHDA FUNDS</b>   | <b>\$ 1,000,000</b> | <b>46%</b> |
| <b>TOTAL OTHER FUNDS</b>  | <b>\$ 1,181,527</b> | <b>54%</b> |

**TABLE D: OPERATING PROFORMA**

| Number of Units of a given Unit Size                    | Unit Size  | Monthly Income | Annual Income     |
|---|------------|----------------|-------------------|
| 14 units  | 100 sq. ft | 21,000         | 252,000           |
| 14 units  | 100 sq. ft | 21,000         | 252,000           |
| <b>FULL OCCUPANCY ANNUAL INCOME</b>                     |            |                | <b>504,000</b>    |
| <b>Less Vacancy Loss (Indicate % and Amount of Loss</b> |            | <b>15%</b>     | <b>75,600</b>     |
| <b>GROSS ANNUAL INCOME</b>                              |            |                | <b>\$ 428,400</b> |

|                               |       |
|-------------------------------|-------|
| Inflation Factor for Income   | 2.50% |
| Inflation Factor for Expenses | 2.50% |

|   | Year 1            | Year 2            | Year 3            | Year 4            | Year 5            |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|
| Gross Annual Income                                 | \$ 504,000        | \$ 516,600        | \$ 529,515        | \$ 542,753        | \$ 556,322        |
| Less Vacancy rate                                   | \$ 428,400        | \$ 439,110        | \$ 450,088        | \$ 461,340        | \$ 472,873        |
| <b>EXPENSES</b>                                     |                   |                   |                   |                   |                   |
| Utilities   | \$ 65,000         | \$ 66,625         | \$ 68,291         | \$ 69,998         | \$ 71,748         |
| Insurance   | 14,000            | 14,350            | 14,709            | 15,078            | 15,453            |
| Maintenance/Repair                                  | 28,500            | 29,213            | 29,943            | 30,691            | 31,459            |
| Property Taxes: exempt                              | n/a               | n/a               | n/a               | n/a               | n/a               |
| Management  | 185,000           | 189,625           | 194,366           | 199,225           | 204,205           |
| Marketing: Referrals by CPS                         | n/a               | n/a               | n/a               | n/a               | n/a               |
| Maintenance Reserve                                 | 25,000            | 25,625            | 26,266            | 26,922            | 27,595            |
| Other (specify)                                     | -                 | -                 | -                 | -                 | -                 |
| Other (specify)                                     | -                 | -                 | -                 | -                 | -                 |
| <b>TOTAL EXPENSES</b>                               | <b>\$ 317,500</b> | <b>\$ 325,438</b> | <b>\$ 333,573</b> | <b>\$ 341,913</b> | <b>\$ 350,461</b> |
| <b>NET OPERATING INCOME (NOI)</b>                   | <b>\$ 110,900</b> | <b>\$ 113,673</b> | <b>\$ 116,514</b> | <b>\$ 119,427</b> | <b>\$ 122,413</b> |
| Sources of Funds & Debt Service                     |                   |                   |                   |                   |                   |
| <b>TOTAL ANNUAL Debt Service (DS)</b>               | <b>n/a</b>        | <b>n/a</b>        | <b>n/a</b>        | <b>n/a</b>        | <b>n/a</b>        |
| <b>CASH FLOW AFTER DEBT SERVICE (CF = NOI - DS)</b> | <b>\$ 110,900</b> | <b>\$ 113,673</b> | <b>\$ 116,514</b> | <b>\$ 119,427</b> | <b>\$ 122,413</b> |
| <b>DEBT COVERAGE RATIO (DCR = NOI/DS)</b>           | <b>n/a</b>        | <b>n/a</b>        | <b>n/a</b>        | <b>n/a</b>        | <b>n/a</b>        |

Property Taxes: IRS 5013c exemption  
 Marketing: Referrals from Child Protective Services (CPS)  
 RHDA Loan \$1,000,000 @ 0%  
 DCR = no debt service, fully funded  
 ROI = no debt service, fully funded

**Note: see attached Operating Pro Forma reflecting 20 years of income and expenses.**

### 13. Neighborhood Support

Letter of Support from Windsor Park Neighborhood Association, dated February 14, 2006, is attached. This development is part of the larger Mueller Airport re-development site, and will join several other nonprofits organizations in close proximity.

### 14. Description of Supportive Services

The Austin Children's Shelter will offer a complete course of care and treatment for the children entrusted into their care. The entire development will have a total of five cottages for children (including the two long-term therapeutic living centers), plus a Program Services Building, a General Services Building and an Education & Arts building.

The Shelter provides basic need/residential care that includes: safe housing, nutritious food and snacks, special diets and infant formula, clothing, furnishings and bedding. Supporting basis needs services are: property management and maintenance, food storage and preparation, laundry and cleaning services, trash collection, etc.

The five living cottages are specific to the population served:

- Infant-Toddler & Teen Mom Cottage (up to 12 infants and toddlers, plus up to 12 teen mothers and their babies);
- Emergency Shelter for Girls (up to 14 girls ages 5-17 who need temporary shelter
- Emergency Shelter for Boys (up to 14 boys ages 5-17 who need temporary shelter
- Therapeutic Living Center 1 (up to 14 boys in middle and high school who are so traumatized by abuse that they are unable to function in a home setting)
- Therapeutic Living Center 2 (up to 14 girls in middle and high school who are exceptionally high need clients, not accepted by The Settlement Home due to runaway or aggression)

The Shelter will have the capacity to serve a total of 78 children at any one time, or an estimated 580 children per year. This growth will be incremental over an 18-month period after site occupancy, with approximately 95 personnel.

Children will attend developmentally-appropriate education, either on-site or within the AISD school system, and pre-school services will be offered on site. Children will be assessed for placement in appropriate educational environment. School clothing, supplies and enrollment in after-school sports, dance or other activities plus on-site after school activities are provided. The new Education & Arts building will house after-school activities and indoor recreation.

Children will receive individual and group counseling and therapy by master clinicians, supported by in-house psychiatric services and psychological evaluations; family therapy, behavior management, individual case management services, life skills and independent living preparation, therapeutic arts and recreation, and programs designed to teach skills such as personal responsibility, anger management and positive decision-making. Each child has a customized service plan that guides staff in caring for the child and helping them to progress.

On-site medical and health services will be provided, with emergency services provided by the Dell Children's Medical Center, which is in close proximity to the Shelter. Maintenance of health records, nutritional plans, administration and oversight of medication administration, and the

overall health of each child is the responsibility of on-site registered nurse. Transportation is provided to medical appointments, family visits, extra-curricular activities, and outings.

Additional supportive services are estimated to include collaborations with the Shriner Center (free evaluations of suspected learning problems); extension of the existing relationship with the Austin Medical Education Program at Seton-Shoal Creek (part-time child psychiatry and pediatric residents); Casey Family Services (family group conferencing), and large and small group training space for other agencies involved in child welfare.

**15. Experience and Qualifications (Supportive Services)**

Austin Children's Shelter has provided emergency shelter and supportive services since its founding in 1984. For the past several years, more than 300 children and youth per year have received domicile, therapeutic care and continued education while they await court decision regarding more permanent guardianship. The Shelter's care programs are under the direct supervision of Ms. Rosanna Garry, LCSW, LMFT, ACSW, LCCA, Deputy Director of Programs & Operations since 1993. (Ms. Garry's resume and job description are attached).

The staff members of Austin Children's Shelter provide 24 hour/day care, 365 days per year. Staff members are awake during nighttime hours in case any child needs consoling or care. The resumes of staff members who have supervisory oversight of both children and other staff members are attached; additional qualified and credentialed personnel will be retained as the client base grows.

**16. Financial Information (Supportive Services)**

Source of Funds for Austin Children's Shelter supportive services for FY 2208 through 2010:

| Sources of Funds                   | FY 2008          | FY 2009          | FY 2010          |
|------------------------------------|------------------|------------------|------------------|
| Texas Family & Protective Services | 1,039,161        | 1,605,797        | 2,253,797        |
| City of Austin H&HS                | 67,000           | 67,000           | 67,000           |
| Travis County H&HS                 | 49,203           | 49,203           | 49,203           |
| TX Attorney General                | 50,000           | 50,000           | 50,000           |
| TX Governor's Office               | 96,636           |                  |                  |
| Fundraising                        | 2,898,000        | 3,028,000        | 3,080,000        |
| <b>Total</b>                       | <b>4,200,000</b> | <b>4,800,000</b> | <b>5,500,000</b> |

**b. Budget**

The Annual Operating Budget for Austin Children's Shelter below includes sources of funds and provision of supportive services for three (3) years: 2008 through 2010.

| Sources of Funds | FY 2008          | FY 2009          | FY 2010          |
|------------------|------------------|------------------|------------------|
| Government       | 1,302,000        | 1,772,000        | 2,420,000        |
| Fundraising      | 2,898,000        | 3,028,000        | 3,080,000        |
| <b>Total</b>     | <b>4,200,000</b> | <b>4,800,000</b> | <b>5,500,000</b> |
| <b>Expenses</b>  |                  |                  |                  |
| Salaries         | 2,557,972        | 2,923,396        | 3,349,725        |

|                  |                  |                  |                  |
|------------------|------------------|------------------|------------------|
| Taxes & Benefits | 513,288          | 586,615          | 672,163          |
| Contractual      | 155,666          | 177,904          | 203,849          |
| Operating        | 642,189          | 733,930          | 840,961          |
| Supplies         | 101,992          | 116,562          | 133,561          |
| Fundraising      | 228,894          | 261,593          | 299,742          |
| <b>Total</b>     | <b>4,200,000</b> | <b>4,800,000</b> | <b>5,500,000</b> |

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 GO Bond financing of the proposed project.

18. **Anti-Lobbying Agreement –**

By submitting this application, the applicant/developer, its employees, representatives, or agents agree not to discuss the contents of the applicant/developer's application with any member of the Housing Bond Review Committee (HBRC) or staff of NHCD/AHFC (other than the designated Single Point of Contact) prior to HBRC's meeting to review all applications submitted.

**Operating Proforma - Austin Children's Shelter Transitional Supportive Housing Project**

**INCOME:**

|        |    |    |         |
|--------|----|----|---------|
| 1bed/1 | 28 | 50 | 504,000 |
| 2bed/1 |    |    |         |
| 2bed/2 |    |    |         |
| 3bed/1 |    |    |         |
| 3bed/2 |    |    |         |
| 4bed/2 |    |    |         |
|        |    |    | 0       |

Gross Rental Income 504,000  
 less vacancy 15.0%  
 Other income 0  
**EFFECTIVE GROSS INCOME (EGI)** 428,400

**OPERATING EXPENSES:**

Utilities  
 Insurance  
 Maint. & Repairs  
 Property Taxes (Texas SOTC3 exempt)  
 Management Fee  
 Marketing  
 Replacement Reserve  
 Subtotal Operating Expenses  
 Resident Services  
**TOTAL EXPENSES**  
**NET OPERATING INCOME (NOI)**  
**LESS DEBT SERVICE:**  
 RHDA Loan - 1,000,000 @ 0% w/ 20 yrs.  
**TOTAL DEBT SERVICE (DS)**  
**CASH FLOW (CF)**  
 DCR (NOI/DS)  
 ROI (CF/EGI)  
 No Debt Service, Fully funded.  
 No Debt Service, Fully funded.

|                             |       |
|-----------------------------|-------|
| Yr. increase in income/rent | 2.50% |
| Yr. increase in expenses    | 2.50% |
| Total Units                 | 28    |

|                             |              |
|-----------------------------|--------------|
| RHDA Loan @ 0% for 20 yrs.: | \$ 1,000,000 |
| Total yearly debt service:  | \$           |

|                                   | YR 1    | YR 2    | YR 3    | YR 4    | YR 5    | YR 6    | YR 7    | YR 8    | YR 9    | YR 10   |
|-----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| EGI                               | 428,400 | 439,110 | 450,088 | 461,340 | 472,873 | 484,685 | 496,813 | 509,233 | 522,000 | 535,100 |
| Operating Expenses                | 65,000  | 66,825  | 68,291  | 69,998  | 71,748  | 73,542  | 75,380  | 77,265  | 79,190  | 81,155  |
| Property Taxes                    | 14,000  | 14,350  | 14,709  | 15,076  | 15,453  | 15,840  | 16,236  | 16,642  | 17,058  | 17,485  |
| Management Fee                    | 28,500  | 29,213  | 29,943  | 30,691  | 31,459  | 32,245  | 33,051  | 33,878  | 34,725  | 35,595  |
| Marketing                         | 185,000 | 189,625 | 194,366 | 199,225 | 204,205 | 209,311 | 214,543 | 219,907 | 225,405 | 231,035 |
| Replacement Reserve               | 25,000  | 25,625  | 26,286  | 26,922  | 27,595  | 28,285  | 28,992  | 29,717  | 30,465  | 31,235  |
| Subtotal Operating Expenses       | 317,500 | 325,438 | 333,573 | 341,913 | 350,461 | 359,222 | 368,203 | 377,408 | 386,805 | 396,425 |
| Resident Services                 | 317,500 | 325,438 | 333,573 | 341,913 | 350,461 | 359,222 | 368,203 | 377,408 | 386,805 | 396,425 |
| <b>TOTAL EXPENSES</b>             | 634,500 | 650,876 | 667,844 | 683,826 | 700,926 | 718,462 | 736,403 | 754,813 | 773,610 | 792,850 |
| <b>NET OPERATING INCOME (NOI)</b> | 193,900 | 193,672 | 193,515 | 193,427 | 193,412 | 193,413 | 193,410 | 193,410 | 193,410 | 193,410 |
| <b>LESS DEBT SERVICE:</b>         |         |         |         |         |         |         |         |         |         |         |
| <b>CASH FLOW (CF)</b>             | 193,900 | 193,672 | 193,515 | 193,427 | 193,412 | 193,413 | 193,410 | 193,410 | 193,410 | 193,410 |
| DCR (NOI/DS)                      | 110,900 | 113,673 | 116,514 | 119,427 | 122,413 | 125,473 | 128,610 | 131,825 | 135,115 | 138,480 |
| ROI (CF/EGI)                      | 45.3%   | 44.1%   | 42.9%   | 41.7%   | 40.6%   | 39.5%   | 38.4%   | 37.3%   | 36.2%   | 35.1%   |

|                  |           |              |           |
|------------------|-----------|--------------|-----------|
| Community Giving |           | Land         | 2,181,527 |
| RHDA loan        | 1,000,000 | Construction | 98,919    |
| Equity           | 1,000,000 | Soft costs   | 2,280,448 |

|  |          |
|--|----------|
| Affordability Period (based on contract):                  | 20 years |
| Avg. yearly Debt Coverage Ratio for Affordability Period:  | #DIV/0!  |
| Avg. yearly Return on Investment for Affordability Period: | #DIV/0!  |