

**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: CCDC Alley Flat

Project Address: 1817 West 10th - Unit B Zip Code: 78703

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

Total # units to be assisted with RHDA Funding: 1

City of Austin
NOV 06 2014
NHCD / AHFC

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

Acquisition Rehabilitation New construction Refinance Rent Buy Down

Amount of funds requested: \$100,000 Terms Requested: _____

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).

Clarksville CDC **Developer** **Consultant/Other**
Name Applicant is (please check appropriate box):

PO BOX 5975
Street Address

Austin Texas, 78763 512-323-6762
City State, Zip Telephone

Rose Gabriel 512-323-6762 clarkvillecdc@gmail.com
Contact Person Contact Telephone E-mail address

[REDACTED] _____
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.

Clarksville Community Development Corp
Legal Name of Developer/Entity

Mary J. Reed
Signature of Authorized Officer

City of Austin
NOV 06 2014
NHCD / AHFC

Board President
Title

10/24/2014
Date

2. **A. Non-profit applicants/developers, attached copies of the following:**
1. A "certificate of status" issued by the Texas Secretary of State. – **Attachment A** ✓
 2. Federal IRS certification granting non-profit tax-exempt status. – **Attachment B** ✓
 3. Certified financial audit for most recent year, which include the auditor's opinion and management letters. – **Attachment C** ✓
 4. Board resolution approving the proposed project and authorizing the request for funding – **Attachment D** ✓

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.

The tenant population is families with children, including single parents, adults and children with disabilities, and individuals over 65 years of age. Income levels must be at 50% or below the MFI for the City Austin.

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

The CCDC proposes to build a single-family structure, on the same lot as an existing affordable home owned by the organization. The proposed new construction is limited by City of Austin code to 850 square feet of sustainable, air-conditioned space.

In this small space, we are still able to include a living room/dining room, kitchen, bedroom, full bath and hookups for a full-sized washer and dryer on the first floor and a second bedroom with window seat, full bath and loft on the second floor.

Flooring will be wood laminate in all areas except bathrooms where we will use porcelain tile.

The front of the structure will feature a porch large enough to serve as an outdoor seating area. A carport will be located on the south side of the house.

The home will be constructed of Hardie plank siding and will have a metal roof. It will sit on a concrete slab.

The home will exceed the City of Austin's energy efficiency standards through the use of solar panels, low E windows, insulation, radiant barrier, and window positioning. It will also feature a water catchment system. The home will have a minimum of a 3 out of 5 stars in the Austin Energy Green Builder rating.

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

N/A new construction

- c. 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).

N/A

d. Indicate whether the project will preserve existing affordable rental units.

N/A

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

See attachment E ✓

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

The proposed new structure will be Section 8 eligible as are all of the CCDC's existing properties.

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

The structure will meet the new City of Austin accessibility standards.

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

Goal #3 in the Old West Austin Neighborhood Plan, which includes Clarksville, is to "Maintain Social and Economic Diversity of Residents." The proposed structure will help achieve this goal by adding another affordable property to Clarksville's housing stock.

i. 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:

j. 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. **Attachment F**

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.

See attachment G ✓

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.

See attachment H ✓

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.

See attachment I **IN REVIEW**

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. **Rose Gabriel, CCDC Construction Manager and Independent General Contractor will manage the project. See attached bio for information about Rose's construction management experience.**

b. market analysis. **The CCDC's long waiting list of people who want to live in its housing attests to the need for more affordable housing in Clarksville/Old West Austin. Therefore, a market analysis is unnecessary.**

