

RENTAL HOUSING DEVELOPMENT ASSISTANCE

Application for ~~G.O. Bond~~ Rental Development Financing – Rev. ~~10/17/08~~ / /2010

Project Name: _____

Project Address: _____ Zip Code _____

Total # units to be assisted: _____

_____ Total # units in project/property: _____

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

Amount of funds requested: _____ Terms: _____

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).

_____ Name

_____ Street Address

_____ City _____ State, Zip _____ Telephone # _____

_____ Contact Person _____ ~~Contact's~~ Telephone # _____ ~~Fax #~~ E-mail address _____

_____ Federal Tax ID Number or SS#

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

_____ Legal Name of Developer _____ Signature of Authorized Officer

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

Formatted: Underline

Formatted: Justified

3. **Project Description.** ~~In one page or less, In no more than two pages,~~ describe the project with respect to the following: ~~including the information listed below:~~

- a. Provide the Location by street address, and include an area map with property ~~ies~~ indicated.
- b. Describe the type of project ~~indicated above~~ and indicate whether if the project is considered **transitional housing** or **will provide permanent supportive housing, according to the definitions provided in the Program Guidelines.** 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.~~
- c. Describe the tenant population, income levels, and services, if any, to be provided to or made available to residents.
- d. Indicate whether the project is occupied at the time of proposal submission.
- e. Indicate the ~~Location of the~~ project property relative to on the "Opportunity Map of Austin" attached to the Program Guidelines.
- f. Indicate whether the ~~P~~project meets the requirements of the City's Vertical Mixed-Use (VMU) Ordinance, or is in a Planned-Unit Development (PUD) or Transit Oriented Development (TOD).
- g. Indicate whether the ~~P~~project will preserve existing affordable rental units.
- h. If there are existing structures, provide documentation from the taxing authority or another third-party source indicating the year the structure was built.
- i. Indicate the number of ~~U~~units reserved for ~~Section 8 families~~ Housing Choice Voucher holders (Section 8).
- j. Indicate the number of ~~U~~units that are or will be made accessible and adaptable for persons with mobility, sight or hearing disabilities.
- k. Demonstrate the Project's ~~C~~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 being requested, the amount(s) and provider(s) of other funding and the stage of those funding commitments.

Formatted: Justified

Formatted: No underline

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Bullets and Numbering

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

Include evidence of site control such as a warranty deed or an 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 Planning and Development Review ~~and Inspection~~ Department (~~DRID~~PDRD) verifying that the current zoning of the site for the proposed project is compatible with the anticipated use, or include documentation verifying that a request to change current zoning has been submitted to PDRD~~DRID~~. Should the project ~~receive funding approval~~ be approved for funding, appropriate zoning must be in place prior to execution of loan documents.

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

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

Formatted: Tabs: 27 pt, Left + Not at 18 pt

7. Development Team.

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

Formatted: Indent: Hanging: 2.24 ch, Left 0.01 ch, First line: -2.24 ch

Formatted: Indent: Hanging: 2.24 ch, Left 0.01 ch, First line: -2.24 ch

Formatted: Underline

Formatted: Font: Bold

Formatted: Font: Bold

	Name(s) & Any Comments on Role	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non- profit? (Mark X if Yes)
Owner				
Developer				
Architect				
Engineer				
Construction Lender				
Other Lenders				
Attorney				
Accountant				
General Contractor				
Consultant (if Applicable)				
Property Management Provider				
Other:				

8. **Development Schedule.** Complete the grid below. You may ~~Re~~-order the steps according to the appropriate sequence for your project; and to add in any other significant steps integral to your project's

development. If the multiple properties are involved, 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	
Environmental and/or historic review (AHFC)	
Securing and packaging project financing	
Construction Specifications and Cost estimates	
Construction Bids	
Construction Start	
Anticipated Draws (list all)	
End Construction	
Start of Rent-up	
Completion & Operation	

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.

~~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
 _____ Units accessible for persons with mobility disabilities
 _____ Units adaptable for persons with sight and hearing disabilities
 _____ 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

- c. Describe ~~below~~ the **experience and / qualifications** ~~in completing projects similar in size and scope that indicates the~~ and the developer's ability and capacity to implement the proposed project. If the proposed project will involve any of the following three aspects which sometimes pertain to federally-funded projects, it is of particular importance that the developer or a member of the Development Team have experience with successful completion of: a) projects ~~that triggered~~ subject to 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, particularly federally-funded properties.

