

RENTAL HOUSING DEVELOPMENT ASSISTANCE (RHDA)

Application for Rental Development Financing

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2013-14 Action Plan goals and policy direction from the Austin City Council.

Project Name: 2112 East Eighth

Project Address: 2112 East Eighth, Austin Zip Code: 78702

Total # units in project/property: 1 Census Tract Number: 9.01

Total # units to be assisted with RHDA Funding: 1

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

Acquisition Rehabilitation New construction Refinance Rent Buy-Down

Amount of funds requested: \$127,413 Terms Requested: Forgivable Loan

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).

Blackshear Neighborhood Dev. Corp. Developer Consultant/Other
Name Applicant is (please check appropriate box):

1121 Lawson Lane
Street Address

Austin TX 78702 512-476-2222
City State, Zip Telephone

Cynthia Mathis-Gaines 512-476-2222 Blackshear-n-d@att.net
Contact Person Contact Telephone E-mail address

[REDACTED] 020197849
Federal Tax ID Number D-U-N-S Number (REQUIRED - Visit www.dnb.com for free DUNS#)

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

Blackshear Neighborhood Development Corp.
Legal Name of Developer/Entity

Ja 2014
Signature of Authorized Officer

City of Austin

Executive Director
Title

Oct 17, 2014
Date

OCT 21 2014
NHCD / AHFC

CONSIDER SMOKE-FREE HOUSING

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

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

Find out how you can protect the health of residents, make your property safer, and save money by downloading a copy of "A Manager's Guide to Smoke-Free Housing Policies" at:

<http://www.livetobaccofreeaustin.org/owners.php>.

Please answer the following questions.

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

If "Yes," what level of restriction is intended?

No smoking anywhere on the property, inside or outside

No smoking Inside residents' units

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

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

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

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

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

B. For-profit applicants/developers, attach copies of the following:

1. For Corporations, Limited Partnerships, and Limited Liability Companies, a copy of a "certificate of status" issued by the Texas Secretary of State.
2. A current financial statement
3. Proof of sufficient reserves or a line of credit available, if necessary, in order to complete the proposed project.

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

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

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

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

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

A. Numbers of proposed PSH Units:

_____ Total Number of Units in project

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

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

1. _____ Persons needing "**Housing First**," a Permanent Supportive Housing model typically designed for individuals or families who have complex service needs, who are often turned away from other affordable housing settings, and/or who are least likely to be able to proactively seek and obtain housing on their own. Housing First approaches also include rapid re-housing which provides quick access to permanent housing through interim rental assistance and supportive services on a time-limited basis.

NUMBER OF UNITS _____

Individuals or families headed by individuals that are:

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

NUMBER OF UNITS _____

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

NUMBER OF UNITS _____

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

- a. have experienced a long-term period without living independently in permanent housing;
 - b. have experienced persistent instability as measured by frequent moves over such period;
- and

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

NUMBER OF UNITS _____

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

NUMBER OF UNITS _____

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

NUMBER OF UNITS _____

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

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

- a. Describe the tenant population, income levels, and services, if any, to be provided to or made available to residents.
- b. Include the type of structure (multi-family or single-family), number and size of units in square feet.
- c. Indicate whether the property is occupied at the time this application is being submitted.
- d. Indicate whether the project meets the requirements of the City's Vertical Mixed-Use (VMU) Ordinance, or is in a Planned-Unit Development (PUD) or Transit Oriented Development (TOD), or is located less than .25 miles from a transit stop (not just a transit route).
- e. Indicate whether the project will preserve existing affordable rental units.
- f. If there are existing structures, provide documentation from the taxing authority or another third-party source indicating the year the structure was built.
- g. Indicate the number of units reserved for Housing Choice Voucher holders (Section 8).
- h. Indicate the number of units that are or will be made accessible and adaptable for persons with mobility, sight or hearing disabilities.
- i. Demonstrate the Project's compatibility with current Neighborhood Plan (if applicable).
- j. Summarize the key financials of the project, clearly indicating the total project cost, the amount and intended use of AHFC funds being requested, and the amount(s) and provider(s) of other funding and the stage of those funding commitments.

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

- k. A map (8 1/2" x 11") indicating the property location and the distance to the nearest Capital Metro Transit Stop to which residents will have access.

5. Site Control and Demonstration of Value

Include evidence of site control such as a warranty deed or a current earnest money contract, and provide a real estate appraisal or current tax documentation that substantiates the value of the property.

6. Zoning

Include a letter from the City of Austin's Planning and Development Review Department (PDRD) verifying that the current zoning of the site for the proposed project is compatible with the anticipated use, or include documentation verifying that a request to change current zoning has been submitted to PDRD. Should the project be approved for funding, the appropriate zoning must be in place prior to execution of loan documents.

7. **S.M.A.R.T. Housing™.** Include a copy of the letter that indicates the project has been reviewed and meets S.M.A.R.T. Housing™ requirements.
8. **Development Team and Capacity.** Identify below the persons or entities anticipated to be involved in the project, such as lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, property managers and consultants. Also, indicate if any person or entity involved is certified by the City of Austin as a minority or women-owned business enterprise (**MBE/WBE**), or if any of the entities are also **non-profit** organizations.

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

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

	Name and Contact Information	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non- profit? (Mark X if Yes)
Owner	Blackshear Neighborhood Development Corp.			
Developer	Blackshear Neighborhood Development Corp.			
Architect	Hatch + Ulland Owen			
Engineer				
Construction Lender				
Other Lenders				
Attorney	Texas Rio Grande Legal Aid (Fred Fuchs)			X
Accountant	Marshall and Associates			
General Contractor	Saldana Homes	X		
Consultant (if Applicable)	Michael Gatto, Austin Community Design and Development Center			X
Property Management Provider	Blackshear Neighborhood Development Corporation			
Other:				

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

	DATE(S)
Acquisition and/or holding	complete
Environmental and/or historic review (AHFC)	n/a
Securing and packaging project financing	Sept - Dec 2014

Construction Specifications and Cost estimates	Sept - Dec 2014
Construction Bids	January 2014
Construction Start	February 2014
Anticipated Draws (list all)	March, April, May, June, July, Aug 2014
End Construction	July 2015
Start of Rent-up	August 2015
Completion & Operation	August 2015

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

- _____ Units adaptable for persons with mobility disabilities
 _____ 1 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

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

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

DETAILED PROJECT BUDGET				
	Cost	Prior award of RHDA Funds (if any)	RHDA Funds Requested	Description or Comments
PREDEVELOPMENT				
Appraisal				
Environmental Review				
Engineering	2,350			Need structural per current code.
Survey				
Architectural	\$10,800			Drawings need update to code.
TOTAL PREDEVELOPMENT				
ACQUISITION				
Site and/or Land	\$119,504	\$100,000		
Structures				
Other (specify)				
TOTAL ACQUISITION				
HARD COSTS				
Infrastructure				
Site work	8,500			
Demolition				
Concrete	35,000			
Masonry				
Rough carpentry	27,569			
Finish carpentry	3,266			
Waterproofing & Insulation	1,800			
Roofing & Sheet Metal	3,500			
Plumbing/Hot Water	10,000			
HVAC	8,000			