- c. site selection and control. **The CCDC already owns the lot where the proposed structure will be built and the lot is large enough to accommodate the proposed structure.**
- d. planning and construction. **Rose Gabriel, CCDC Construction and Property Manager has managed large and small construction projects for the CCDC, for private clients and as a partner in Bellissima Builders, LLC, a local, women-owned residential construction firm. See attached bio for information about Rose’s construction management experience.**
- e. design, architecture and engineering. **The Austin Community Design & Development Center (ACDDC) will be responsible for project architecture and design. It will also assist the CCDC with the preparation of its S.M.A.R.T. housing application and with the permitting process, and will host a meeting with Clarksville residents who live near the proposed project. ACDDC’s mission is “to improve the quality of life for all by providing sustainable design, planning and development services to low- and moderate- income individuals, families and neighborhoods.”**

The structural engineering firm STRUCTURES will be responsible for all project-related engineering and inspections. The firm has 23 years of experience engineering plans and has worked on both small residential projects and multi-million dollar commercial projects, including the East Windsor residences and the Seaholm Redevelopment project.

- f. legal and accounting. **Austin law firm Coats Rose has extensive experience with affordable housing projects, including projects funded by the City of Austin.**

Montemayor/Hill, a local accounting firm, annually audits the CCDC’s financial records. There have been no findings in past audits.

The CCDC will hire an outside bookkeeper to manage all RHDA funds.

- g. federal funding rules and **The CCDC has NOT been the recipient of federal funding in more than 20 years. Coats Rose will advise the CCDC on compliance issues related to federal funding regulations.**
- h. other funding source rules (e.g. Low Income Housing Tax Credits).
N/A

	Name and Contact Information	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non- profit? (Mark X if Yes)
Owner	CCDC, PO BOX 5975 Austin, Texas 78763			X
Developer	CCDC, PO BOX 5975 Austin, Texas 78763			X
Architect	ACDDC, Rich MacMath, Architect 512-220-4254			X
Engineer	Structures Engineering, Dante Angelini, 512-499-0990, dante@structurestx.com			
Construction Lender	HomeBase, Kelly Weiss, 512-410-6616			x
Attorney	Coats Rose, Scott Marks. 512.684.3843, SMarks@coatsrose.com			
Accountant	Montemayor/Hill, Pamela Hill. 512.442.0380 ext. 302	X		
General Contractor	To be determined			
Construction Lender	Austin Housing Finance Corporation			x
Property Management	Rose Gabriel. 512-323-6762, clarkvillecdc@gmail.com		X	

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)	January 2015
Securing and packaging project financing	January 2015
Construction Specifications and Cost estimates	February 2015
Construction Bids	February 2015
Construction Start	April 2015
Anticipated Draws (list all)	April 2015, June 2015, August 2015, November 2015
End Construction	August 2015
Start of Rent-up	September 2015
Completion & Operation	September 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
 _____ 1 _____ Units accessible for persons with sight and hearing disabilities

11. **Developer Capacity.** Provide narrative information on recent, similar, and successful experience in affordable housing development. Include experience using multiple fund sources, managing affordable rental developments, and previous working history with the Austin Housing Finance Corporation. **The CCDC was established as a neighborhood-based affordable housing organization in 1977. It owns and manages single-family homes and duplexes in the Old West Austin neighborhood of Clarksville. It is one of the only such organizations in the nation providing affordable housing in an affluent neighborhood. All policies regarding the program are established by a neighborhood-elected board of directors, which employs a part time property manager.**

The CCDC currently owns and manages 3 single family homes and 6 duplexes and provides housing to 15 families. It experiences extremely low tenant turn over and has a long waiting list of low-income families who would like to move into its properties.

In 2011, the CCCDC undertook the total renovation of two historically-contributing, single-family homes that had been uninhabitable using \$150,000 in affordable housing funds donated to it by the Old West Austin Neighborhood Association (OWANA) and administered by HomeBase (an affiliate of Austin Habitat for Humanity). Among other things, the houses got new foundations, new roofs, new kitchens and baths, new flooring, new windows and doors, insulation and upgrades to their electric and plumbing systems. In addition, a second bedroom, half bath, laundry area and deck were added to one of the homes. Work on both properties was completed on time and under budget in June 2012.