Formatted: Right: -0.9 pt

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Justified

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.~~ If this project has already received funding from AHFC, indicate by line item the amounts from the prior award. Delineate all prior and currently requested RHDA funding by individual line item.

DETAILED PROJECT BUDGET				
	Cost	Prior award of RHDA Funds (if any)	RHDA Funds Requested	Description or Comments
PREDEVELOPMENT				
Appraisal				
Environmental Review				
Engineering				
Survey				
Architectural				
TOTAL PREDEVELOPMENT				
ACQUISITION				
Site and/or Land				
Structures				
Other (specify)				
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				
Audit/Accounting				
Title/Recording				
Architectural (Inspections)				
Construction Interest				
Construction Period Insurance				
Construction Period Taxes				
Relocation				
Marketing				
Davis-Bacon Monitoring				
Other: (Specify)				
TOTAL PROJECT BUDGET				

12. Funds Proposal. —Provide the following information to facilitate financial review of the proposed project:

Formatted: Justified

- a. **Sources and Uses of Funds** – Complete Tables A & B below, identifying all sources and uses of funds to implement project and include evidence of funds anticipated (financial statements, [commitment](#) letters ~~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: $\text{net operating income (NOI) / debt service (DS) = DCR}$. Refer to [the RHDA 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					
Private Financing (List Lenders)					
Other Sources (List Below)					
Proposed RHDA Funds					

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment		
Acquisition		
Hard Costs		
Soft & Carrying Costs		
Other Costs		
Total Project Costs		

TABLE C: LEVERAGE SUMMARY	
TOTAL RHDA FUNDS	
TOTAL OTHER FUNDS	
LEVERAGE (%)	

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					
EXPENSES					
Utilities					
Insurance					
Maintenance/Repair					
Property Taxes					
Management					
Marketing					
Maintenance Reserve					
Other (specify)					
Other (specify)					
TOTAL EXPENSES					
NET OPERATING INCOME (NOI)					
Sources of Funds & Debt Service					
TOTAL ANNUAL Debt Service (DS)					
Cash-flow after Debt Service (CF = NOI – DS)					
Debt Coverage Ratio (DCR = NOI/DS)					

13. **Neighborhood Support.** Include **letters of support** from all neighborhood organizations registered with the City of Austin within the area of the proposed project. If a letter of support was not offered, the applicant can provide evidence of an attempt to obtain a letter of support

Formatted: Justified, Indent: Left: 0 pt, Hanging: 2.24 ch, First line: -2.24 ch

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

Formatted: Right: -0.9 pt

Formatted: Font: Bold

14. **Description of Supportive Services.** If supportive services are NOT to be provided, please skip to the next item. 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:

Formatted: Indent: Left: 0 pt, Hanging: 2.24 ch, First line: -2.24 ch

~~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 residents/clients expected to be served annually.

Formatted: Font color: Auto

Formatted: Font color: Auto

c. Describe the developer's experience and qualifications in providing the services described

~~c. The use of the proposed project relative to the services provided.~~

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

Formatted: Bullets and Numbering

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Justified, Indent: Left: 27 pt, Hanging: 18 pt

Formatted: Font color: Auto

Formatted: Font color: Auto

d. Provide resumes of key personnel who will be actively involved in the delivery of services. Resumes should include information about certifications, licenses, years of experience, and education

Formatted: Font: Not Bold, Underline, Font color: Auto

Formatted: Bullets and Numbering

Formatted: Font color: Auto

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

Formatted: Justified, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 63 pt + Tab after: 81 pt + Indent at: 81 pt

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

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

15. Experience and Qualifications (Supportive Services)

Formatted: Font color: Red

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 GO Bond financing of the proposed project.

168. Anti-Lobbying Agreement for applications subject to review by the Housing Bond Review Committee. Applications for projects that are likely to be funded with Affordable Housing General Obligation (G.O.) Bond funds are subject to review by the Housing Bond Review Committee (HBRC). ~~By submitting this application, For applications subject to review by the HBRC, the applicant/developer, its employees, representatives, or agents agree not to discuss the contents of this the applicant/developer's application with any member of the AHFC Board of Directors or their respective staffs, the members of the Housing Bond Review Committee (HBRC) or staff of NHCD/AHFC (other than the designated SingleSingle Point of Contact) prior to the HBRC's meeting to review the all application.~~

Formatted: Font: Bold

The Anti-Lobbying Agreement does not apply to applications likely to be funded with non-G.O. Bond funding (i.e. CDBG, HOME, Housing Trust Fund, University Neighborhood Overlay Trust Fund, or General Fund). If you have questions as to whether this application is subject to review by the HBRC, please contact the AHFC Housing Development Manager at 512/974-3192.

tted.