Electrical	7,000			
Doors/Windows/Glass	5,300			
Lath & Plaster/ Drywall & Acoustical	9,900			
Tile work	1,800			
Soft & Hard Floor	5,800			
Paint/Decorating/Blinds/Shades	7,000			
Specialties/Special Equipment				
Cabinetry/Appliances	11,950			
Carpet				
Other (Please specify)				
Construction Contingency	11,818			8% due to steeply sloping site
TOTAL CONSTRUCTION	\$158,203		\$127,413	
SOFT & CARRYING COSTS				
Legal				
Audit/Accounting				
Title/Recording	\$1,200			
Architectural (Inspections)	\$900			
Construction Interest				
Construction Period Insurance				
Construction Period Taxes				
Relocation				
Marketing				
Davis-Bacon Monitoring				
Other: Demolition of existing bldg	\$3,960			
TOTAL PROJECT BUDGET	296,917	\$100,000	\$127,413	

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

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

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			\$19,504	Property , Title	Acquisition
Private Financing (Amplify CU)	20 years	5.25%	\$50,000	LOI	Design & Construction
Other Sources (List Below)			\$100,000		Previous AHFC Loan
Proposed RHDA Funds			\$127,413		Construction
TOTAL			\$296,917		

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment	\$13,150	\$13,150
Acquisition	\$119,504	\$119,504
Hard Costs	\$158,203	\$158,203
Soft & Carrying Costs	\$6,060	\$6,060
TOTAL	\$296,917	\$296,917

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

TABLE C: PERCENTAGE OF RHDA FUNDS	
RHDA Funds	\$227,413
Other Funds	\$69,504
Total Project Cost	\$296,917
RHDA Funds ÷ Total Project Cost=	77%

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

TABLE D: OPERATING PROFORMA			
Unit Size (BR/BA)	Number of Units	Monthly Rental Income	Annual Rental Income
3-BR/2- BA	1	\$986	\$11,832
FULL OCCUPANCY ANNUAL INCOME			
Less Vacancy Loss (Indicate % and Amount of Loss)			3% (\$355)
GROSS ANNUAL INCOME			\$11,477

Inflation Factor - Income	1%
Inflation Factor - Expense	2.25%

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Annual Income	\$11,477	\$11,592	\$11,708	\$11,825	\$11,943
EXPENSES					
Utilities	\$36	\$37	\$38	\$38	\$39
Insurance	\$600	\$614	\$627	\$641	\$656
Maintenance/Repair	\$300	\$307	\$314	\$321	\$328
Property Taxes	\$4,000	\$4,090	\$4,182	\$4,276	\$4,372

Management	\$947	\$956	\$966	\$975	\$985
Marketing	\$6	\$6	\$6	\$6	\$7
Maintenance Reserve	\$360	\$368	\$376	\$385	\$394
Other (pest control)	\$24	\$25	\$25	\$26	\$26
Other (specify)					
TOTAL EXPENSES	\$6,273	\$6,402	\$6,534	\$6,669	\$6,807
NET OPERATING INCOME (NOI)	\$5,204	\$5,190	\$5,174	\$5,156	\$5,136
Sources of Funds & Debt Service	\$4,043	\$4,043	\$4,043	\$4,043	\$4,043
TOTAL ANNUAL Debt Service (DS)	\$4,043	\$4,043	\$4,043	\$4,043	\$4,043
Cash-flow after Debt Serv (CF = NOI - DS)	\$1,161	\$1,147	\$1,131	\$1,113	\$1,093
Debt Coverage Ratio (DCR = NOI/DS)	1.29	1.28	1.28	1.28	1.27

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

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

- 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.
- c. Describe the developer's experience and qualifications in providing the services to be offered.
- d. If services are not provided by the developer of the project, include a description of the organization(s) providing the services and a memorandum of understanding or some other type of agreement that indicates the relationship between the developer and service provider.
- 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.
- f. Demonstrate financial capacity to provide support services and/or operate a supportive services program by providing the following information:
 1. Sources of Funds: Identify sources and amounts of funds that will be or are expected to 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.

ATTENTION:

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

**RHDA PROGRAM
SCORING CRITERIA**

REQUIRED INFORMATION:

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

EVALUATION CRITERIA:

Applications for proposed projects will be reviewed and scored on a competitive basis per the evaluation criteria below. Applications must receive a minimum score of **150** points out of a maximum score of **240** points. PLEASE NOTE: A score above the minimum score does not guarantee funding.

CORE VALUES POINTS

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

Score

- 1. AFFORDABLE UNITS** (maximum 25 points) 25_____
 If development has a mix of 30%, 40%, and/or 50% MFI units, add the results for the percentage of units in each income category up to the maximum of 25 points. If the percentage of units at a given MFI level is not a multiple of 10, round up to the next closest multiple of 10 to get the score for that particular MFI level

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

Score

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

25 points: Affordability period is:

_____ 99 years;

OR

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

Score

3. GEOGRAPHIC DISPERSION (maximum 25 points)

5

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

- 25 points:** Very High priority area
- 20 points:** High priority area
- 15 points:** Moderate priority area
- 10 points:** Low priority area
- 5 points:** Very Low priority area

INITIATIVES AND PRIORITIES POINTS

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

Score

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

25 points: "Housing First" model.

15 points: Project will reserve units for PSH for the following populations:

- Chronically Homeless as established in the HEARTH Act (24 CFR Part 577)
- Have been in an institution for over 90 days
- Unaccompanied youth or families with children defined as homeless under other federal statutes
- Youth "aging out" of state custody or the foster care or the juvenile probation system

10 points: Project will reserve units for PSH for populations other than those listed above.

Score

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

20

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

Score

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

10

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

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

	Score
7. PRIORITY LOCATION (10 points)	10
10 points: Project is:	
_____ located in a Vertical Mixed-Use (VMU) Corridor; or	
_____ a Planned-Unit Development (PUD); or	
_____ located within a Transit-Oriented Development (TOD) area, or	
<u> X </u> is located 0.25 miles (1,320 feet) or less from a transit stop.	
	Score

8. PRESERVATION OF AFFORDABLE UNITS (10 points)	_____
10 points: Project is the rehabilitation and preservation of existing affordable housing units, or new units are being constructed to replace existing affordable units at the same location on a one-to-one replacement basis or a greater than one-to-one replacement basis.	
	Score

9. TRANSITIONAL HOUSING (10 points)	_____
10 points: Project will be developed and operated exclusively as transitional housing.	

UNDERWRITING POINTS

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

	Score
10. DEVELOPER EXPERIENCE AND QUALIFICATIONS (maximum 15 points)	15
15 points: Developer has recent, similar, and successful completion of a development similar in size and scope with income-restricted units.	
10 points: Developer has recent, similar, and successful completion of a development smaller in size and scope with income-restricted units.	
8 points: Consultant directly involved who has successfully completed a development similar in size and scope with income-restricted units.	
5 points: Developer has recent, similar, and successful completion of a development similar in size and scope without income-restricted units	
	Score

11. SOURCES & USES OF FUNDS (maximum 10 points)	10
10 points: All sources and uses of funds are clearly indicated and sufficient evidence of funding availability and/or commitments are included.	
5 points: All sources and uses of fund are clearly indicated, but evidence of funding availability or commitments are incomplete.	