Over the past five years, the CCDC also made major improvements to all of its other properties. The CCDC financed these improvements through prudent cash flow management, neighborhood fundraisers and donations. The improvements included foundation repairs, roof replacements, bathroom and kitchen remodels, erosion control initiatives, such as gutters and French drains, and improvements that enhanced the energy efficiency of all units.

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				
Engineering	\$2,500			
Survey	\$1000			
Architectural	\$2,500			
TOTAL PREDEVELOPMENT	\$6,000			
ACQUISITION				
Site and/or Land	\$300,000			Owner Equity
Structures				
Other (specify)				
TOTAL ACQUISITION	\$300,000			Owner Equity
HARD COSTS				
Infrastructure	\$2,000			Water/wastewater/electrical
Site work	\$2,000			
Concrete	\$10,000			Foundation, walkway
Rough carpentry	\$20,000		\$20,000	Labor and materials
Finish carpentry	\$7,000		\$8,000	Labor and materials
Waterproofing & Insulation	\$2,000			Labor and materials
Roofing & Sheet Metal	\$7,000		\$7,000	Labor and materials
Plumbing/Hot Water	\$8,000		\$8,000	Labor and materials
HVAC	\$8,000		\$8,000	Labor and materials
Electrical	\$8,000		\$8,000	Labor and materials
Doors/Windows/Glass	\$5,000		\$5,000	
Lath & Plaster/ Drywall	\$6,000		\$6,000	Labor and materials
Tile work	\$2,000		\$2,000	Labor and materials
Soft & Hard Floor	\$5,000		\$5,000	Labor and materials
Paint/Decorating/Blinds/Shades	\$7,000		\$7,000	Labor and materials
Cabinetry/Appliances	\$8,000		\$9,000	Labor and materials
Other (Please specify) GC fee	\$18,000		\$12,000	
Construction Contingency	\$5,000		\$5,000	
TOTAL CONSTRUCTION	\$130,000		\$100,000	
SOFT & CARRYING COSTS				
Legal	\$7,500			
Audit/Accounting	\$500			
Title/Recording	\$2,500			
Architectural (Inspections)	\$500			
5% Contingency/Developer Fee	\$6,500			
TOTAL SOFT & CARRYING	\$12,500			
TOTAL PROJECT BUDGET	\$453,500			

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			\$300,000	Deed	Acquisition/Land
Private Financing (List Lenders)	30 years	1.5%	\$53,500		Construction, Soft Costs
Other Sources (List Below)					
Proposed RHDA Funds			\$100,000		Construction
TOTAL			\$453,500		

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment	\$6,000	\$6,000
Acquisition	\$300,000	\$150,000
Hard Costs	\$130,000	\$130,000
Soft & Carrying Costs	\$17,500	\$17,500
TOTAL	\$453,500	\$298,500

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

TABLE C: PERCENTAGE OF RHDA FUNDS	
RHDA Funds	\$100,000
Other Funds	\$353,500
Total Project Cost	\$453,500
RHDA Funds ÷ Total Project Cost =	22%

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.

***SEE ATTACHED 20-Year Proforma - Attachment J**

TABLE D: OPERATING PROFORMA			
Unit Size (BR/BA)	Number of Units	Monthly Rental Income	Annual Rental Income
FULL OCCUPANCY ANNUAL INCOME			
Less Vacancy Loss (Indicate % and Amount of Loss)			
GROSS ANNUAL INCOME			

Inflation Factor - Income		
Inflation Factor - Expense		

	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 Serv (CF = NOI - DS)					
Debt Coverage Ratio (DCR = NOI/DS)					

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:

 X 99 years;

OR

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

Score

3. GEOGRAPHIC DISPERSION (maximum 25 points) 25

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) 0

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 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
- x _____ is located 0.25 miles (1,320 feet) or less from a transit stop.

Score

8. PRESERVATION OF AFFORDABLE UNITS (10 points)

0 _____

10 points: Project is the rehabilitation and preservation of existing affordable housing units, or new units are being constructed to replace existing affordable units at the same location on a one-to-one replacement basis or a greater than one-to-one replacement basis.

Score

9. TRANSITIONAL HOUSING (10 points)

0 _____

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

UNDERWRITING POINTS

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

Score

10. DEVELOPER EXPERIENCE AND QUALIFICATIONS (maximum 15 points)

15 _____

15 points: Developer has recent, similar, and successful completion of a development similar in size and scope with income-restricted units.

10 points: Developer has recent, similar, and successful completion of a development **smaller** in size and scope with income-restricted units.

8 points: Consultant directly involved who has successfully completed a development similar in size and scope with income-restricted units.

5 points: Developer has recent, similar, and successful completion of a development similar in size and scope **without** income-restricted units

Score

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

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)

10 _____

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)

10 _____

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)

6 _____

New construction

2 points each; maximum 10 points

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

Acquisition and Rehab

2 points each; maximum 10 points

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

Acquisition of Completed Units

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

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

Score

16. PROPERTY MANAGEMENT (maximum 10 points)

10 _____

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

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

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

Score

17. SUPPORTIVE SERVICES (maximum 15 points)

0 _____

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)

0 _____

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

TOTAL SCORE _____ ~~156~~ **166**



Franchise Tax Account Status

As of: 02/25/2014 04:41:32 PM

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

CLARKSVILLE COMMUNITY DEVELOPMENT CORPORATION	
Texas Taxpayer Number	30003755508
Mailing Address	PO BOX 5975 AUSTIN, TX 78763-5975
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	07/28/1978
Texas SOS File Number	0044323401
Registered Agent Name	MARY J REED
Registered Office Street Address	1807 W. 11TH. STREET AUSTIN, TX 78703

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

DEPARTMENT OF THE TREASURY

B

191
188
305.6

Date: **SEP 26 2003**

Employer Identification Number:

17053242726043

CLARKSVILLE COMMUNITY DEVELOPMENT CORPORATION
PO BOX 5975
AUSTIN, TX 78763-5975

Contact Person: DAVID B KOUCKY

ID# 31368

Contact Telephone Number: (377) 829-5500

Public Charity Status: 509(a)(2)

9/21/03

Dear Applicant:

Our letter dated December 1988, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity during an advance ruling period.

Based on our records and on the information you submitted, we are pleased to confirm that you are exempt under section 501(c)(3) of the Code, and you are classified as a public charity under the Code section listed in the heading of this letter.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:00 a.m. - 6:30 p.m. Eastern time.

Please keep this letter in your permanent records.

Sincerely yours,

Lois G. Berner
Director, Exempt Organizations
Rulings and Agreements

Vertical stamp
19.93
39.66
40

43
Per box
13.25
59.11
40
under
100.77
10/15
8/20/03

Letter 1050 (DO/CG)

379.50
350
729.00

May 16, 2014

To whom it may concern:

On April 15, 2014, the Board of Directors of the Clarksville Community Development Corporation authorized Rose Gabriel to move forward with the submission of a RHDA bond application to the Austin Housing Finance Corporation. On a motion made by Mary Reed and seconded by RuthAnn Brown, the board unanimously approved the submission of one application in the amount of \$100,000 for the construction of a new property on W. 10th Street.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "KK O'Brien".

Kim Kronzer O'Brien

Secretary

Clarksville Community Development Corporation

E

TaxNetUSA: Travis County

Property ID Number: 110215 Ref ID2 Number: 01110406030000

Owner's Name **CLARKSVILLE COMMUNITY DEVELOPM**

Property Details

Mailing Address DEVELOPMENT CORPORATION
PO BOX 5975
AUSTIN, TX 78763-5975

Deed Date 07102001
Deed Volume 00000
Deed Page 00000
Exemptions TOT
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1413
Block 3
Tract or Lot 1
Docket No.
Abstract Code S14783
Neighborhood Code Z7340

Location 1817 W 10 ST 78703

Legal LOT 1 BLK 3 * LESS NE TRI WASHINGTON HEIGHTS

Value Information

2009 Certified

Land Value 262,500.00
Improvement Value 13,187.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 275,687.00
10% Cap Value 0.00
Total Value 275,687.00

Data up to date as of 2010-04-01

Value By Jurisdiction

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	275,687.00	0.00	275,687.00	275,687.00
01	AUSTIN ISD	1.202000	275,687.00	0.00	275,687.00	275,687.00
02	CITY OF AUSTIN	0.420900	275,687.00	0.00	275,687.00	275,687.00
03	TRAVIS COUNTY	0.421500	275,687.00	0.00	275,687.00	275,687.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	275,687.00	0.00	275,687.00	275,687.00
68	AUSTIN COMM COLL DIST	0.094600	275,687.00	0.00	275,687.00	275,687.00

Improvement Information

Improvement ID 108304 State Category A1 Description 1 FAM DWELLING

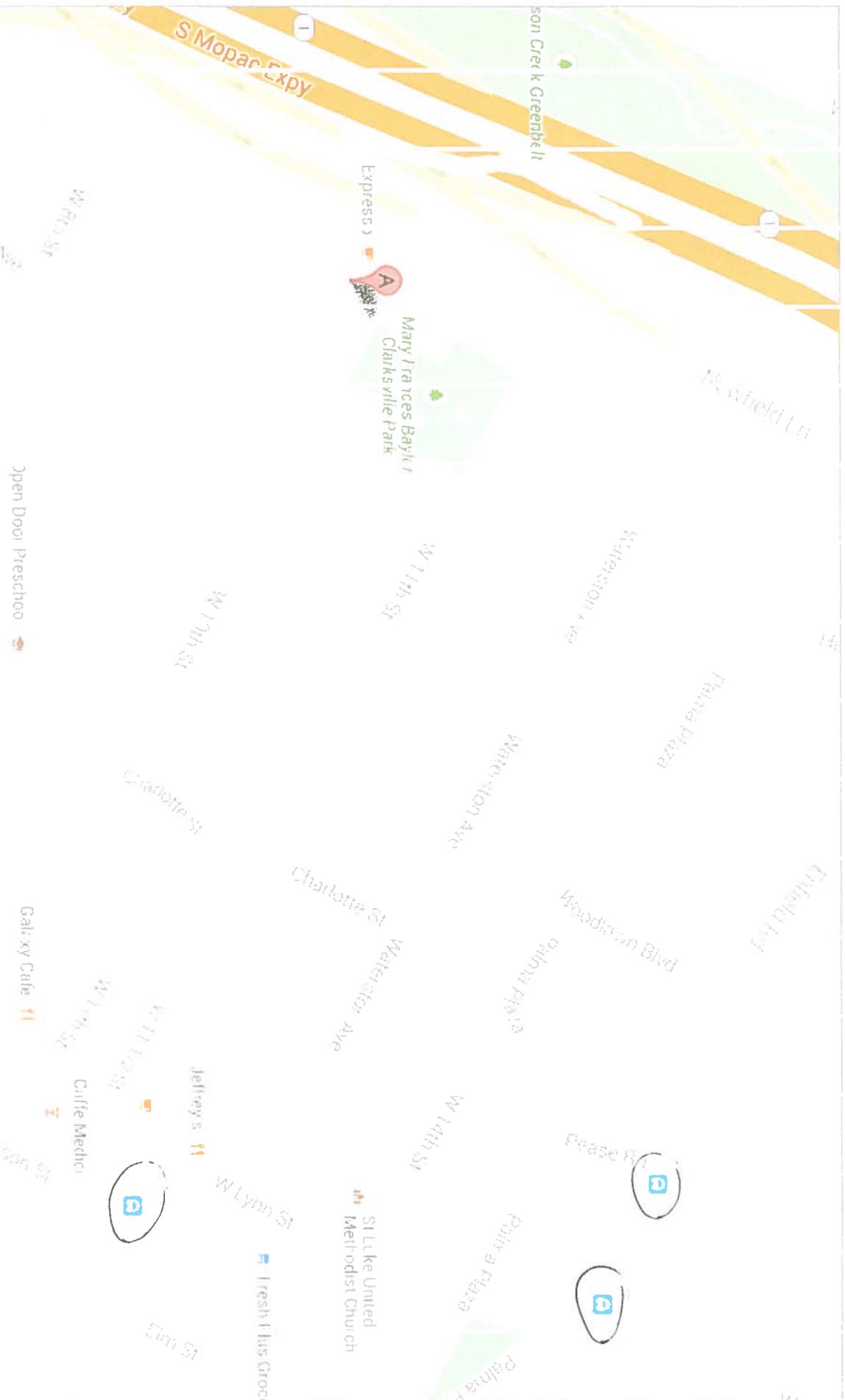
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
108304	111499	1ST	1st Floor	VVW3	1928	750
108304	401864	011	PORCH OPEN 1ST F	*3	1928	90
108304	401865	031	GARAGE DET 1ST F	VVW3	1928	150
108304	401866	251	BATHROOM	**	1928	1
108304	401867	531	OBS FENCE	CAS*	1928	1
108304	401868	631	PORCH CLOS UNFIN	*3	1928	198

Total Living Area 750



To see all the details that are visible on the screen, use the "Print" link next to the map.



G

TRV 2001117295
J pss

SPECIAL WARRANTY DEED

Date: July 10, 2001

Grantor: Kennie Sneed and Mildred Sneed

Grantor's Mailing Address (including county):

Kennie Sneed and Mildred Sneed
6005 Manor Road
Austin, Texas 78723
Travis County

Grantee: Clarksville Community Development Corporation

Grantee's Mailing Address (including county):

Clarksville Community Development Corporation
P. O. Box 5975
Austin, Texas 78763
Travis County

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk
By Deputy:

J. Narvaez

JUL 17 2001

J. NARVAEZ

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

1817 West 10th Street, Austin, Texas (the "Bedford House") and more particularly described as:
LOT 1 BLK 3 * LESS NE TRI WASHINGTON HEIGHTS as recorded in the real property records of Travis County, Texas according to CAD Account Number 01-1104-0603-0000.

Reservations From and Exceptions to Conveyance and Warranty:

None

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and

warranty, when the claim is by, through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Kinnie Sneed
KINNIE SNEED

Mildred Sneed
MILDRED SNEED

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk
By Deputy:

JUL 17 2001

[Signature]
J. NARVAEJ

This instrument was acknowledged before me on July 17, 2001, by KINNIE SNEED.

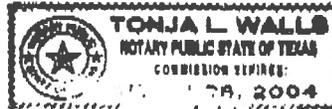
Tonja L Walls
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS



This instrument was acknowledged before me on July 17, 2001, by MILDRED SNEED.

Tonja L Walls
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

Booker T. Morris, III
Booker T Morris, III & Associates, P.C.
2626 South Loop West, Suite 270
Houston, Texas 77054

AFTER RECORDING RETURN TO:

Malcolm Greenstein
Greenstein & Kolker
1006 East Cesar Chavez Street
Austin, Texas 78702

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

07-17-2001 03:34 PM 2001117296
NARVAEZJ \$13.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk
By Deputy

JUL 17 2001

J. Narvaez

J. NARVAEZ



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

Party Requesting Verification

Name: Rose Gabriel Mailing Address: P.O. Box 5975 Austin, Tx. 78763

Tax Parcel Identification Number

Agency: TCAD Parcel ID: 110215

Zoning Classification(s)

Find definitions at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

SF-3-NP

Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

C14-02-0112

Zoning Ordinance Number(s)

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

020926-26

For Address Verification visit:
<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:
<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:
<http://austintexas.gov/department/austin-city-code-land-development-code>
<http://austintexas.gov/department/zoning>

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

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

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.