ATTENTION:

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

Formatted: Font: Bold

DRAFT

~~G. O. BOND~~ RHDA PROGRAM
SCORING CRITERIA
Updated – ~~10-17-08~~/ /2010

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

REQUIRED INFORMATION:

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

EVALUATION CRITERIA:

Applications for ~~P~~proposed projects will be reviewed and scored on a competitive basis per the relative to the evaluation criteria below. ~~A~~Project applications must receive a minimum score of ~~150-155~~ points out of a maximum score of ~~215-220~~ points. PLEASE NOTE: A score above the minimum score does not guarantee funding.

Formatted: Highlight

Formatted: Highlight

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

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

Formatted: Tabs: 99 pt, Left

~~2. PROJECT BUDGET~~ (maximum 10 points) _____

- ~~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~~

32. SOURCES & USES OF FUNDS (maximum 10 points)

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

10

5 points: 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)

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

35. DEBT COVERAGE RATIO (RATIO) (maximum 10 points)

10 points: DCR of 1.25 or greater

10

6 points: DCR between 1.21 - 1.24

6

4 points: DCR between 1.15 - 1.20

4

Formatted: Tabs: 121.5 pt, Left +
Not at 31.5 pt + 396 pt

Formatted: Font: Not Bold

Formatted: Tabs: 121.5 pt, Left +
Not at 31.5 pt

Formatted: Font: Not Bold

Formatted: Tabs: 121.5 pt, Left

Formatted: Font: Not Bold

46. ~~LEVERAGE~~ LEVERAGE (maximum 10 points)

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

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

Formatted: Tabs: 117 pt, Left

75. AFFORDABLE UNITS (maximum 25 points)

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

Formatted: Tabs: 117 pt, Left + Not at 18 pt + 27 pt + 36 pt + 72 pt + 108 pt + 144 pt + 180 pt + 216 pt + 252 pt + 288 pt + 324 pt + 360 pt + 396 pt + 432 pt + 468 pt

Formatted: Justified, Indent: Hanging: 9 pt, Left 1.8 ch, Tabs: 0 pt, Left

% 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

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

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

Formatted Table

Formatted: Right

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Right

Formatted: Right

Formatted: Font: Bold

Formatted: Right

Formatted: Font: Bold

79. TRANSITIONAL or PERMANENT SUPPORTIVE HOUSING (maximum 10 points)

10 points: Project will be developed and operated as transitional housing or permanent supportive housing. 10

84. PERMANENT SUPPORTIVE HOUSING (20 points)

20 points: Project will contain one or more units that meet the definition of Permanent Supportive Housing as provided in the RHDA Program Guidelines.

Formatted: Font: Not Bold

Formatted: Indent: Left 2.7 ch, Tabs: Not at 18 pt + 27 pt + 36 pt + 72 pt + 108 pt + 144 pt + 180 pt + 216 pt + 252 pt + 288 pt + 324 pt + 360 pt + 396 pt + 432 pt + 468 pt

Formatted: Font: Not Bold

9. GEOGRAPHIC DISPERSION (maximum 20-25 points)

Project is located in an area identified according to the Kirwan Institute's Opportunity Map of Austin (Map #2) as having greater opportunity for low-income households.

25 points: Very High priority area

20 points: High priority area

15 points: Moderate priority area

10 points: Low priority area

5 points: Very Low priority area

101. PRIORITY LOCATION (~~maximum~~ 10 points)

10 points: Project is located in a Vertical Mixed-Use (VMU) Corridor, or is a Planned-Unit Development (PUD) or Transit Oriented Development (TOD).

121. PRESERVATION OF AFFORDABLE UNITS (~~maximum~~ 10 points)

10 points: Project is the rehabilitation and preservation of existing affordable housing units.

132. AFFORDABILITY PERIOD (~~maximum~~ 10 25 points)

15 points: Affordability of project is for 99-years or project is in a Community Land Trust.

143. PROJECT READINESS (~~maximum~~ 10 points)

~~Project can realistically be completed and occupied following AHFC/City approval.~~

~~Acquisition/Refinance/Rehabilitation
of Existing Properties~~

~~New Construction Projects~~

~~Within 9 months~~

~~Within 18 months~~

~~Within 12 months~~

~~Within 24 months~~

~~Within 15 months~~

~~Within 30 months~~

New construction

10 points

- The project meets the normal eligibility requirements under the existing program guidelines.