Score

12. DEBT COVERAGE RATIO (maximum 10 points)

6

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

Score

13. LEVERAGE (maximum 10 points)

0

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

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

Score

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

0

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

Score

15. PROJECT READINESS (maximum 10 points)

8

New construction

2 points each; maximum 10 points

- 2 The project meets the normal eligibility requirements under the existing program guidelines.
- 2 The property is already owned by the developer.
- 0 The project has completed all necessary design work and received site plan approval.
- 2 All environmental reviews have been completed.
- 2 The project has firm commitments from all financing sources.

Acquisition and Rehab

2 points each; maximum 10 points

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

Acquisition of Completed Units

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

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

Score

16. PROPERTY MANAGEMENT (maximum 10 points)

10

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

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

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

Score

17. SUPPORTIVE SERVICES (maximum 15 points)

10_____

15 points:

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

10 points:

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

5 points:

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

Score

18. MBE/WBE PROJECT PARTICIPATION (5 points)

5

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

TOTAL SCORE 159



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

SUSAN COMBS • COMPTROLLER • AUSTIN, TEXAS 78774

July 14, 2010

CERTIFICATE OF ACCOUNT STATUS

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Susan Combs, Comptroller of Public Accounts of the State of Texas, DO
HEREBY CERTIFY that according to the records of this office

BLACKSHEAR NEIGHBORHOOD DEVELOPMENT CORPORATION

is exempt from payment of franchise tax and consequently is in good standing
with this office.

GIVEN UNDER MY HAND AND
SEAL OF OFFICE in the City of
Austin, this 14th day of
July 2010 A.D.

A handwritten signature in cursive script that reads "Susan Combs".

Susan Combs
Texas Comptroller

Taxpayer number: 30007488775
File number: 0066286701

Form 05-303(Rev. 1-03/6)



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

JOHN SHARP • COMPTROLLER • AUSTIN, TEXAS 78774

December 11, 1997

2H17/JRAM465

BLACKSHEAR NEIGHBORHOOD DEVELOPMENT CORPORATION
2008 E 8TH ST
AUSTIN TX 78702-3432

THE STATE OF TEXAS

COUNTY OF TRAVIS

I, John Sharp, Comptroller of Public Accounts of the State of Texas, DO HEREBY
CERTIFY that according to the records of this office
BLACKSHEAR NEIGHBORHOOD DEVELOPMENT CORPORATION
is exempt from payment of franchise tax and consequently is in good standing
with this office.

GIVEN UNDER MY HAND AND
SEAL OF OFFICE in the City of
Austin, this 11th day of
December, 1997 A.D.

A handwritten signature in cursive script that reads "John Sharp".

JOHN SHARP
Comptroller of Public Accounts

Internal Revenue Service

Department of the Treasury

**P. O. Box 2508
Cincinnati, OH 45201**

Date: October 31, 2002

Person to Contact:

Michelle Jones 31-07675
Customer Service Specialist

Toll Free Telephone Number:

8:00 a.m. to 6:30 p.m. EST
877-829-5500

Fax Number:

513-263-3756

Federal Identification Number:



Blackshear Neighborhood
Development Corporation
2008 E 8th St
Austin, TX 78702-3432

After cust service

Dear Sir or Madam:

This letter is in response to your request for a copy of your organization's determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in September 1983 granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in section 509(a)(2).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its 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.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its 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.

Blackshear Neighborhood Development Corporation
1121- B Lawson Lane
Austin, Texas 78702

RESOLUTION OF THE BLACKSHEAR NEIGHBORHOOD DEVELOPMENT CORPORATION TO APPLY FOR
FUND TO DEVELOP ONE (1) RENTAL UNIT

10/17/2014

I, Rosa M Jones, in my official capacity, hereby certify; that I am an officer, namely Secretary of the Blackshear Neighborhood Development Corporation (hereafter Corporation), a Texas nonprofit corporation existing under the laws of Texas; that at a meeting of the Board of Directors of this corporation, duly convened and held on 8th day of Oct, year 2014 at which a quorum for the transaction of business was present and acting, the following resolution was duly and regularly adopted, and is still in full force and effect, and appears as follows in the minutes of the meeting:

RESOLVED: that Cory Jackson, who is the President of the corporation, is hereby authorized, and that any two other officers of the Corporation together are hereby authorized, to execute any and all instruments necessary, proper or desirable for the purpose of applying to borrow funds in an amount not to exceed one hundred and twenty-seven thousand four hundred and thirteen dollars {\$127,413.00} from the City of Austin for the purpose of constructing one (1) unit at 2112 East 8th Street affordable housing; further, that any past action in accordance herewith is hereby ratified and confirmed; and further, that any officer of this corporation is hereby authorized to certify this resolution to whom it may concern. I further certify that the foregoing resolution is not contrary to any provision in the charter or bylaws of this corporation, that Thomas Scales now is Vice President, and Marie Owens now is Treasurer, of this corporation, and that I have been duly authorized to make this certificate on behalf of the Corporation.

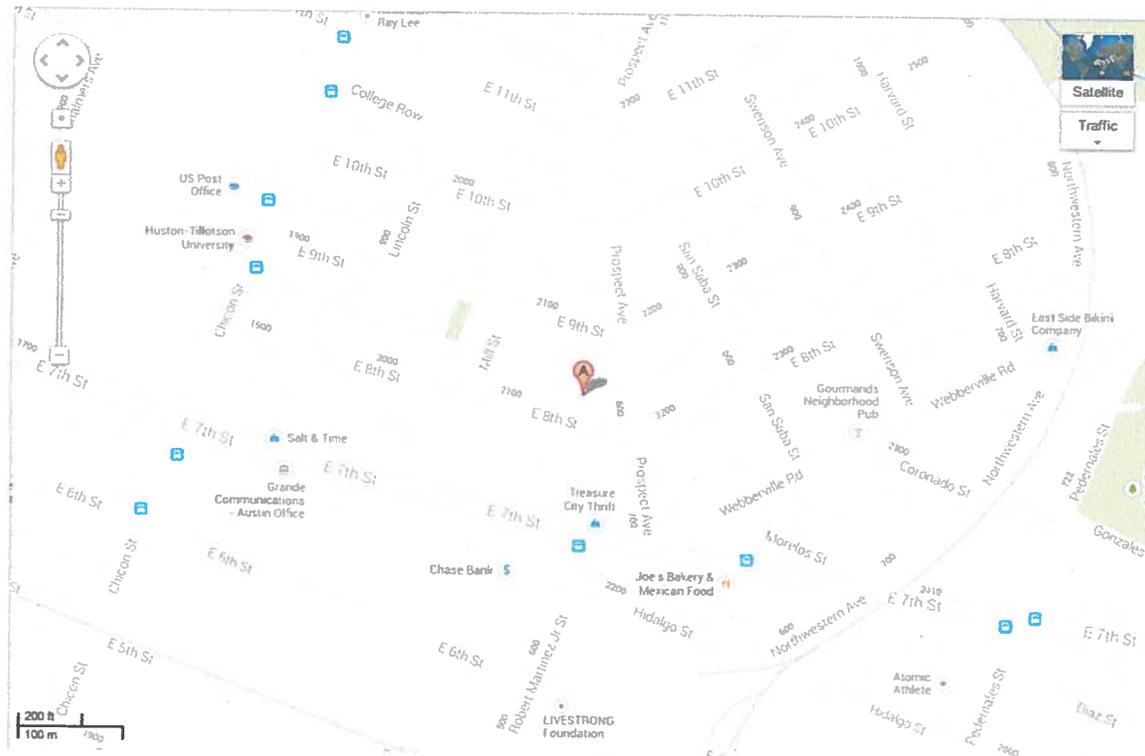
In witness whereof, I hereunto set my hand on this 20th of Oct, 2014.

Rosa M Jones, Secretary
Signature and Title of Certifying Officer

BLACKSHEAR NEIGHBORHOOD DEVELOPMENT CORPORATION

NEW CONSTRUCTION PROJECT NARRATIVE: 2112 EAST EIGHTH STREET

This 1,235 square foot new construction 3-bedroom, 2-bath home is intended to serve a low-income family at 50% of MFI or below. Supportive services will be provided by Safe Place. The structure will be one-story, wood frame construction. Currently the lot is vacant, since the previous home has been demolished. There is a Cap Metro bus stop within 0.25 miles of the property on east 7th Street near Robert Martinez (please see map below). This will not be a Section 8 project. The home will be made fully accessible to those with mobility impairments. This single-family home is designed to be compatible with the other single-family homes in the neighborhood. As indicated in the application, there is already \$19,504 in owner equity and \$100,000 in AHFC funding in this project from the property acquisition. Of the remaining funds needed to complete the project, \$50,000 will come from a new loan, and the remainder is being requested from CoA NHCD through this application.



**DEED OF TRUST
AND
SECURITY AGREEMENT AND FINANCING STATEMENT**
[Blackshear NDC]

Terms

Effective Date: January 31, 2009

Grantor: BLACKSHEAR NEIGHBORHOOD DEVELOPMENT CORPORATION, a
Texas non-profit corporation organized and operated under the
Texas Non-profit Corporation Act

Grantor's Mailing Address: 2102 E. 8th Street
Austin, Travis County, Texas 78702

Trustee: Margaret Shaw

Trustee's Mailing Address: 1000 East Eleventh Street - Suite 200
Austin, Travis County, Texas 78702

Lender: AUSTIN HOUSING FINANCE CORPORATION, a Texas public, nonprofit corporation
organized and operated under Chapter 394, Texas Local Government Code

Lender's Mailing Address: Attn: Rental Housing Development Assistance Program
1000 East Eleventh Street - Suite 200
Austin, Travis County, Texas 78702

Note:

Date: January 31, 2009
Original principal amount: US\$ 100,000.00
Borrower: Blackshear Neighborhood Development Corporation
Lender: Austin Housing Finance Corporation
Maturity date: January 30, 2108

Obligation

Date: January 31, 2009
Agreement: RHDA Affordable Housing General Obligation Bonds Loan Agreement
Loan amount: US\$ 100,00000
Borrower: Blackshear Neighborhood Development Corporation
Lender: Austin Housing Finance Corporation

Mortgaged Property (including any improvements):

Lot 12, Block 22, of Grandview Place, a subdivision of Outlot Nos. 8, 9, 10, 11 and 62, Division B, in Travis County, Texas, according to the map or plat of record in Volume 3, Page 17, of the Plat Records of Travis County, Texas.

Other Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Mortgaged Property; and taxes for 2009, which Lender assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor's Representations Concerning Grantor and Locations:

The collateral is located solely at 2112 East 8th Street, Austin, Travis County, Texas.

Grantor's chief executive office is located at 2102 E. 8th Street, Austin, Travis County, Texas.

Grantor's state of organization is Texas; Grantor's name, as shown in its organizational documents, as amended, is exactly as set forth above; and Grantor's organizational identification number is 66286701.



City of Austin

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

ZONING VERIFICATION LETTER

October 26, 2010

Party Requesting

Bob Ward-Project Director
1707 Romeria Dr.
Austin, Tx. 78757
512-452-7305

Property Owner

Blackshear Neighborhood D.C.
1121-B Lawson
Austin, Tx. 78702
512-476-2222

Address of Property

2112 E. 8th St.
Austin, Tx.,
78702

Legal Description

Lot 12, Block 22, Outlot 8 & 62, Division B
Grandview Place

Zoning Grid Number

K22

Tax Parcel Identification Number

02-0510-1012

Current Zoning

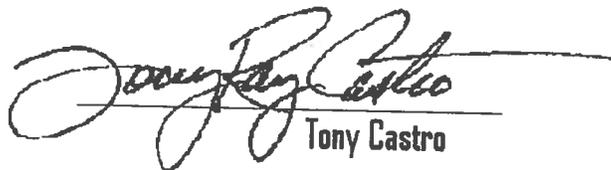
SF-3-NP: Family Residence-Neighborhood Plan

Zoning Case Number

C14-01-0148 & Ord. No.011213-42

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 02-0510-1012 (2112 E. 8th St.)

Overlays

Residential Design Standards

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

Neighborhood Plans

Central East Austin-Neighborhood Planning Area

Referenced in City of Austin Ordinance Number 011213-42

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



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

January 23, 2013 (revision to letter dated November 17, 2008)

S.M.A.R.T. Housing Certification

Blackshear Neighborhood Development Corporation- 2112 E. 8th St.

TO WHOM IT MAY CONCERN:

Blackshear Neighborhood Development Corporation (development contact: Bob Ward, 452-7305 (o), bobward@wardtopia.com) is planning to develop a 1 single-family houses at 2112 E. 8th St. The revision deleted 2017 Hamilton and reduced the unit count to 1 from 3.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because 100% of the units in this development will serve households with incomes at or below 50% of Austin's Median Family Income level, the development is eligible for a waiver of 100% of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council. Expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit
Site Plan Review

Misc. Site Plan Fee
Building Plan Review
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification
Demolition Permit Fee

Move House onto Lot
Land Status Determination
Board of Adjustment Fee
Parkland Dedication (by separate ordinance)

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

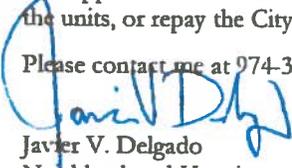
- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer: 482-5449).
- ◆ Submit plans demonstrating compliance with accessibility standards.

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

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

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

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


Javier V. Delgado
Neighborhood Housing and Community Development

Cc: Laune Shaw, Cap Metro
Maureen Meredith, PDRD
Kath Murray, Austin Energy
Chris Yanez, PARD
Danny McNabb, PDRD
Michael Simmons Smith, PDR

George Zapalac, PDRD
J.B. Meier, PDRD
Hillary Foley, PDRD
Robby McArthur, WWW
Bryan Bomer, AEGB

Deborah Fonseca, PDRD
Stephen Castleberry, PDRD
John McDonald, PDRD
Yolanda Parada, PDRD



September 17, 2014

Ms. Cynthia Mathis-Gaines
Executive Director
Blackshear Neighborhood Development Corporation
1121-B Lawson Ln.
Austin, TX 78702

Dear Ms. Mathis-Gaines,

We are pleased to express our strong interest in considering the credit accommodations described below. This letter is not intended to constitute a commitment or offer to lend on the part of Amplify Federal Credit Union, but rather to summarize for discussion purposes the credit accommodations which we are interested in considering at this time based upon representations and other information you have supplied to us.

BORROWER: Blackshear Neighborhood Development Corporation

GUARANTOR: None

LOAN AMOUNT: Maximum loan amount of \$50,000

Final loan amount will be based on:
50,000 or 50% of the "as is" appraised value of the 1132 Leona St., Travis Co., Texas appraised value of the same properties, whichever is less.

Loan to Value must remain at no more than 50% or less throughout the life of the loan.

INTEREST RATE: 5.25% fixed for 60 months, then to be adjusted during month 61 to Wall Street Journal Prime plus 2% fixed for an additional 60 months, then to be adjusted during month 121 to Wall Street Journal Prime plus 2% fixed for the remaining term.

TERM: 180 months

AMORTIZATION: Principal and interest due monthly based upon a 240 month amortization.

LOAN PURPOSE: Partially finance the construction of a Single Family Residence to be located at 2112 E. 8th Street, Austin, TX 78702 in Austin, Texas.

LOAN PAYMENT: Principal and interest payments estimated to be \$336.92 per month during months 1 through month 60. Payments to change during month sixty-one based upon the then prevailing Wall Street Journal Prime plus 2% (see Interest Rate item above). Rate will adjust during month sixty-one and remain fixed at this rate (and payment amount) until month one-hundred and twenty-one. Payments will change during month one-hundred and twenty-one based upon the then prevailing Wall Street Journal Prime plus 2% (see Interest Rate item above). Rate will adjust during month one hundred and twenty-one based upon the then prevailing Wall Street Journal Prime plus 2% (see Interest Rate item above) and remain fixed at that rate (and payment amount) for the remaining term.

SECURITY FOR LOAN: First Lien Deed of Trust on the real property located at: 1132 Leona St. aka Lot 4-C, Rosewood Village Section 11, Austin, Travis County, Texas

Assignment of 1132 Leona Rents and Leases

SETTLEMENT COSTS: See attachment

COSTS AND FEES: A 1% origination fee will be charged on the loan at closing. This amount is estimated to be \$500 based upon the loan amount of \$50,000. Whether or not a credit accommodation is approved by Amplify Federal Credit Union, or closes, applicant will be responsible for, and shall pay on demand, all expenses and costs incurred by us in connection with the credit accommodation, including fees and cost for appraisals, credit reports, preparation of extraordinary legal documentation and investigation, other out-of-pocket expenses relating to credit and collateral evaluations, environmental insurance premiums, title insurance premiums, tax service fees, recording and other documents filing fees ("Expenses").

EXPENSE DEPOSITS: \$500 to be credited toward closing costs

Applicant acknowledges that the Expenses may exceed the Expense Deposit, and agrees that Amplify Federal Credit Unions' acceptance of the Expense Deposit shall not limit applicant's obligation to the Expenses in any respect. Any portion of the Expense Deposit expended to a third party shall be non-refundable whether or not the credit accommodation is approved or declined by Amplify Federal Credit Union or withdrawn by applicant.

Please make check payable to **Amplify Federal Credit Union**.

Note:

It should be specifically understood that in accepting the Expense Deposit, Amplify Federal Credit Union is not committing itself to entering into any agreement to make this credit accommodation, and is expressly reserving the right to decline any loan based on Amplify Federal Credit Unions' findings during its evaluation of the application. We expect to engage in further discussions with you and to obtain additional information before deciding whether loan approval will be issued and what the conditions of any such approval will be. No oral commitments exist and no oral commitments can be issued. Upon receipt of the deposit and execution of this letter and the enclosed forms, Amplify Federal Credit Union will commence its credit investigation, collateral verification, environmental inquiries, and review of the proposed loan.

A signed acceptance of this letter of interest must be delivered to Amplify Federal Credit Union on or before **September 24, 2014** or this letter of interest shall automatically lapse and expire.

We appreciate your patronage and look forward to doing business with you. Should you have any questions, please do not hesitate to contact me at (512) 519-5487.

Kind regards,



Shirley P. Sheffield
Commercial Loan Officer

ACCEPTANCE OF PROPOSED TERMS:

Cynthia Mathis-Gaines Date
Executive Director
Blackshear Neighborhood Development
Corporation.

BLACKSHEAR NDC - Proforma 2112 E 8th (Amplify Credit Union Loan) October 2014

INCOME:

Rent Sch.	Units	Rent	Yr. Rent
1bd/1	0	250	-
1bd/1	0	550	-
2bd/2	0	550	-
3bd/2	1	986	11,832
3bd/2	0	0	-
3bd/2	0	0	-
4bd/2	0	0	-
Gross Rental Income			11,832
Less vacancy			3.0%
Other Income			-

Assumptions	
Yr. increase in income/rent	1.00%
Yr. increase in expenses	2.25%
Total Units	1

Financing / Terms / Debt Service	
Bank loan \$50K @5.25% w/ 20 yr amort.	
Total yearly debt service:	

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8
Gross Rental Income	11,832	11,950	12,070	12,191	12,312	12,436	12,560	12,686
Less vacancy	355	359	362	366	369	373	377	381
Other Income	-	-	-	-	-	-	-	-
EFFECTIVE GROSS INCOME (EGI)	11,477	11,592	11,708	11,825	11,943	12,062	12,183	12,305

OPERATING EXPENSES:

Utilities	36	37	38	38	39	40	41	42
Insurance	600	614	627	641	656	671	686	701
Maint. & Repairs	300	307	314	321	328	335	343	351
Property Taxes	4,000	4,090	4,182	4,276	4,372	4,471	4,571	4,674
Admin & Management Fee	947	956	966	975	985	995	1,005	1,015
Pest Control	24	25	25	26	26	27	27	28
Advertising	6	6	6	6	7	7	7	7
Replacement Reserve	360	368	376	385	394	402	411	421
Subtotal Operating Expenses	6,273	6,402	6,534	6,669	6,807	6,948	7,091	7,238
Other	-	-	-	-	-	-	-	-

TOTAL EXPENSES

NET OPERATING INCOME (NOI)

LESS DEBT SERVICE:

Amplify loan \$50K @ 5.25% amortized for 20 years

TOTAL DEBT SERVICE (DS)

CASH FLOW (CF)

DCR (NOI / DS)

ROI (CF/EQ)

	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043
	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043
	1,161	1,147	1,131	1,113	1,093	1,072	1,049	1,023
	1.29	1.28	1.28	1.28	1.27	1.27	1.26	1.25
	6%	6%	6%	6%	6%	5%	5%	5%

SOURCES:

RHDA app	\$ 127,413	Pre-devel.	\$ 13,150
RHDA forgiven loan	\$ 100,000	Land	\$ 119,504
Other	\$ 50,000	Construction	\$ 158,203
Equity	\$ 19,504	Soft costs	\$ 6,060
Total	\$ 296,917	Total	\$ 296,917

Long-Term Projections

Affordability Period:	99
Avg. yearly Debt Coverage Ratio for 20-year Period:	1.23
Avg. yearly Return on Investment for 20-year Period:	5.5%

CERTIFICA

Date

1235 sf

115

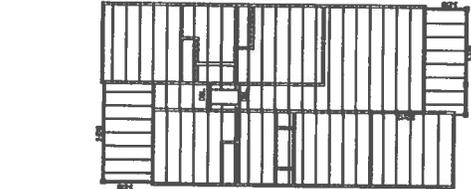
142025

\$ 4,043
\$ 4,043

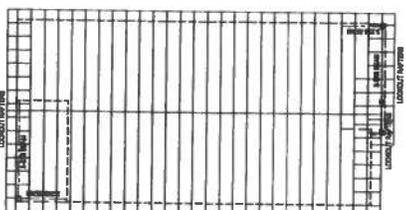
	YR 9	YR 10	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
	12,812	12,940	13,070	13,201	13,333	13,466	13,601	13,737	13,874	14,013	14,153	14,294
	384	388	392	396	400	404	408	412	416	420	425	429
	-	-	-	-	-	-	-	-	-	-	-	-
	12,428	12,552	12,678	12,805	12,933	13,062	13,193	13,324	13,458	13,592	13,728	13,866
	43	44	45	46	47	48	49	50	51	53	54	55
	717	733	750	766	784	801	819	838	857	876	896	916
	358	367	375	383	392	401	410	419	428	438	448	458
	4,779	4,887	4,997	5,109	5,224	5,342	5,462	5,585	5,710	5,839	5,970	6,105
	1,025	1,035	1,046	1,056	1,067	1,077	1,088	1,099	1,110	1,121	1,132	1,144
	29	29	30	31	31	32	33	34	34	35	36	37
	7	7	7	8	8	8	8	8	9	9	9	9
	430	440	450	460	470	481	492	503	514	526	537	549
	7,389	7,542	7,699	7,859	8,023	8,190	8,361	8,535	8,713	8,896	9,082	9,272
	-	-	-	-	-	-	-	-	-	-	-	-
	7,389	7,542	7,699	7,859	8,023	8,190	8,361	8,535	8,713	8,896	9,082	9,272
	5,039	5,010	4,979	4,946	4,910	4,872	4,832	4,789	4,744	4,697	4,646	4,594
	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043
	-	-	-	-	-	-	-	-	-	-	-	-
	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043
	996	967	936	903	867	829	789	746	701	654	603	551
	1.25	1.24	1.23	1.22	1.21	1.21	1.20	1.18	1.17	1.16	1.15	1.14
	5%	5%	5%	5%	4%	4%	4%	4%	4%	3%	3%	3%

years

ATION



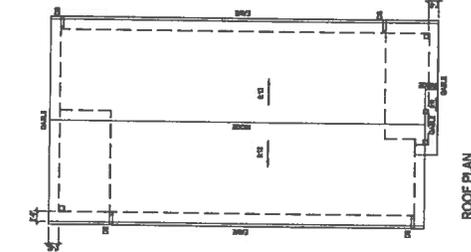
CEILING FRAMING PLAN
SCALE: 1/8"=1'-0"



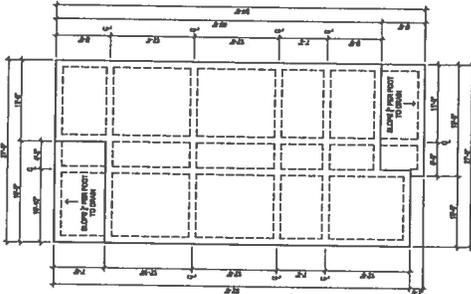
ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

CEILING FRAMING NOTES:
- RAFTERS: 2x12 @ 16" O.C.
- JOISTS: 2x10 @ 16" O.C.
- BEAMS: 4x12 @ 16" O.C.
- ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- SEE PLAN FOR ALL DIMENSIONS AND CONNECTIONS.

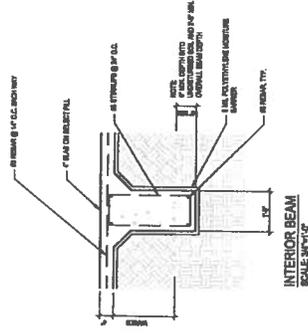
ROOF FRAMING NOTES:
- RAFTERS: 2x12 @ 16" O.C.
- RIDGE BEAM: 4x12 @ 16" O.C.
- ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- SEE PLAN FOR ALL DIMENSIONS AND CONNECTIONS.



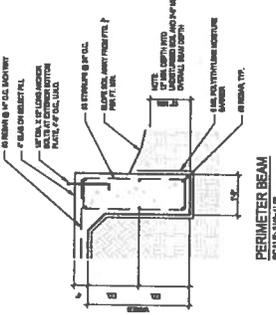
FOUNDATION PLAN
SCALE: 1/8"=1'-0"



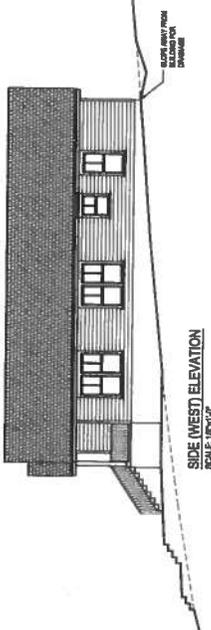
FLOOR PLAN
SCALE: 1/8"=1'-0"



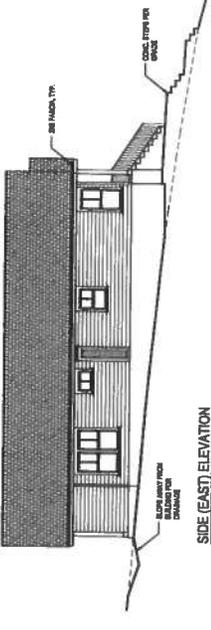
INTERIOR BEAM
SCALE: 1/8"=1'-0"



PERIMETER BEAM
SCALE: 1/8"=1'-0"



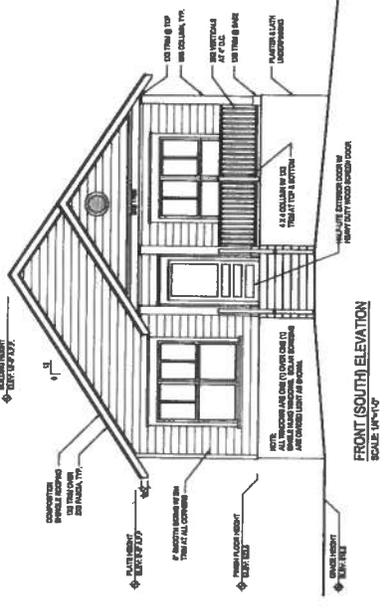
SIDE (WEST) ELEVATION
SCALE: 1/8"=1'-0"



SIDE (EAST) ELEVATION
SCALE: 1/8"=1'-0"



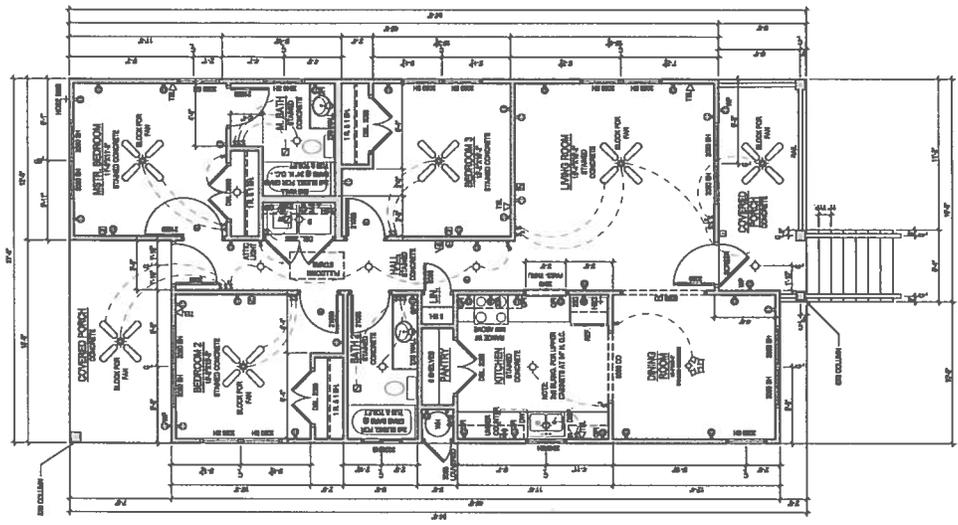
BACK (NORTH) ELEVATION
SCALE: 1/8"=1'-0"



FRONT (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"

NOTES: ALL DIMENSIONS UNLESS OTHERWISE NOTED.

GENERAL NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO THE FACE OF WALL.
 2. DIMENSIONS ARE TO THE FACE OF FOUNDATION AND TO THE FACE OF ROOFING, TYP.



FLOOR PLAN
 SCALE: 1/4" = 1'-0"

BUILDING COVERAGE

DESCRIPTION	AREA (SQ. FT.)
1. All Footprint Area	1,235.00
2. All Porch Area	100.00
3. All Deck Area	100.00
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IMPERVIOUS COVERAGE

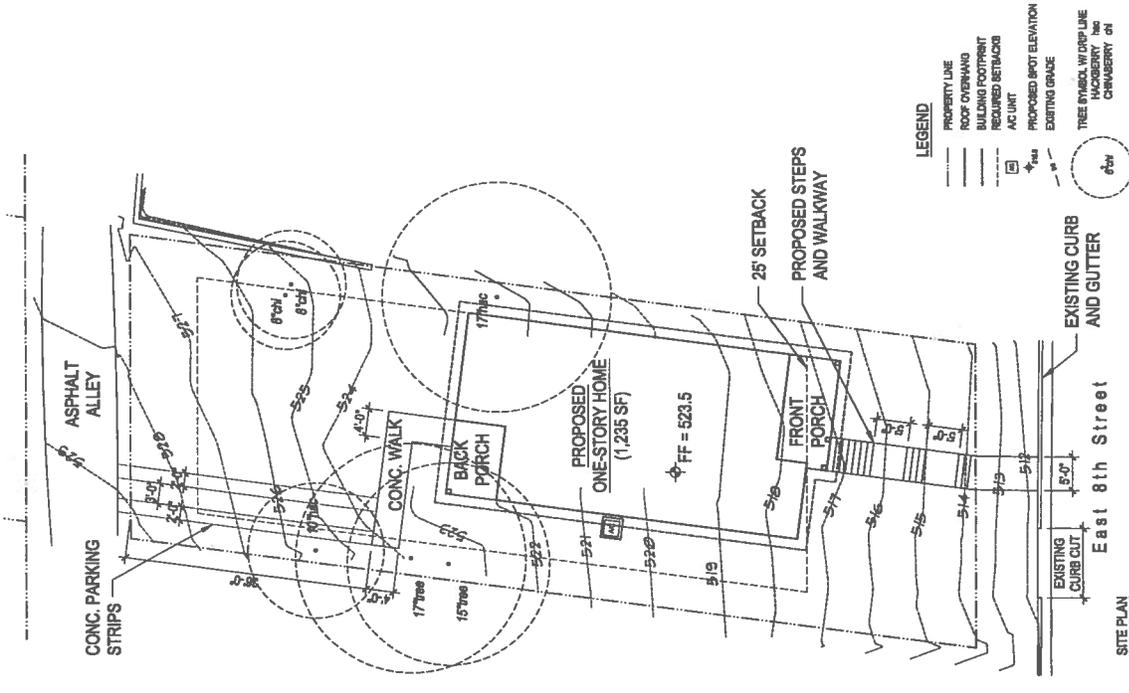
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GROSS FLOOR AREA AND FLOOR AREA RATIO

DESCRIPTION	AREA (SQ. FT.)	FLOOR AREA RATIO
1. All Footprint Area	1,235.00	0.15
2. All Porch Area	100.00	0.01
3. All Deck Area	100.00	0.01
4. All Stair Area	100.00	0.01
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LEGAL DESCRIPTION:

LOT 12, BLOCK 22, GRANDVIEW PLACE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 3, PAGE 17, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



SITE PLAN
 SCALE: 1/4" = 1'-0"

LEGEND

- PROPERTY LINE
- ROOF OVERHANG
- BUILDING FOOTPRINT
- REQUIRED SETBACK
- ARC UNIT
- PROPOSED SPOT ELEVATION
- EXISTING GRADE
- TREE SYMBOL WITH DEPTH LINE
- CHAMBERLY CH

City of Austin Good Neighbor Checklist

The Neighborhood Housing and Community Development Office (NHCD) offers a Good Neighbor Policy to standardize process and identify expectations for all projects funded through the City of Austin's Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) programs. Applicants of these programs are required to prepare and begin implementing a community engagement plan, including neighborhood notification activities. The community engagement plan is required whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful community engagement plan leads to open, ongoing two-way communication between developers and neighbors. This requires good-faith efforts and cooperation by developers, City officials and residents. A positive, open dialogue between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of resolving differences.

The following checklist of items is required of all applicants for funding:

(1) Preliminary Research

- Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

- Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer.

(3) Pre-Application Engagement

- Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)*
- Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

(4) Application requirements

- Provide communications plan
- Provide documentation showing the content of the notice, and proof of delivery
- Provide signed copy of this checklist.

I have reviewed and completed all of the above checklist items required by the City of Austin's Good Neighbor Guidelines.

Gan 2/13
Signed

Cynthia Mathis Gaines
printed name

March 2013
date

Blackshear Neighborhood Development Corporation
1121-B Lawson Lane
Austin, Teas 78702

February 2013

David Thomas
President
Blackshear -Prospect Hill Neighborhood Association
Carver Library
Austin, Texas 78702

Re: Pre-Application Engagement

Dear: Blackshear -Prospect Hill Neighborhood Association

Blackshear Neighborhood Development Corporation has been building affordable homes in East Austin for over 30 years. I am writing to request the support of the Blackshear -Prospect Hill Neighborhood Association for the next affordable home to be built at 2112 E. 8th Street.

I understand that some in our community have voiced concern over the possibility of building homes that are not designed for the community.

However, the home will be approximately 1,250 square feet and has been designed to blend with the surrounding properties, it will be a 3 bedroom and 2 bath single family home.

The design has been completed by Tom Hatch of HU+O Architects, and this project will participate in the City of Austin S.M.A.R.T. Housing Program, which also requires participation in the Austin Energy Green Building Program. This home will be under a 99 year covenant restricting its lease to a family making no more than 50% of the area median family income.

I urge you to move forward on the decision to keep building Affordable Housing in East Austin.

I am looking forward to your response.

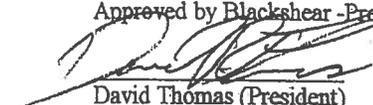
Sincerely,

Cynthia Mathis-Gaines
Property Manager and Servicing Agent

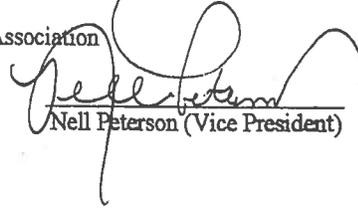
Blackshear Board Members'

Cory Jackson President	Thomas Scales Vice President	RosaMary Jones Secretary	Marie Owens Treasury	Barbara Alexandra Board Member	Mary Wooley Board Member
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Approved by Blackshear -Prospect Hill Neighborhood Association


David Thomas (President)

2/28/13
Date


Nell Peterson (Vice President)

02/28/2013
Date

Blackshear Neighborhood Development Corporation

Policy For Soliciting Public Input Effective March 2013

Purpose: To provide a formal process for low-income program beneficiaries to advise the organization in all decisions regarding the design, siting, development, management and sales of affordable housing.

1. One or more public hearing will be held by the Blackshear Neighborhood Development Corporation, as the organization determines to be appropriate, to inform the community of new projects being developed by the organization. The hearing will be used as a forum to educate the community and provide a vehicle for the community to influence the project.
 - A. The hearing will be advertised by flyers, or newsletters, and /or local newspaper(s).
 - B. The hearing will be open to the public and will be held at a time and place convenient for a major segment of the population.
2. Public hearing will be held annually thereafter to enable the organization to gather the input necessary to evaluate management's effectiveness and to address program improvements.
 - A. Public hearing will be advertised in local newspapers and /or newsletters or flyers to neighborhood residents at least four days before the hearing.
 - B. Public hearing will be open to the public and will be held at a time and place convenient for a major segment of the population.
3. Public hearing for the Blackshear Neighborhood Development Corporation will be held to accomplish both goals stated in one (1) and two (2).



Authorizing Signature
Blackshear Board President

3/14/13
Date



SafePlace
Ending Sexual & Domestic Violence

2014 Board of Directors

Laura Bosworth, Chair
Cindy Brouillette, Past Chair
Michael Simons, Chair-Elect

Noël Busch-Armendariz
Gerardo Castillo
Marylu de Hoyos
Lori Freedman
Janet Heher
Felicia Hester
Bob May
Dana Nelson
Kelly Rodgers
Tom Stevenson
Rachael Wyatt

Lifetime Trustees

JoLynn Free
Luci Baines Johnson
Gregory A. Koznetsky
MariBen Ramsey
Donna Stockton-Hicks

Executive Director

Julia Spann

July 9, 2014

Cynthia Mathis-Gaines, Executive Director
Blackshear Neighborhood Development Corporation
1121 B Lawson Lane
Austin, TX 78702
blackshear-n-d@att.net

Dear Ms. Mathis-Gaines,

SafePlace is writing this letter of support regarding the proposed project at 2112 East 8th Street in Austin, Texas, for which Blackshear Neighborhood Development Corporation (Blackshear) is submitting an application to the Rental Housing Development Assistance program of the City of Austin's Housing Finance Corporation.

For 40 years, SafePlace has been the primary nonprofit provider of numerous services for women, children and men in Austin/Travis County who have been hurt by sexual and domestic violence. These services include: case management; a 24-hour Hotline; 105-bed emergency shelter; up to 51 transitional housing apartments; therapeutic counseling; an on-site child care center, K-12 charter school and other services for youth; and abuse prevention programs, among many other services. Our clients include low-income and homeless families, persons of color, and individuals with disabilities, among other underserved persons. For over 20 years, SafePlace has given and received referrals of community members to/from Blackshear.

Based on our conversations, this letter will serve in part to outline the services that SafePlace will provide for the proposed project, if Blackshear's abovementioned application to the City of Austin is awarded. SafePlace will provide supportive services (case management) for a family referred by our agency who moves into the unit available in the project, and who has experienced sexual and/or domestic violence. Our agency will provide these supportive services for up to 12 months after a family moves into the project, with the possibility of extending those services if a new incident of domestic/sexual violence occurs.

In a 12-month period, SafePlace anticipates serving one family who is living in the project. We will provide case management services once or twice a month, depending on the needs of the family. The provision of case management will include, but is not limited to, referrals to various resources needed by and appropriate for the family. Toward the end of the time period in which we are serving a family, SafePlace staff will work in conjunction with the client and Blackshear staff to identify other support services/case management for the family.

a project of



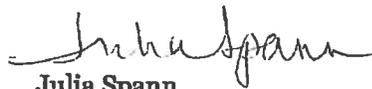
Phone: 512.452.7400 (Austin, TX) / 512.452.7400 (Dallas, TX)
24-hour Hotline: 512.452.7400 (Austin, TX) / 512.452.7400 (Dallas, TX)
For Daily/Weekly/Community/Intensive/Relay/MS
Fax: 512.452.7400 / www.safeplace.org

SafePlace will provide these aforementioned supportive services for no charge to one family per year for the project. We estimate that this equates to \$2,360 per year, which is approximately 1/20th of a SafePlace case manager's salary and benefits, plus overhead-related costs. If the number of families to be served per year increases, SafePlace will discuss and renegotiate with Blackshear regarding payment for our agency's provision of supportive services for the project.

SafePlace staff who will provide supportive services will have at least two years' experience in providing case management and/or related supportive services. These staff will be supervised by Claudia Thompson, SafePlace's Survivor Advocacy Manager. Ms. Thompson has over 11 years of experience in providing case management and supportive services to abuse survivors, and eight years of supervisory experience of staff and volunteers. Her résumé is included as an attachment to this letter.

Thank you, and if you have any questions, please contact Melinda Cantu, Senior Director of Residential Services, at 512-356-1614 or mcantu@safeplace.org; or Coni Stogner, Senior Director of Community Services, at 512-356-1515 or cstogner@safeplace.org.

Sincerely,



Julia Spann
Executive Director

Enclosure: Résumé of Claudia Thompson, SafePlace's Survivor Advocacy Manager