Formatted: Underline

Formatted: Indent: Left 3.6 ch

Formatted: Indent: Left 3.6 ch

Formatted: Underline

Formatted: Underline

Formatted: Underline

Formatted: Font: Garamond, 12 pt, Underline

Formatted: Indent: Left 3.6 ch

Formatted: Underline

Formatted: Font: Garamond, 12 pt, Bold

Formatted: Font: Garamond, 12 pt

Formatted: Indent: Hanging: 36 pt, Left 5.4 ch, Tabs: 72 pt, List tab

Formatted: Bullets and Numbering

- The property is already owned by the developer.
- The project has completed all necessary design work and received site plan approval.
- All environmental reviews have been completed.
- The project has firm commitments from all financing sources.

Acquisition and Rehab 10 points

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

Acquisition of Completed Units 10 points

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

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

10 points: 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

8 points: 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

6 points: 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 _____ of the proposed project. 6

165. **NEIGHBORHOOD SUPPORT** (maximum 10 points)

10 points: Proposal application includes letters of support from all registered City of Austin neighborhood organizations in the area of the proposed project. 10

5 points: Demonstrated effort to gain support from neighborhood(s) affected. 5

176. **MBE/WBE PROJECT PARTICIPATION** (maximum 5 points)

Formatted: Font: Garamond, 12 pt, Bold

Formatted: Font: Garamond, 12 pt

Formatted: Indent: Left 1.8 ch

Formatted: Font: Garamond, 12 pt, Underline

Formatted: Indent: Left 3.6 ch

Formatted: Underline

Formatted: Font: Garamond, 12 pt, Bold

Formatted: Font: Garamond, 12 pt

Formatted: Indent: Left 5.4 ch, Tabs: 72 pt, List tab + Not at 36 pt

Formatted: Bullets and Numbering

Formatted: Indent: Left 5.4 ch, Tabs: 72 pt, List tab

Formatted: Indent: Left 1.8 ch

Formatted: Font: Garamond, 12 pt, Underline

Formatted: Indent: Left 3.6 ch

Formatted: Font: Garamond, 12 pt, Bold

Formatted: Font: Garamond, 12 pt

Formatted: Indent: Left 5.4 ch, Tabs: 72 pt, List tab + Not at 36 pt

Formatted: Bullets and Numbering

Formatted: Indent: Left 5.4 ch, Tabs: 72 pt, List tab

Formatted: Justified

Formatted: Justified, Tabs: Not at 18 pt + 36 pt + 72 pt + 108 pt + 144 pt + 180 pt + 216 pt + 252 pt + 288 pt + 324 pt + 360 pt + 396 pt + 432 pt + 468 pt

Formatted: Font: Italic

Formatted: Right

Formatted: Justified

Formatted: Indent: Left: -4.5 pt

5 points: ~~Entities anticipated to be involved in implementing the project~~ Development Team includes registered
~~City of Austin minority- or women-owned business enterprises (M/WBE).~~ 5

187. SUPPORTIVE SERVICES (maximum 15 points)

15 points: ~~Appropriate supportive services will be provided and are described in detail;~~
~~the developer has qualified staff and for seven or more years has provided, and/or facilitated a variety of~~
15
~~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.~~

Formatted: Justified

Formatted: Justified, Indent: Left: 0 pt, Hanging: 2.62 ch, First line: -2.62 ch

10 points: ~~The developer has qualified staff that have provided similar support services for 3 to 7 years;~~
~~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~~ 10
~~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~~

Formatted: Justified

Formatted: Justified, Indent: Left: 0 pt, Hanging: 2.62 ch, First line: -2.62 ch

5 points: ~~The developer has qualified staff that have provided similar support services for 1 to 3 years;~~
~~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~~ 5
~~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~~

Formatted: Justified

Formatted: Justified, Indent: Left: 0 pt, Hanging: 2.62 ch, First line: -2.62 ch

~~Appropriate, well-detailed supportive services are expected to be provided, and~~ 2 points: ~~The~~
~~developer has~~ qualified;
~~experienced staff are~~ in place to provide the services, but funds have been not been secured 2
~~for the operation of the supportive services programs~~

Formatted: Font: Bold

Formatted: Indent: Left 3.15 ch

1849. PARTNERSHIP WITH OTHER NON-PROFIT ENTITIES (~~maximum~~ 5 points)

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

Formatted: Indent: Left 3.15 ch, Tabs: 31.5 pt, Left + Not at 27 pt

TOTAL SCORE

Total: