

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: Lakeline Station (formerly known as Rutledge Spur Apartments)

Project Address: 13635 Rutledge Spur Zip Code: 78717

Total # units in project/property: 128 Census Tract Number: 48491020311

Total # units to be assisted with RHDA Funding: 128

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

Acquisition Rehabilitation New construction Refinance Rent Buy-Down

Amount of funds requested: \$850,000 Terms Requested: Deferred forgivable with 40 plus yr term

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).

Foundation Communities, Inc. **Developer** **Consultant/Other**
Name Applicant is (please check appropriate box):

3036 S. 1st Street
Street Address

Austin Texas, 78704 (512) 447-2026
City State, Zip Telephone

Jennifer Hicks (512) 610-4025 jennifer.hicks@foundcom.org
Contact Person Contact Telephone E-mail address

[REDACTED] 556352268
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.

Foundation Communities, Inc. [Signature] City of Austin
Legal Name of Developer/Entity Signature of Authorized Officer SEP 16 2014

Executive Director 9-16-2014 NHCD / AHFC
Title Date

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. – **ATTACHMENT 1**
2. Federal IRS certification granting non-profit tax-exempt status. – **ATTACHMENT 2**
3. Certified financial audit for most recent year which include the auditor's opinion and management letters. - **ATTACHMENT 3**
4. Board resolution approving the proposed project and authorizing the request for funding - **ATTACHMENT 4**

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:

128 Total Number of Units in project

13 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 13 UNITS RESERVED

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.

Foundation Communities is applying for additional funding from the City of Austin in the amount of **\$850,000** for the new construction of Lakeline Station (formerly known as Rutledge Spur Apartments) – 128 units of rental housing for families located in the high opportunity Lakeline mall area. The site is in close proximity to an abundance of retail, employment, recreational amenities and excellent schools.

The \$850,000 will be the second request in City funding for the Lakeline Station project. The project was originally awarded \$2,475,000 in February 2014 as leverage for the 2014 Low Income Housing Tax Credit Application. The City's critical leverage enabled Live Oak Trails to receive an award of the highly competitive 9% credits. After the 9% credit award, the \$1,250,000 was approved by City Council on August 7, 2014 and will be utilized to acquire the site of Live Oak Trails site on September 19, 2014.

As with many of our previous awards, Foundation Communities waits until the award of tax credits is final before coming back to the City for an additional ask. The project is farther along now – with the site plan and design almost complete – and construction costs can be better estimated. The latest development budget has hard construction costs that are based on construction bids from our Homestead Oaks project in June 2014. Construction costs in Austin only seem to be rising.

This \$850,000 request brings the total AHFC funds invested in Lakeline Station to \$3,325,000 or \$26k per unit. This amount is within range of the AHFC funding committed on our Homestead project.

With this request, Foundation Communities has also increased the number of units set aside for homeless families meeting the City's definition. With our first request, we set aside 8 units. **With this second request, we will increase the amount of units set aside for homeless families meeting the City's definition to 13 units.** Currently, 10% of all of our affordable housing units located in Austin are set aside for families who meet the City's definition family homelessness as part of Foundation Communities' Children's HOME Initiative program.

Lakeline Station has made significant progress since our first application for City funding in January 2014. We secured an extremely competitive allocation of Low Income Housing Tax Credits that will bring over \$9 million in equity to the project. A Request for Proposals of tax credit equity was due back to Foundation Communities on Sept. 12th and an equity investor will be selected soon after. Foundation Communities has launched a capital campaign to help cover the fundraising gap on all three projects with some very promising donor prospects. Design is currently underway for the project with plans to submit site plan in November 2014 and building plans in January 2015.

Foundation Communities wanted to review the unique aspects of Lakeline Station that garner the City's support of additional funding:

- 1) Prime location in high opportunity area of Lakeline Mall with high-performing schools
- 2) 128 1, 2 and 3 BR apartments for families in the range of \$261 to \$899.
- 3) 60% of units (77 units) for persons with incomes below 50% Median Family Income.

- 4) 13 units for families who meet the City's definition of family homelessness and participating in FC's Children's HOME Initiative Program.
- 5) Learning Center to be built utilizing the Living Building Challenge – a global green building performance standard that is the most rigorous of its kind.
- 6) Targeted supportive services available to all residents free-of-charge including case management, benefits assistance, healthcare screening and management, budgeting and money management classes, life skills training and health and wellness activities.
- 7) Goal of achieving LEED platinum green construction.

a. Describe the tenant population, income levels, and services, if any, to be provided to or made available to residents.

The target population of Lakeline Station is families with children. 10% of the property (13 units) will be reserved for homeless families as part of FC's transitional supportive housing program – the Children's HOME Initiative program. Lakeline Station will have 13 units (10% of the property) that are accessible to persons with Mobility Impairments using Section 504 and Fair Housing Accessibility as guidelines. The property will also have 3 units (2% of the property) that are accessible for persons with hearing and/or visual disabilities.

Of the 128 units, 10% will be for residents with approximate incomes less than 30% of the Area's Median Family Income (AMFI), 50% will be for residents with approximate incomes of less than 50% of the AMFI, and 40% will be for residents with approximate incomes of less than 60% of the AMFI.

FC started the Children's HOME Initiative (CHI) in 2003 in response to the growing rates of poverty and homelessness in Austin among families with children. The CHI program helps homeless families transition to stable housing and addresses the underlying issues surrounding homelessness that many Austin area children struggle with daily. The CHI program addresses housing stability and breaks the cycle of poverty and homelessness. CHI helps formerly homeless participants create opportunities for all members of the family; develop money management skills and improve financial stability; and engage children in youth development activities and promote their emotional well-being. This eighteen month program provides a stable roof overhead, parenting and money management classes, and employment resources. While living in an attractive, well-maintained, family-oriented community is a first step, it is the year and a half of intensive case management support that empowers CHI participants to make the lasting changes in their lives that will lead to long-term stability. Working closely with a case manager, CHI families face the underlying issues that contributed to their poverty. Case managers meet weekly with families to help them evaluate their situations, establish realistic and attainable goals, and develop road maps toward self-sufficiency. Money management, job skills, employment, childcare, health insurance, debt, and long-term housing are among the issues addressed. FC currently has 103 CHI units spread out over 6 properties. Lakeline Station would add 13 more units to the program.

The menu of services that we plan to make available to residents at Lakeline Station include:

- Afterschool Program – Foundation Communities will offer both an afterschool and summer school program in the on-site Community Learning Center for children living at the Lakeline Station.
- Adult Classes including English as a Second Language, Money Management, Homebuyer Education and Computer Training will be offered on-site in the Community Learning Center.
- Off-Site services to be provided by Foundation Communities include: Financial Education, Financial Coaching, Matched Savings Accounts, College Savings and Financial Assistance, Free Tax Preparation.

The Children's HOME Initiative program typically offers the following menu of services:

- Computer training
- Intensive Case Management
- Individualized Family Support
- Crisis Management
- Financial Literacy
- Debt Management
- Children's Advocacy
- Educational Support
- Career Awareness & Enrichment
- Long-term Goal Development

- Resource Brokering

Please see Section 15(a) for a more detailed explanation of services available to residents living at Lakeline Station.

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

Lakeline Station will be a 128-unit multifamily rental community for families. The property will also contain a leasing office, clothes care center, supportive service staff offices, community learning center with classrooms and a computer lab. 10% of the units at the property will be designated as transitional supportive housing as part of the Children’s HOME Initiative – an FC program that combines reduced rent with intensive supportive services to help families achieve self-sufficiency.

The unit mix for the property is as follows:

Unit Type	# of Units	Square Footage
1 bedroom/1 bath	58	750 sq. ft.
2 bedroom/2 bath	50	975 sq. ft.
3 bedroom/3 bath	20	1,200 sq. ft.
TOTAL Rentable Square Feet		116,250 sq ft
TOTAL Common Area Square Feet		9,063 sq ft
TOTAL Square Feet		125,313

c. Occupation: Lakeline Station is new construction and therefore is not occupied.

d. VMU, TOD, PUD or .25 mile from transit stop: Lakeline Station is located in a TOD overlay. The property is located more than a .25 mile from a transit stop, but a stop is located within a 0.75 mile radius of the site. Foundation Communities plans to work with Capital Metro to get a bus stop located closer to the site to accommodate our residents as well as get an accessible route directly to the Lakeline Transit Center and Commuter Rail Stop. We are so thrilled to have the opportunity to build affordable housing in such a high opportunity area of Austin. This area has high employment of lower wage employees and virtually no affordable housing nearby. In fact, within one mile of Lakeline Station there are 940 retail jobs and 840 service jobs. Please see **ATTACHMENT 17** for this employment data. Lakeline Station will create a housing option for those employees which allows them to live steps from where they work. This proximity to employment may be viewed as one of the greenest aspects of the overall development.

e. Preservation: Lakeline Station is new construction and therefore will be adding 128 new units to Austin’s affordable housing stock.

f. Existing Structure: Lakeline Station is new construction therefore this section is not applicable.

g. Section 8: Lakeline Station will not be reserving units for Section 8 voucher holders. Instead, vouchers will be accepted at our property.

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

At a minimum, 10% of the total units (13) will be designed for persons with Mobility Impairments using Section 504 and Fair Housing Accessibility as guidelines. In addition, at a minimum, 2% of total units (3) will be made accessible for persons with hearing and visual impairments.

i. Demonstrate the Project’s compatibility with current Neighborhood Plan (if applicable). Lakeline Station is not located in an area with a current Neighborhood Plan.

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.

The total cost to construct the 128-unit Lakeline Station is \$23,450,835. The sources of funds for this project include:

City of Austin, in the total amount of \$2,475,000 in the first application and \$850,000 in this second application. The first \$2,475,000 will be used to acquire the land on September 19, 2014. The second request of \$850,000 can be used for construction hard costs; although the full \$850,000 could be used toward acquisition to pay off Foundation Communities' bridge loan that covered the gap between the initial \$2,475,000 from AHFC and the acquisition price of \$4,000,000. Since this project is serving a population that can only afford to pay a minimal amount in monthly rent, the project will only be feasible if there is no debt service to repay. We request these funds from the City to be in the form of a deferred forgivable loan with a loan term of at least 40 years.

TDHCA Low Income Housing Tax Credits (LIHTC), in the amount of approximately \$12,794,467 (\$1,254,485 annual allocation). The 9% tax credits can be put toward any development cost for the project. Lakeline Station received an award of 9% LIHTCs on July 31, 2014. We will finalize our equity investor by October 1, 2014.

Federal Home Loan Bank grant in the amount of \$750,000. Foundation Communities will apply in March 2015. Foundation Communities has received 11 previous FHLB grants and feel chances are very strong for an award for Live Oak Trails. If a project is not successful the first round, you may resubmit the following year which will still be in the acceptable application threshold for Lakeline Station.

Permanent Loan in the amount of \$4,657,040. We have not finalized a lender, but will forward a commitment letter upon final decision. Foundation Communities has excellent relationships with several lenders that allow for competitive rates and pricing. We currently have private mortgages with Bank of America, Wells Fargo, Compass BBVA and Greater Texas Federal Credit Union. While we have great relationships with these and many other conventional lenders, we have a fiduciary duty to bid out our finance opportunities, and we've always found this to end up with the best rate and terms.

Owner Equity in the amount of \$903,251. Foundation Communities will commit \$903,251 of its own funding to Lakeline Station as a placeholder for private fundraising that will be pursued during the development of the project. We plan to reach out to private foundations and corporations to fund this amount and have a stellar track record of filling the gap on each project we complete.

Deferred Developer Fee in the amount of \$1,021,076, which can be paid back by property cash flow within 15 years (as required by tax credit investor.)

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.**

Please see **ATTACHMENT 6** for a map of the property location and distance to nearest Capital Metro Transit Stop.

5. Site Control and Demonstration of Value

Foundation Communities, Inc. will acquire Lakeline Station on September 19, 2014. Please see **ATTACHMENT 7: Purchase Contract** and **ATTACHMENT 8: Current Tax Documentation**.

6. Zoning

Please find attached **ATTACHMENT 9: Zoning** for the zoning ordinance that was approved by Austin City Council on August 7, 2014 changing the zoning to MF-4-CO to allow for the development.

7. S.M.A.R.T. Housing™. Please see **ATTACHMENT 10** for SMART Housing certification letter.

- 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.

NOTE: The development team for Lakeline Station has not, yet, been completely assembled. Foundation Communities always promotes the inclusion of MBE/WBE businesses as part of our development team.

	Name and Contact Information	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non- profit? (Mark X if Yes)
Owner	FC Rutledge Housing, LP, 3036 S. 1 st Street, Austin, TX 78704			
Developer	Foundation Communities, Inc., 3036 S. 1 st Street, Austin, TX 78704			
Architect	Hatch, ulland & owen architects, 1010 East 11 th Street, Austin, TX 78702			
Engineer	Civiltude, 1701 Directors Blvd., #400, Austin, TX 78744	X		
Construction Lender	TBD by October 1, 2014			
Other Lenders	TBD by October 1, 2014			
Attorney	Rick Hightower, 5901 Old Fredericksburg Road A-103 Austin, Texas 78749			
Accountant	Ann Clift, CFO, Foundation Communities, Inc., 3036 S. 1 st Street, Austin, TX 78704			
General Contractor	Bailey Elliott Construction, 8320 Bee Caves Road, Suite 200, Austin, TX 78746			
Consultant (if Applicable)	N/A			
Property Management Provider	Foundation Communities, Inc., 3036 S. 1 st Street, Austin, TX 78704			X
Supportive Service Provider	Foundation Communities, Inc., 3036 S. 1 st Street, Austin, TX 78704			X

Foundation Communities has 20 years of experience contracting for and overseeing the construction and rehabilitation of affordable housing. As the owner and manager of 14 affordable housing properties (1,982 units) in Austin and 3 affordable housing properties (691 units) in North Texas, Foundation Communities has built a strong development team and has worked together on many projects. Three of our existing communities were new construction projects financed with tax credits with two additional communities (275 units) currently in design and construction. Fourteen of our communities were purchased as existing properties and greatly improved with renovations, green spaces and playscapes, learning centers, landscaping, signage, lighting and green building features (solar panels and rain water harvesting). Four properties are single room occupancy permanent supportive housing, two properties are duplexes and the remaining 11 properties are multifamily properties.

Housing Development Team - Our Housing Development Team consists of the following FC staff (Please see **ATTACHMENT 11** for resumes):

Walter Moreau is FC's Executive Director. During his 20-year career, Moreau has secured subsidy financing of more than \$100 million to create more than 2,400 units of service-enriched, nonprofit-owned affordable housing. Moreau was recognized as a 2007 James A. Johnson Community Fellow by the Fannie Mae Foundation. He was also awarded the 2005 Social Entrepreneur of the Year Award and the 2004 Texas Houser Award. He holds a Master's degree from UT's LBJ School of Public Affairs. He has been with Foundation Communities for 19 years.

Sunshine Mathon, Design and Development Director, assists in the programming, design and construction management of all development projects. He has a focus on green building and sustainability issues, such as energy and water conservation, use of recycled content materials and indoor environmental quality. Sunshine is the project manager for Capital Studios (under construction), Homestead Apartments (in bidding) and the recently completed Arbor Terrace and M Station. Sunshine coordinates the RFQ and bid process for architect, engineer and general contractor and is the direct link between the third party design and construction professionals and FC's Development team. FC has had the privilege of working with a number of quality general contractors and invites those firms to bid on all projects developed by Foundation Communities (in addition, to other firms that might be interested.)

Vicki McDonald, Asset Manager, oversees the income and assets of the FC portfolio. She has over 30 years of experience in owning and managing multifamily, office and retail developments. For 25 years, she owned and operated Vista Properties, a real estate firm specializing in the management, leasing and brokerage of income producing assets. Vicki is the link between the development team and property management as well as filling in on project management as the pipeline demands.

Jennifer Hicks, Director of Housing Finance, pursues new development opportunities and identifies and packages subsidy and conventional financing for multi-family housing. Packaging includes running project proformas, applying for the funding, bidding out equity/mortgages, coordinating closings, and ensuring compliance with construction-related funding provisions. Jennifer also coordinates due diligence reports such as the Phase I ESA, appraisal, market studies, property condition reports, and surveys. Over the past 10 years, Jennifer has secured grants and loans from public and private sources totaling \$120 million for the acquisition and rehabilitation of eight communities (1,128 units) and two learning centers.

John Guttman, Real Estate Project Manager, underwrites all new development proposals and manages initial site analysis and due diligence. John also assists the Director of Housing Finance with all phases of each capital funding stack including preparation of funding applications (including LIHTC applications), solicitation of mortgage and equity financing and coordination of financing closings. John has extensive experience in financial modeling and site investigation.

Aubrie Christensen, Development Project Manager, assists the Design and Development Director with the programming, design and construction management of development projects. Aubrie joined Foundation Communities in summer 2014 in order to add development capacity. Aubrie is a graduate of the University of Texas School of Architecture and has a passion and interest in sustainability.

Please see **ATTACHMENT 11** for a Development Resume for Foundation Communities, Inc.

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

- a. **project management:** Sunshine Mathon was the Project Manager of M Station and Arbor Terrace, as well as for Capital Studios and Homestead Oaks (now underway.) Sunshine coordinates the RFQ and bid process for architect, engineer and general contractor. He is also acts as the direct link between the third party design and construction professionals and FC's development team. Jennifer Hicks has packaged the financing for all developments by Foundation Communities the last 10 years. The packaging includes running project proformas, applying for the funding, bidding out equity/mortgages, coordinating closings, and ensuring compliance with construction-related funding provisions. Jennifer also coordinates due diligence reports such as the Phase I ESA, appraisal, market studies, property condition reports, and surveys.
- b. **market analysis:** Foundation Communities typically engages a third party firm to conduct market studies for each of our proposed projects. The market study is ordered in the contract feasibility period. Jennifer Hicks receives bids and engages each project's market analyst.
- c. **site selection and control:** Walter Moreau has 20 years of site selection experience. Sites are selected based on a variety of factors including current funding priorities, availability of low-cost land, preservation of affordable housing opportunities and availability of sites in close proximity to existing FC properties. Vicki McDonald is a licensed real estate broker and is involved in all real estate contract negotiations. Jennifer Hicks works with the title company to ensure all requirements are met on the buyer side and oversees the closing on behalf of Foundation Communities.
- d. **planning and construction:** Sunshine Mathon has structured the professional development team and overseen the planning and construction for FC's last three projects. Foundation Communities contracts with third-party General Contractors. FC has had the privilege of working with a number of quality general contractors and invites those firms to bid on all projects developed by Foundation Communities (in addition, to other firms who might be interested.)
- e. **design, architecture and engineering:** Sunshine Mathon also oversees the hiring of the design and engineering team. Typically, Sunshine issues an RFQ to an invited list of bidders (open to all interested parties.) The list is narrowed down based on responses and then the FC development team including Walter, Vicki, Jennifer and Sunshine meet the finalists and make a selection based on presentations.
- f. **legal and accounting:** Rick Hightower has been the general counsel for Foundation Communities for the past 15+ years and handles most real estate transactions. Foundation Communities has historically worked with Kutak Rock as a tax credit counsel on LIHTC projects. All accounting is performed in-house

by an accounting team led by Ann Clift, CFO. Tax returns, audits and cost certifications for tax credit properties are contracted out to Novogradac and Company, LLC.

- g. **federal funding rules:** Foundation Communities has extensive experience working with programs funded by HUD and their associated federal regulations including: Federal Labor Standards, Davis Bacon Reporting, Section 3, Affirmative Marketing, Environmental Clearances, Public Notices and Procurement Standards. Please see **ATTACHMENT 11** for the Foundation Communities Development Resume.
- h. **other funding source rules (e.g. Low Income Housing Tax Credits):** Please see the FC Development Resume as **ATTACHMENT 11** for a list of properties and the funding sources in place at each property. Also, please see Question 11 for more detailed information on Financing Experience.

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	September 2014
Environmental and/or historic review (AHFC)	July-October 2014
Securing and packaging project financing	July-December 2014
Construction Specifications and Cost estimates	November 2014 – January 2015
Construction Bids	July 2015
Construction Start	September 2015
Anticipated Draws (list all)	October 2015 November 2015
End Construction	October 2016
Start of Rent-up	October 2016
Completion & Operation	April 2016

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
- 13 _____ Units accessible for persons with mobility disabilities
- _____ Units adaptable for persons with sight and hearing disabilities
- 3 _____ 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.

Recent Development Experience: Lakeline Station will draw upon the recently completed new construction of M Station Apartments and both Capital Studios and Homestead Oaks currently in development. Please see **ATTACHMENT 11** for a description of these projects in the FC Development Resume.

Foundation Communities, Inc. has experience utilizing all funding tools available for the development of affordable multifamily housing. We have an excellent track record of securing funding in competitive allocations of the 9% LIHTC. We also have solid relationships with multiple lenders. Three most recently completed projects utilize the following five layers of funding: 9% LIHTCs, City of Austin RHDA funding, FHLB AHP program, construction/permanent loan and private fundraising.

LIHTCs and BONDS

Foundation Communities has applied for and been awarded 9% LIHTCs for six developments. Two of these awards were forward commitments by the Texas Department of Housing Board of Directors giving testament to Foundation Communities track record of high-quality developments with compelling missions. FC's development team is well-

versed in the LIHTC program and application process. All applications are completed in-house by staff. Staff also closely follows the drafting of the Qualified Allocation Plan and is aware of changes to threshold and scoring items that impact a high-scoring application. FC has a staff team that has over 10 years of tax credit compliance with a record of no significant findings. FC also has relationships with multiple tax credit investors including Enterprise Community Investment and Bank of America.

Foundation Communities built and financed the Southwest Trails Apartments utilizing 4% LIHTC and private activity bonds. Bonds were issued by Austin Housing Finance Corporation. The credits were purchased by Related Capital and the bonds financed with Chartermac. The closing took place over two days with a dozen attorneys, but was successful.

City of Austin RHDA

The City of Austin has been a major contributor on every project completed by Foundation Communities in the past 10 years. The FC Development team follows the release of the City’s application rules and NOFA and has a solid working relationship with City of Austin NHCD/AHFC staff.

FHLB AHP Program

Foundation Communities has applied for and received eight awards through the FHLB Affordable Housing Program and received the highest funding amount awarded for our M Station property of \$1,500,000.

Private Mortgages

Foundation Communities has excellent relationships with several lenders that allow for competitive rates and pricing. We currently have private mortgages with Compass BBBVA, Bank of America, Wells Fargo and Greater Texas Federal Credit Union.

Private Fundraising

Foundation Communities employs a diverse fundraising strategy. In 2013, private fundraising totaled over \$3,000,000 (not including capital funding from City of Austin). Foundation and corporate grants range from \$3,000 to hundreds of thousands of dollars, and fund both capital projects and FC’s wide range of programs (education, supportive housing, etc.).

Property Management Experience: Foundation Communities performs all leasing, maintenance, accounting, compliance and other property management functions for its 14 Austin properties. Foundation Communities earns property management and asset management fees that help support the overall nonprofit mission. The success of Foundation Communities’ property management is demonstrated through its high occupancy (usually averaging more than 95 percent), low turnover (under 32 percent), ability to keep all properties performing within their operating budgets, completion of capital repairs of over \$535/unit, and a relatively high percentage of move outs going to homeownership (20 percent).

A majority of Foundation Communities’ 17 properties feature a federal source of funding. Specifically, Foundation Communities’ staff has experience with the compliance and reporting requirements of the Low Income Housing Tax Credit program, HOME program, and HUD Continuum of Care Funding Programs.

Please find attached **ATTACHMENT 11** for a list of the properties managed by Foundation Communities and the funding programs in place at the specific property. Lakeline Station will be staffed with a property manager, assistant property manager, leasing agent, lead maintenance and assistant maintenance. The property will also have a full-time learning center coordinator. All family housing properties are overseen by Desiree Golden, Property Supervisor, who is overseen by Sandra Lumley, Property Director. Sandra has been with Foundation Communities for 20 years and has extensive knowledge of all funding programs and required compliance.

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	6,000			

Environmental Review	10,000			
Soils Report	9,500			
Engineering	147,500			
Survey	10,000			
Civil Feasibility Report	4,500			
Market Study	7,200			
Architectural	341,000			
TOTAL PREDEVELOPMENT	\$535,700			
ACQUISITION				
Site and/or Land	4,000,000			
Structures				
Other (specify) Closing Costs	10,000			
TOTAL ACQUISITION	\$4,010,000	\$2,475,000	\$850,000	
HARD COSTS				
Site work	1,746,075			
Demolition	15,000			
Concrete	588,225			
Masonry	40,688			
Wood and Plastics	2,184,338			
Finishes	1,868,138			
Waterproofing & Insulation	504,525			
Metals	237,150			
Plumbing/Hot Water	870,713			
HVAC	997,425			
Electrical	1,358,963			
Doors/Windows/Glass	462,675			
Equipment	1,157,850			
Special Construction	327,825			
Specialties	27,900			
Furnishings	40,688			
Accessory Structures	806,775			
Conveying Equipment	218,084			
General Requirements	807,182			
Contractor Profit/Fee	420,676			
Construction Contingency	713,011			
TOTAL CONSTRUCTION	\$15,393,906			
SOFT & CARRYING COSTS				
Legal	10,000			
Audit/Accounting	10,000			
Construction Title/Recording	178,497			
Permit and Impact Fees	20,000			
Construction Interest	209,266			
Construction Period Insurance	107,632			
Construction Origination Fees	71,748			
Construction Period Taxes	44,864			
Perm Loan Origination Fees	46,570			
Perm Loan Title and Recording	40,000			
Perm Loan Closing Costs/Legal	93,141			
Green Consultant	67,000			
Tax Opinion	6,500			
P&P Bond	142,602			
Tax Credit Fees	54,583			
FF&E (Common Areas)	25,000			

TOTAL SOFT & CARRYING COSTS	\$1,127,403			
RESERVES & DEVELOPMENT FEE				
Operating & Lease-Up Reserves	300,000			
Development Fee	2,083,826			
TOTAL RESERVES & DEVELOPMENT FEE	\$2,383,826			
TOTAL PROJECT BUDGET	\$23,450,835	\$2,475,000	\$850,000	

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					
Owner Equity			\$903,251	COMMITTED	Construction/hard/soft costs
Private Financing (List Lenders)					
Low Income Housing Tax Credits			\$12,794,468	COMMITTED	Acquisition/construction/soft costs
Permanent Loan	18/30	6%	\$4,657,040	LOIs received	Construction/soft costs
FHLB AHP Grant			\$750,000	Will Apply	Construction costs
Other Sources (List Below)					
Deferred Developer Fee			\$1,021,076	COMMITTED	Construction/soft costs
RHDA Funds – 1 st Application			\$2,475,000	COMMITTED	Used for acquisition
Proposed RHDA Funds	40 year	0%	\$850,000	this application	Acquisition/construction costs
TOTAL			\$23,450,835		

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment	\$535,700	\$4,185
Acquisition	\$4,010,000	\$31,328
Hard Costs	\$15,393,906	\$120,265
Soft & Carrying Costs	\$3,511,229	\$27,431
TOTAL	\$23,450,835	\$183,209

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

TABLE C: PERCENTAGE OF RHDA FUNDS	
RHDA Funds	\$3,325,000
Other Funds	\$20,125,835
Total Project Cost	\$23,450,835
RHDA Funds ÷ Total Project Cost=	14.18%

c. **Operating Proforma** – Please see **ATTACHMENT 16** for Operating Proforma.

14. Good Neighbor Policy. The completed Good Neighbor Checklist and related documentation are attached as **ATTACHMENT 12**.

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.

Foundation Communities will provide free, supportive service programs that will educate, support and improve financial standing for residents of Lakeline Station. Supportive Service programs to be offered ON-SITE at Lakeline Station include:

Afterschool Program - We plan to hold an after-school program in the on-site community learning center available to all children living on the property. Foundation Communities' afterschool programs offer academic assistance, enrichment activities, fitness activities, nutrition lessons and provide support services and educational opportunities for parents as well. Our PATHS (Planning Ahead Toward Health and School Success) program helps low-income children address low reading scores and obesity/inactivity/poor nutrition, setting them on a path to lifelong self-sufficiency and success. FC maintains a strong relationship with nearby schools with teachers and after-school staff working together to help each child succeed.

Our afterschool programs currently serve over 600 students each year. We estimate that Lakeline Station, a completely new from the ground up property with a brand new Learning Center, will serve 85 students the first year alone.

Summer-Youth Program – We plan to make available a summer-youth program to all children at Lakeline Station and will be held in the on-site community learning center. The goal of the Summer Youth Program is to provide a structured, supervised environment where youth can gain exposure to a variety of summer learning and enrichment activities, develop important social skills, and work toward a brighter future. In addition, the program will:

- provide free access to rewarding, hands-on educational, cultural, artistic, and recreational activities for youth ages 5-14.
- retain educational gains made during the school year.
- provide a structured, supervised time with caring adults who model and reward positive behavior and interaction.
- supply free, nutritious lunches and snacks five days per week.

Adult Classes - Foundation Communities believes it is important to offer "at your door" education opportunities to adults. We offer classes for adults on the following topics:

- English as a Second Language
- Money Management (offered in English and Spanish)
- Homebuyer Education
- Computer training

Children's HOME Initiative – 10% of the units (13 units) at Lakeline Station will be available for families participating in FC's Children's HOME Initiative (CHI) program. The CHI program provides low-cost

transitional housing for up to 18 months to families who are considered Extremely Low Income (at or below 30% of the area's MFI). By engaging in case management services, families are able to outline their path toward permanent affordable housing and work to achieve an independent and healthy lifestyle.

The following services will be provided for residents participating in the CHI program at Lakeline Station:

- Computer training
- Intensive Case Management
- Individualized Family Support
- Crisis Management
- Financial Literacy
- Debt Management
- Children's Advocacy
- Educational Support
- Career Awareness & Enrichment
- Long-term Goal Development
- Resource Brokering

Supportive Service programs provided by Foundation Communities, but located OFF-SITE include:

Financial Education - A ten-hour personal finance course, offered in English and Spanish, will help Homestead Apartments residents evaluate their financial status and set financial goals. The course includes a one-on-one credit counseling session and follow-up.

Financial Coaching - Families of Lakeline Station will have the opportunity to meet individually with a trained volunteer. The volunteer works with the resident on a variety of personal finance issues which may include a credit report review, creating a credit repair plan or a debt reduction plan, establishing a household budget, exploring ways to reduce expenses, or setting financial goals. Financial Coaching sessions may be a single one hour session up to eight hours of individual sessions, depending on the situation.

Matched Savings Accounts - Individual Development Accounts will be offered to families of Lakeline Station to help them save money for buying a first home, funding post-secondary education or opening or expanding a small business. Account holders earn matching funds (\$1-\$3 for each dollar saved) in special savings accounts. All participants commit to making regular monthly deposits and completing personal finance courses.

Microenterprise - Community Tax Centers provide services to self-employed and small business owners with five employees or fewer (including the owner), helping them to file their taxes and educating them about tax and liability implications and best practices.

College Savings & Financial Assistance - Families may open a Texas 529 College Savings Plan and receive up to \$100 in incentives for their contributions. Trained staff are available at the Community Tax Centers and financial aid events to help students complete the Free Application for Federal Student Aid (FAFSA) to obtain grants and loans for college.

c. The number and types of residents/clients expected to be served annually.

Lakeline Station will house 128 families at any given time. The service needs of the property will vary according to the resident profile. We are reserving 10% of the units for FC's Children's HOME Initiative - a transitional supportive housing program that offers participants a menu of more intensive supportive services. With an average turnover of 20% and average family size of 2.5, we expect to serve approximately 384 adults and children a year with some degree of services.

d. Describe the developer's experience and qualifications in providing the services to be offered.

Foundation Communities, as the primary supportive service provider at Lakeline Station, has 20 years experience in the provision of supportive services to its residents. At all of our properties, we enable our residents to increase their personal development, education, safety, and health at one convenient location in their neighborhood. Through strategic partnerships, last year FC gave 900 children of working parents a safe place to go when school's out right where they live and helped 85% of students maintain or improve grades. Talented volunteers help us increase adults' earning potential through classes in English as a Second Language, GED preparation, and computer skills, as well as employment counseling and social

service referrals. Throughout our learning centers, our newest program area, Health Initiatives, brings healthier living to entire families in the form of nutrition and cooking, active play, and exercise. Each year, we also empower more than 100 families to become smart consumers through economic education and at least 50% of them to reduce debt. More than 125 families have earned a 2-to-1 match in special savings accounts to purchase a home, attended college, or started a business. We also provide free income tax preparation for 18,000+ low-income workers and retirees with the help of 600 IRS-certified volunteers. We are one of the first organizations in Austin to provide assistance with insurance sign-up under the Affordable Care Act.

The Children's HOME Initiative Program (CHI) is the only program of its kind in Austin. In 2003, Foundation Communities launched CHI to address the overwhelming need in the community for quality affordable housing for families with incomes of 30% of the Median Family Income. Grants from NeighborWorks America, a national funder, enabled us to pay down mortgages at three of our apartment complexes and permanently set aside apartments to create this program; 10% or more of every new family property we open will be targeted for CHI. Of a dozen national housing organizations that were granted similar funding, FC was the first to get the program up and running and has the longest and most successful track record. We have developed a successful model for helping families with extremely low incomes achieve self-sufficiency by providing stable housing and intensive case management. Since 2003, CHI has supported close to 300 families and more than 600 children in regaining housing and economic stability.

- e. 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.**

All supportive services at Lakeline Station will be provided by Foundation Communities, Inc.

- 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.**

Supportive Service Staff (Please see **ATTACHMENT 13** for staff resumes):

Julian Huerta – Deputy Director - provides leadership for all Foundation Communities' resident and community services. Julian develops and directs education, financial stability and supportive housing programs that serve more than 20,000 working poor families and homeless adults annually. He brings over 20 years' experience in program development, nonprofit administration and fundraising.

Mario Cortez, Director of Supportive Housing. Mario has 15 years of experience working with homeless and low-income populations, and holds a Masters in Social Work. Prior to joining Foundation Communities, he spent 3 years developing the Keep Austin Housed AmeriCorps project. He Co-Chairs the Social Services Case Management Network & the Housing Stability Committee of the Basic Needs Coalition, sits on the Executive Committee of the Basic Needs Coalition, and leads planning for Stand Up and Be Counted. Mario oversees all supportive housing programs.

Marisela Montoya, Director of Education for Foundation Communities, graduated from the University of Texas with a degree in Psychology. For 17 years, she has worked overseeing and implementing programs for youth and adults, including 8 years with Austin ISD as a program director and program specialist (Community Education; At Risk Youth Programs; afterschool, teen, and adult education programs). She has been with Foundation Communities for 10 years, first as Lead Learning Center Coordinator, and now as Director of Education. She holds a certificate in Nonprofit Leadership and Management from Austin Community College and Texas Association of Nonprofit Organizations.

Erika Leos - Adult Education Coordinator, is responsible for teaching the ten-hour financial education course (in both English and Spanish) available to residents of Foundation Communities and a required component of participants in the Individual Development Account (IDA) Matched Savings Program. Leos also oversees the English as a Second Language program offered on Foundation Communities' properties. Leos earned a Bachelor's of Business Administration from the University of Texas at Austin in 2002.

Karen Lyons – Director of Asset Building - is responsible for all aspects of FC’s Asset Building Programs. She was the past Director of FC’s IDA savings program. Her experience includes five years of experience teaching ESL and a long involvement with immigrant issues. She has a BA in Education.

All Foundation Communities’ Learning Center Coordinators are highly qualified, with degrees in education, social work, or a related field. Some have Masters Degrees, and all are bilingual. They undergo rigorous staff training on a regular basis, and are involved in both implementing and evaluating PATHS at their property’s Learning Center, including coordinating with local schools and designing homework assistance for individual students. Learning Center Coordinators’ bios are available upon request.

Case Managers in the CHI program work with families to address the underlying issues that contribute to their poverty. Case managers meet weekly with families to address factors contributing to financial each family’s financial situation. We also have a Housing Placement Specialist and Parent/Child Advocate. All CHI case managers and the Parent/Child Advocate have degrees in social work or other related fields, and have a wealth of experience in the community and in assisting impoverished clients.

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.**

Uses of Funds:

Direct Expenses	Amount	Notes
1 full-time Service Coordinator	\$35,000	One FTE salary
1 part-time CHI Case Manager	\$18,000	One PTE salary
Taxes and Benefits	\$10,600	20% of salary
Supplies and Printing	\$1,000	for client meetings and classes
Training/Travel	\$1,000	Professional education
Direct Aid to Clients	\$1,400	Bus passes, work search expenses, etc.
TOTAL	\$67,000	

Sources of Funds:

The funding for the supportive services to be provided at Lakeline Station will be raised from private foundations, corporations and individuals. This is the same method used to fund the supportive service programs in place at our existing family properties. We have a donor base that is dedicated to the support of our service programs. Past funders we will tap include:

- Michael and Susan Dell Foundation – Children’s HOME Initiative and financial programs
- Lowe Foundation – Children’s HOME Initiative
- Rachael and Ben Vaughan Foundation – Children’s HOME Initiative
- Tomberg Foundation – Children’s HOME Initiative
- Texas State Affordable Housing Corporation - Children’s HOME Initiative
- Amerigroup Foundation
- JP Morgan Chase Foundation – Financial Programs
- Individual Donors dedicated to this part of our mission

- 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.**

Please see **ATTACHMENT 14** for a detailed supportive services budget for Lakeline Station.

ATTENTION:

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

**RHDA PROGRAM
SCORING CRITERIA**

REQUIRED INFORMATION:

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

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

% of Affordable Units in Project (only count units reserved for 50% MFI and below)						
% MFI	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

25 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

Please see ATTACHMENT 15 for documentation of Opportunity Area location.

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)

15

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)

0

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)

0

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
- X** located within a Transit-Oriented Development (TOD) area, or
- 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)

5

- 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)

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)

10 _____

	<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

- 2** _____ The project meets the normal eligibility requirements under the existing program guidelines.
- 2** _____ The property is already owned by the developer.
- _____ The project has completed all necessary design work and received site plan approval.
- 2** _____ 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)

15 _____

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).

NOTE: Although the project does not include MBE/WBE on the development team at this time, it will most definitely include MBE/WBE businesses when completely formed.

TOTAL SCORE 182

**ATTACHMENT 1:
CERT OF STATUS**



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Articles Of Incorporation for FOUNDATION COMMUNITIES, INC. (file number 114499001), a Domestic Nonprofit Corporation, was filed in this office on March 05, 1990.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on January 23, 2014.



NANDITA BERRY

Nandita Berry
Secretary of State

ATTACHMENT 2:
IRS LETTERS

Internal Revenue Service

Date: August 24, 2004

Foundation Communities, Inc.
3036 South First Street
Austin, TX 78704-6391

**Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201**

Person to Contact:

Janet M. Duncan 31-07676
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:

[REDACTED]

Group Exemption Number:

7171

Dear Sir or Madam:

This is in response to your request of July 6, 2004, regarding your organization's tax-exempt status.

In May 1990 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under section 509(a)(2) of the Internal Revenue Code.

Based on the information supplied, we recognized the subordinates named on the list your organization submitted as exempt from federal income tax under section 501(c)(3) of the Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

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

Sincerely,

Janna K. Skufca

Janna K. Skufca, Director, TE/GE
Customer Account Services

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
1100 COMMERCE STREET
DALLAS, TX 75242-0000

DEPARTMENT OF THE TREASURY

Date:

JUN 06 1995

CENTRAL TEXAS MUTUAL HOUSING
ASSOCIATION
C/O CINDY CHRISTIANSEN
2512 S IH 35 STE 350
AUSTIN, TX 78704-5751

Employer Identification Number:

Case Number:
755122043

Contact Person:
ANNETTE SMITH

Contact Telephone Number:
(214) 767-6023

Our Letter Dated:
May 23, 1990

Addendum Applies:
No

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(2).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(2) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(2) organization.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,



Bobby E. Scott
District Director

ATTACHMENT 4:
RESOLUTION

**RESOLUTION
BOARD OF DIRECTORS OF
Foundation Communities, Inc.
Lakeline Station Apartments**

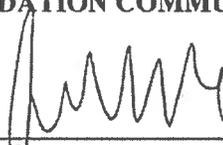
WHEREAS, **Foundation Communities, Inc.**, a non-profit Community Housing Development Organization, is applying for funding from the Austin Housing Finance Corporation in Rental Housing Development Assistance Funding for the following project:

Up to \$850,000 in funding for a proposed 128-unit rental housing community for families located at the NEC of Rutledge Spur and FM 620, Austin, TX 78717. The funding will be used for acquisition and/or construction costs.

NOW, THEREFORE, the Board of Directors of **Foundation Communities, Inc.** hereby authorizes making an application for funding to the Austin Housing Finance Corporation.

Adopted and approved by the Board of Directors on the 17th day of September, 2014.

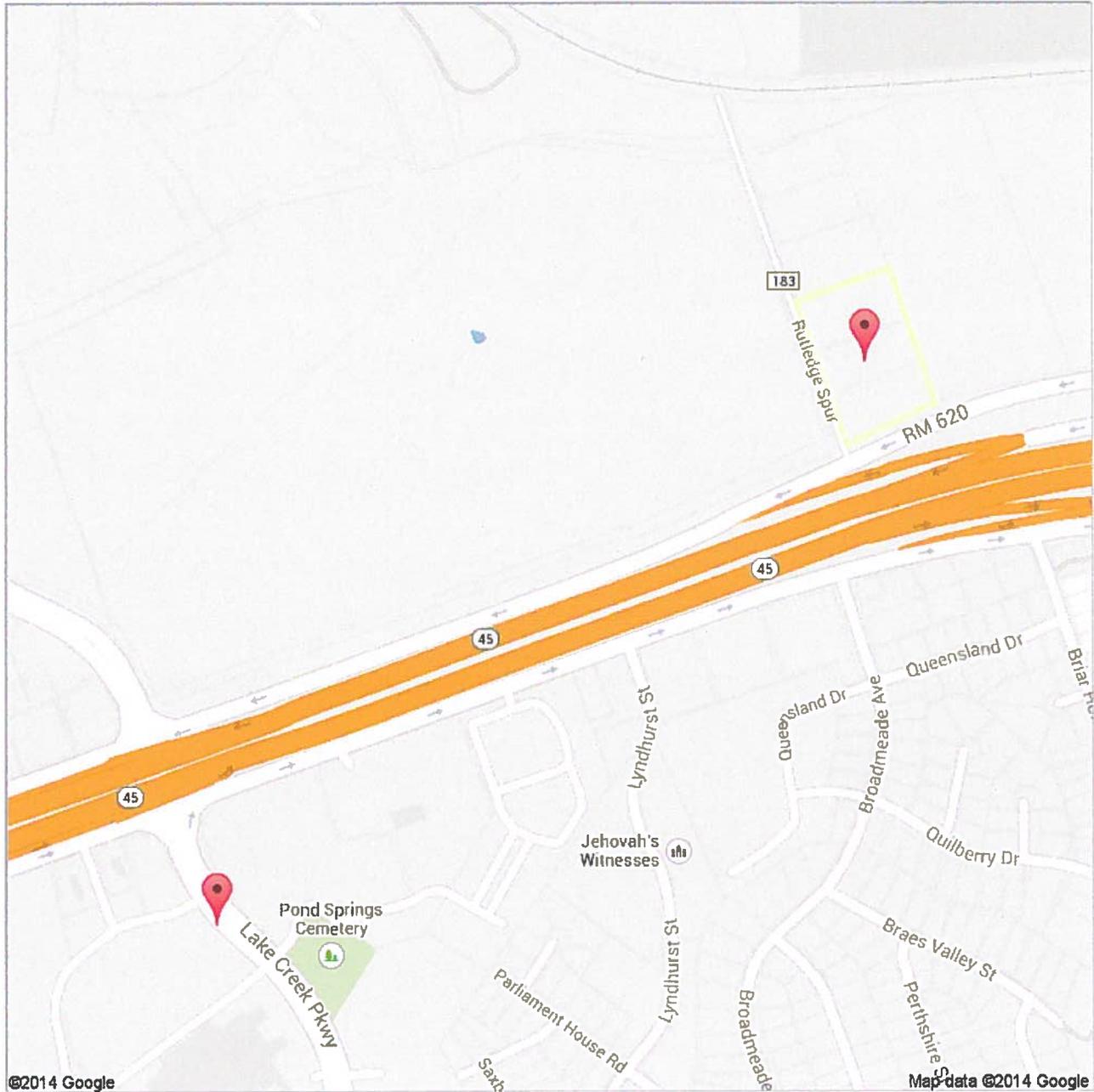
FOUNDATION COMMUNITIES, INC.



**Jason Quinnell, Chair
Board of Directors of Foundation Communities, Inc.**

ATTACHMENT 5:
NEIGHBORHOOD PLAN

ATTACHMENT 6:
MAPS



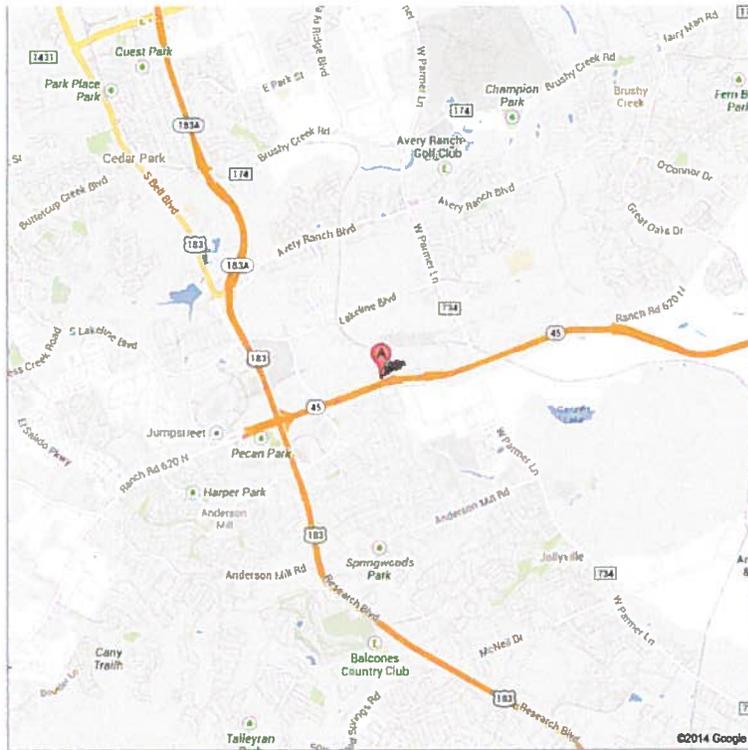
13544 RR 620

The bus stop serving route 383 is 3,450 feet from the edge of the site.

-  Rutledge Spur Apartments
-  Rutledge Spur Apartments
-  Route 383



Address **Farm to Market 620 & Rutledge Spur**
Farm to Market 620 & Rutledge Spur
Austin, TX 78717



ATTACHMENT 8:
TAX DOCUMENTATION

2014
R058507

Willamson Central Appraisal District

01/23/2014
Page 1 of 1

Current Owner		Legal Description		Exemptions		Market					
COLLINS, CHRIS (00447856) P O BOX 298 CEDAR PARK, TX 78630		AW0551 AW0551 - Saul, R. Sur., ACRES 2.649				Unavailable					
				EMT/Pro		Assessed					
				CAU, GWI, J01, RFM, SRR, W09		Unavailable					
Site Address			History Information								
13544 RR 620 AUSTIN, TX 78729			2013	2012	2011	2010					
			Imp HS	\$0	\$0	\$0	\$0				
			Imp NHS	\$0	\$0	\$0	\$0				
			Land HS	\$0	\$0	\$0	\$0				
			Land NHS	\$0	\$0	\$0	\$0				
			Ag Mkt	\$521,019	\$521,019	\$521,019	\$582,962				
			Ag Use	\$104	\$112	\$120	\$120				
			Tim Mkt	\$0	\$0	\$0	\$0				
			Tim Use	\$0	\$0	\$0	\$0				
			HS Cap	-	-	-	-				
			Assessed	\$104	\$112	\$120	\$120				
Building Attributes						Improvements					
Construction	Foundation	Exterior	Interior	Roof	Flooring	Type	Description	Area	Year Built	Est Year	Value
Heat/AC	Baths	Fireplace	Year Built	Rooms	Bedrooms						
Land Segments											
SPTB	Description	Area	Market	Ag Value							
D1	Native Pasture II	2.64900									

2014
R327108

Williamson Central Appraisal District

01/23/2014
Page 1 of 1

Current Owner		Legal Description				Exemptions		Market			
COLLINS, CHRIS (00447858) P O BOX 298 CEDAR PARK, TX 78630		AW0551 AW0551 - Saul, R. Sur., ACRES 1.994						Unavailable			
						Exemptions		Assessed			
						CAU, GWI, J01, RFM, SRR, W09		Unavailable			
Site/Address					Date/Information						
RUTLEDGE SPUR ROUND ROCK, TX					2013	2012	2011	2010			
					Imp HS	\$0	\$0	\$0	\$0		
					Imp NHS	\$0	\$0	\$0	\$0		
					Land HS	\$0	\$0	\$0	\$0		
					Land NHS	\$0	\$0	\$0	\$0		
					Ag Mkt	\$198,020	\$198,020	\$198,020	\$331,056		
					Ag Use	\$78	\$84	\$90	\$90		
					Tim Mkt	\$0	\$0	\$0	\$0		
					Tim Use	\$0	\$0	\$0	\$0		
					HS Cap	-	-	-	-		
					Assessed	\$78	\$84	\$90	\$90		
Building Attributes						Improvements					
Construction	Foundation	Exterior	Interior	Roof	Flooring	Type	Description	Area	Year Built	Eff Year	Value
Heat/AC	Baths	Fireplace	Year Built	Rooms	Bedrooms						
Land Segments											
SPTB	Description	Area	Market	Ag Value							
D1	Native Pasture II	1.99400									

Current Owner		Legal Description		Exemptions		Market					
COLLINS, CHRIS (00447950) P O BOX 288 CEDAR PARK, TX 78630		S4557 - Schirpk & Sane Tracts, ACRES 2.439				Unavailable					
				Exemptions		Assessed					
				CAU, GWI, J01, RFM, SRR, W09		Unavailable					
Site Address			History Information								
13635 RUTLEDGE SPUR AUSTIN, TX 78729			2013	2012	2011	2010					
			Imp HS	\$31,758	\$31,758	\$14,752	\$13,672				
			Imp NHS	\$2,952	\$2,952	\$1,440	\$0				
			Land HS	\$420,722	\$275,290	\$525,903	\$412,163				
			Land NHS	\$0	\$0	-	\$0				
			Ag Mkt	\$0	\$0	-	\$0				
			Ag Use	\$0	\$0	-	\$0				
			Tim Mkt	\$0	\$0	-	\$0				
			Tim Use	\$0	\$0	-	\$0				
			HS Cap	\$0	-	-	-				
			Assessed	\$455,432	\$310,000	\$542,095	\$425,835				
Building Attributes						Improvements					
Construction	Foundation	Exterior	Interior	Roof	Flooring	Type	Description	Area	Year Built	Eff Year	Value
	SLB	WD	PA	GBL	CP	R	Residential				
Heat/AC	Baths	Fireplace	Year Built	Rooms	Bedrooms	MA	Main Area	1723	1975	1975	
CHCA	2		1975			OP	Open Porch	60	1975	1975	
						G	Garage	687	1975	1975	
						SP	Screen Porch	254	1975	1975	
						DK	Deck	418			
						CP	Carport	550			
Land Segments											
SPTB	Description	Area	Market	Ag Value							
A1	Residential	108243.0000F									

2014
R072533

Williamson Central Appraisal District

01/23/2014
Page 2 of 2

Current Owner		Legal Description				Exemptions		Market			
COLLINS, CHRIS (00447956) P O BOX 296 CEDAR PARK, TX 78630		S4557 - Schirplik & Sene Tracts, ACRES 2.439						Unavailable			
						Entitles		Assessed			
						CAU, GWI, J01, RFM, SRR, W09		Unavailable			
Site/Address					History Information						
13635 RUTLEDGE SPUR AUSTIN, TX 78729					2013	2012	2011	2010			
					Imp HS	\$31,768	\$31,768	\$14,752	\$13,672		
					Imp NHS	\$2,952	\$2,952	\$1,440	\$0		
					Land HS	\$420,722	\$275,290	\$525,903	\$412,163		
					Land NHS	\$0	\$0	-	\$0		
					Ag Mkt	\$0	\$0	-	\$0		
					Ag Use	\$0	\$0	-	\$0		
					Tim Mkt	\$0	\$0	-	\$0		
					Tim Use	\$0	\$0	-	\$0		
					HS Cap	\$0	-	-	-		
					Assessed	\$455,432	\$310,000	\$542,095	\$425,835		
Building Attributes						Improvements					
Construction	Foundation	Exterior	Interior	Roof	Flooring	Type	Description	Area	Year Built	Eff Year	Value
		WD	SR	GBL	TL	R	Residential				
Heat/AC	Baths	Fireplace	Year Built	Rooms	Bedrooms	MA	Main Area	600	1975	1985	
CHCA	1		1975								
Land Segments											
SPTB	Description	Area	Market	Ag Value							
A1	Residential	108243.0000F									

**ATTACHMENT 9:
ZONING**

ORDINANCE NO. 20140807-139

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13635 RUTLEDGE SPUR AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT TO MULTI FAMILY RESIDENCE MODERATE HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district and general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district to multi family residence moderate high density-conditional overlay (MF-4-CO) combining district on the property (the "Property") described in Zoning Case No. C14-2014-0030.SH, on file at the Planning and Development Review Department, as follows:

Tract 1:

From interim-rural residence (I-RR) district to multi family residence moderate high density-conditional overlay (MF-4-CO) combining district,

1.99 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No. 551 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance;

Tract 2:

From general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district to multi family residence moderate high density-conditional overlay (MF-4-CO) combining district,

2.43 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No. 551 the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance;

Tract 3:

From interim-rural residence (I-RR) district to multi family residence moderate high density-conditional overlay (MF-4-CO) combining district,

2.64 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No. 551 the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance;

locally known as 13635 Rutledge Spur in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "D".

PART 2. The Property within the boundary of the conditional overlay combining district established by this ordinance is subject to the following condition:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate high density (MF-4) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 18, 2014.

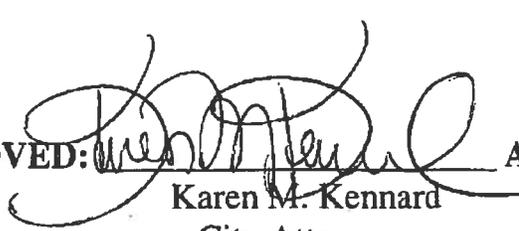
PASSED AND APPROVED

_____, August 7, 2014

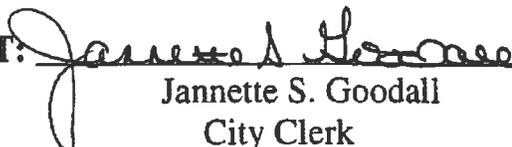
§
§
§



Lee Leffingwell
Mayor

APPROVED: 

Karen M. Kennard
City Attorney

ATTEST: 

Jannette S. Goodall
City Clerk

TRACT 1



Land Surveyors, Inc.
8393 Cross Park Drive
Austin, Texas 78754
Office: 512.374.9722
Fax: 512.873-9743

Page 1 of 2

METES AND BOUNDS DESCRIPTION

BEING 1.994 ACRES OF LAND IN THE RACHEL SAUL SURVEY, ABSTRACT NUMBER 551 IN WILLIAMSON COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CALLED 2.00 ACRES AS CONVEYED TO BARBARA RUTH TURNER RANEY BY INSTRUMENT OF RECORD IN VOLUME 651, PAGE 715 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southeast corner of said 2.00 acre tract, and being the northeast corner of the remainder of a 6.790 acre tract of land conveyed to Barbara Ruth Turner Raney and Elizabeth Turner Stark by instrument of record in Volume 1999, Page 527 of the Official Records of Williamson County, Texas and also being in the west line of an 18.665 acre tract of land conveyed to Kountz/McCombs 1, Ltd. by instrument of record in Document Number 2006007775 of the Official Public Records of Williamson County, Texas and known therein as "Tract 3"; from which a 1/2" rebar found with cap, which reads "Bury & Partners" for the southeast corner of said remainder of a 6.790 acre tract, being the southwest corner of said 18.665 acre tract and being in the north right-of-way line of State Highway Number 45 (R.O.W. varies) and being 346.89 feet left of and perpendicular to Engineer's Centerline Station 214+36.04 bears South 21°12'08" East a distance of 240.40 feet (record: South 21°01'36" East a distance of 241.10 feet);

THENCE South 70°31'32" West (record: South 72°47' West), along the south line of the 2.00 acre tract and the north line of the remainder of a 6.790 acre tract a distance of 442.01 feet (record: 443.37 feet) to a 1/2" rebar found for the southwest corner of the 2.00 acre tract, being the northwest corner of the remainder of a 6.790 acre tract and being in the east right-of-way line of County Road Number 183 (Rudedge Spur-R.O.W. varies);

THENCE North 22°34'50" West (record: North 19°40' West), along the west line of the 2.00 acre tract and the east right-of-way line of said County Road Number 183 a distance of 199.29 feet (record: 200.00 feet) to a 1/2" rebar found for the northwest corner of the 2.00 acre tract;

THENCE North 71°27'19" East (record: North 73°47'30" East), along the north line of the 2.00 acre tract and the east right-of-way of County Road Number 183, passing at a distance of 10.01 feet a 1/2" rebar found with plastic cap, which reads "Basellco Inc." for the southwest corner of the remainder of Lot Two, Schirplik & Sano Tracts; a subdivision of record in Cabinet C, Blkds 358-359 of the Plat Records of Williamson County, Texas and being the southeast corner of a 10-foot road dedication per said plat of Schirplik & Sano Tracts and continue along the north line of the 2.00 acre tract and the south line of said remainder of Lot Two, Schirplik & Sano Tracts for a total distance of 447.53 feet (record: 446.85 feet) to a 5/8" rebar found for the northeast corner of the 2.00 acre tract and being the southeast corner of the remainder of Lot Two, Schirplik & Sano Tracts and also being in the west line of the 18.665 acre tract;

Uh

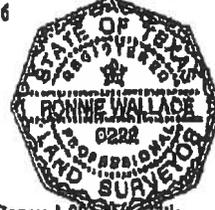
A-1

Page 2 of 2

THENCE South 21°04'13" East (record: South 18°45' East), along the east line of the 2.00 acre tract and the west line of the 18.665 acre tract a distance of 191.81 feet (record: 192.00 feet) to the POINT OF BEGINNING.

This parcel contains 1.994 acres of land, more or less, out of the Rachel Saul Survey, Abstract Number 351, in Williamson County, Texas. Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83/96 CORS. Convergence: 01°18'52". Scale Factor: 0.99988316

Ronnie Wallace 8.15.13
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



File: S:\Projects\Schirpik & Sano Tracts Rutledge Spur\Doc\Field Notes\Raney 1.994\111a Survey_fn.doc

TRACT 2



Land Surveyors, Inc.

2333 Cross Park Drive
Austin, Texas 78754

Office: 512.374.9722

Fax: 512.873-9743

Page 1 of 2

METES AND BOUNDS DESCRIPTION

BEING 2.439 ACRES OF LAND IN THE RACHEL SAUL SURVEY, ABSTRACT NUMBER 551 IN WILLIAMSON COUNTY, TEXAS AND BEING THE REMAINDER OF LOT TWO, SCHIRPIK & SANE TRACTS; A SUBDIVISION OF RECORD IN CABINET C, SLIDES 358-359 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AS CONVEYED TO ILOR CLIVE LANKFORD III AND JANICE MARIE LANKFORD BY INSTRUMENT OF RECORD IN VOLUME 836, PAGE 421 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found in the east right-of-way line of County Road Number 183 (Rutledge Spur-R.O.W. varies) for the southwest corner of a 1.995 acre tract of land conveyed to Mark A. and Teresa K. Tomgate by instrument of record in Document Number 2011004038 of the Official Public Records of Williamson County, Texas and being the northwest corner of a 2.51 acre tract of land, known as Lot One of said Schirplik & Sane Tracts as conveyed to Franklin and Gloria Schirplik by instrument of record in Volume 638, Page 345 of the Deed Records of Williamson County, Texas and also being the northwest corner of a 10.00 foot wide strip of land cited as "Road Dedication in Schirplik & Sane Tracts; from which a 1/2" rebar found for the southeast corner of said 1.995 acre tract and being an angle point in the west line of an 18.66 acre tract of land conveyed to Koontz/MoCombs 1, Ltd. By instrument of record in Document Number 2006007775 of the Official Public Records of Williamson County, Texas and known therein as "Tract 3" bears North 71°42'54" East a distance of 414.58 feet (record: North 74°07'00" East a distance of 414.58 feet);

THENCE North 71°42'54" East (record: North 74°07' East), along the south line of the 1.995 acre tract and the north line of said 10.00 foot wide Road Dedication strip, now being the east right-of-way line of said County Road Number 183 a distance of 10.00 feet (record: 10.00 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC." for the northwest corner of the remainder of said Lot One, Schirplik & Sane Tracts, same being the northwest corner of the remainder of said 2.51 acre tract; from which a 1/2" rebar found for the northeast corner of the remainder of Lot One, Schirplik & Sane Tracts and the remainder of the 2.51 acre tract and being an angle point in the west line of said 18.66 acre tract bears North 71°42'54" East a distance of 437.62 feet (record: North 74°07' East a distance of 437.71 feet);

THENCE South 20°59'46" East (record: South 18°34' East), along the west line of the remainder of Lot One, Schirplik & Sane Tracts, the west line of the remainder of the 2.51 acre tract and the east right-of-way line of County Road Number 183, being parallel with and 10.00 feet east of (as measured perpendicularly) the west line of the 10.00 foot wide Road Dedication strip a distance of 244.91 feet (record: 244.82 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC." for the southwest corner of the remainder of Lot One, Schirplik & Sane Tracts, the southwest corner of the remainder of the 2.51 acre tract and being the northwest corner of said remainder of Lot Two, Schirplik & Sane Tracts and the POINT OF BEGINNING; from which an iron pipe found bears South 41°41'53" West a distance of 9.14 feet (record: South 74°07' West a distance of 10.00 feet);

THENCE North 71°41'53" East (record: North 74°07' East), along the north line of the remainder of Lot Two, Schirplik & Sane Tracts and the south line of the remainder of Lot One, Schirplik & Sane Tracts and the remainder of the 2.51 acre tract a distance of 437.60 feet (record: 437.85 feet) to a 1/2" rebar found for the northeast corner of the remainder of Lot Two, Schirplik & Sane Tracts and the southeast corner of the remainder of Lot One, Schirplik & Sane Tracts and the remainder of the 2.51 acre tract and being in the west line of the 18.66 acre tract; from which said northeast corner of the remainder of Lot One, Schirplik & Sane Tracts and the remainder of the 2.51 acre tract bears North 20°59'43" West a distance of 244.78 feet (record: North 18°36' West a distance of 244.83 feet);

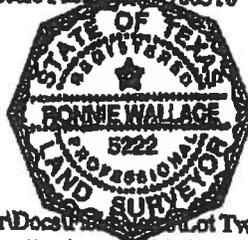
THENCE South 20°59'43" East (record: South 18°36' East), along the east line of the remainder of Lot Two, Schirplik & Sane Tracts and the west line of the 18.66 acre tract a distance of 242.09 feet (record: 242.50 feet) to a 1/2" rebar found for the southeast corner of the remainder of Lot Two, Schirplik & Sane Tracts, being the northeast corner of a 2.00 acre tract of land conveyed to Barbara Ruth Turner Raney by instrument of record in Volume 651, Page 715 of the Deed Records of Williamson County, Texas;

THENCE S71°27'19" West (record: South 73°54' West), along the south line of the remainder of Lot Two, Schirplik & Sane Tracts and the north line of said 2.00 acre tract a distance of 437.52 feet (record: 437.91 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC." for the southwest corner of the remainder of Lot Two, Schirplik & Sane Tracts, being the southeast corner of the 10.00 foot wide Road Dedication strip and also being in the east right-of-way line of County Road Number 183; from which a 1/2" rebar found for the southwest corner of the 10.00 foot wide Road Dedication strip and being the northwest corner of the 2.00 acre tract bears South 71°27'19" West a distance of 10.00 feet (record: South 73°54' West a distance of 10.00 feet);

THENCE North 20°59'46" West (record: North 18°34' West), along the west line of the remainder of Lot Two, Schirplik & Sane Tracts and the east right-of-way line of County Road Number 183, parallel with and 10.00 feet east of (as measured perpendicularly) the west line of the 10.00 foot wide Road Dedication strip a distance of 243.94 feet (record: 244.15 feet) to the POINT OF BEGINNING.

This parcel contains 2.439 acres of land, more or less, out of the Rachel Saul Survey, Abstract Number 351, in Williamson County, Texas. Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83/96CORS. Convergence: 01°18'52". Scale Factor: 0.99988316

Ronnie Wallace 14 June 2011
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



File: S:\Projects\Schirplik & Sane Tracts Rutledge Spur\Docs\Baselines\Lot Two 2.439 Ac.fr.doc
Drawing: S:\Projects\Schirplik & Sane Tracts Rutledge Spur\Dwg\Schirplik & Sane Rutledge Spur Base.dwg

TRACT 3



Baseline
Land Surveyors, Inc.
8333 Cross Park Drive
Austin, Texas 78754
Office: 512.374.9722
Fax: 512.873-9743

Page 1 of 2

METES AND BOUNDS DESCRIPTION

BEING 2.649 ACRES OF LAND IN THE RACHEL SAUL SURVEY, ABSTRACT NUMBER 551 IN WILLIAMSON COUNTY, TEXAS AND BEING THE REMAINDER OF A 6.790 ACRE TRACT OF LAND CONVEYED TO BARBARA RUTH TURNER RANEY AND ELIZABETH TURNER STARK BY INSTRUMENT OF RECORD IN VOLUME 1999, PAGE 527 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found with cap, which reads "Bury & Partners" for the southeast corner of said remainder of a 6.790 acre tract, being the southwest corner of an 18,665 acre tract of land conveyed to Koozts/McCombs 1, Ltd. by instrument of record in Document Number 2006007775 of the Official Public Records of Williamson County, Texas and known therein as "Tract 3" and being in the north right-of-way line of State Highway Number 45 (R.O.W. varies) and also being 346.89 feet left of and perpendicular to Engineer's Centerline Station 214+36.04;

THENCE along the south line of the remainder of a 6.790 acre tract and the north right-of-way line of said State Highway Number 45 the following three (3) courses:

1. Along the arc of a non-tangential curve to the left, having a radius of 2884.79 feet (record: 2884.79 feet), a length of 113.06 feet (record: 113.06 feet), a delta angle of 2°14'44" (record: 2°14'44") and a chord which bears South 65°23'50" West a distance of 113.05 feet (record: South 65°24'56" West a distance of 113.05 feet) to a 1/2" rebar set with plastic cap, which reads "Baseline Inc.", being 330.18 feet left of and perpendicular to Engineer's Centerline Station 213+30.47 of State Highway Number 45 for a point of tangency;
2. South 64°16'21" West a distance of 309.70 feet (record: South 64°17'34" West a distance of 309.71 feet) to a 1/2" rebar set with plastic cap, which reads "Baseline Inc.", being 288.99 feet left of and perpendicular to Engineer's Centerline Station 210+39.22 of State Highway Number 45;
3. North 68°16'17" West a distance of 25.39 feet (record: North 68°15'10" West a distance of 25.03 feet) to a 1/2" rebar set with plastic cap, which reads "Baseline Inc." for the southwest corner of the remainder of a 6.790 acre tract, being at the intersection of the north right-of-way line of State Highway Number 45 with the east right-of-way line of County Road Number 183 (Kutledge Spur-R.O.W. varies) and being 305.53 feet left of and perpendicular to Engineer's Centerline Station 210+21.36 of State Highway Number 45;

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A-3

Page 2 of 2

THENCE along the west right-of-way line of said County Road Number 183 the following two (2) courses:

1. North 20°18'28" West (record: North 18°03' West) a distance of 63.25 feet to a 1/2" rebar set with plastic cap, which reads "Baseline 180,";
2. North 21°44'28" West a distance of 204.34 feet (record: North 19°29' West a distance of 204.34 feet) to a 1/2" rebar found for the northwest corner of the remainder of a 6.790 acre tract, being the southwest corner of a 2.00 acre tract of land conveyed to Barbara Ruth Turner Raney by instrument of record in Volume 651, Page 715 of the Deed Records of Williamson County, Texas;

THENCE North 70°31'32" East (record: North 72°47' East), along the north line of the remainder of a 6.790 acre tract and the south line of said 2.00 acre tract a distance of 442.0 feet (record: 442.04 feet) to a 1/2" rebar found for the northeast corner of the remainder of a 6.790 acre tract, being the southeast corner of the 2.00 acre tract and being in the west line of said 18.655 acre tract;

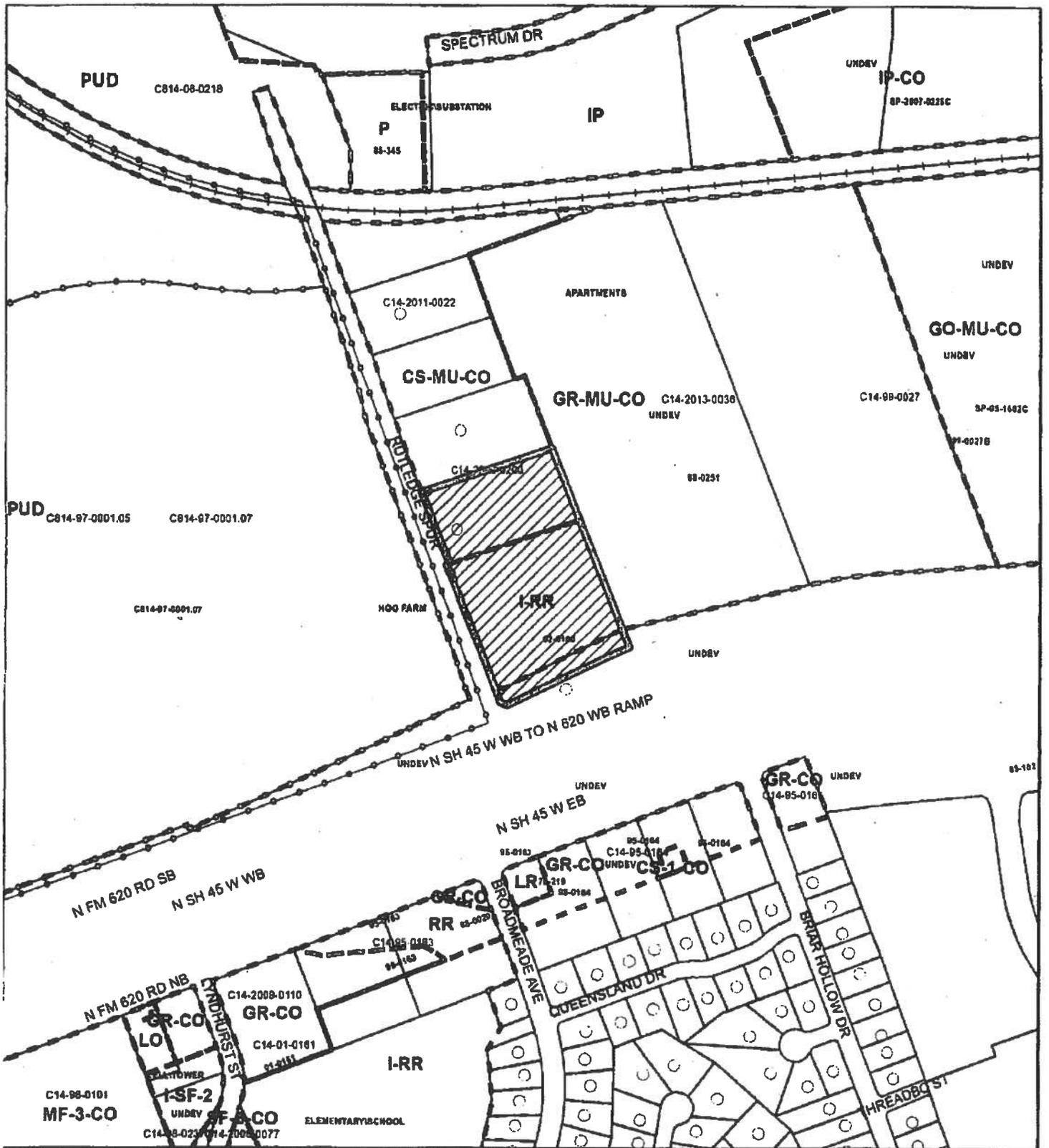
THENCE South 21°02'08" East (record: South 21°01'36" East), along the east line of the remainder of a 6.790 acre tract and the west line of the 18.665 acre tract a distance of 240.40 feet (record: 241.10 feet) to the POINT OF BEGINNING.

This parcel contains 2.649 acres of land, more or less, out of the Rachel Saul Survey, Abstract Number 551, in Williamson County, Texas. Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83/96CORS. Convergence: 01°18'52". Scale Factor: 0.99988316

Ronnie Wallace 8.15.13
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



File: S:\Projects\Schirplik & Sams Tracts Rutledge Spur\Docs\Field Notes\Raney & Stark 2.649 Ac.
Title Survey_fn.doc



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
CASE#: C14-2014-0030.SH

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geogr by the City of Austin regarding specific accuracy or completeness.

Exhibit D



ATTACHMENT 10:
SMART HOUSING



City of Austin

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

Neighborhood Housing and Community Development Department

January 29, 2014

S.M.A.R.T. Housing Certification
Foundation Communities- Rutledge Spur Apartments- NE Corner of Rutledge Spur & FM 620 (id #65633)

TO WHOM IT MAY CONCERN:

Foundation Communities, Inc. (development contact: Jennifer Hicks: 512-610-4025; jennifer.hicks@foundcom.org) has submitted a S.M.A.R.T. Housing application for the construction of a **150 unit multi-family unit** development at **northeast Corner of Rutledge Spur & FM 620**. The project will be known as **Rutledge Spur Apartments**. The project will be subject to a five (5) year affordability period after issuance of certificate of occupancy.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **100%** of the units (**150 units**) will serve households at or below **60%** Median Family Income (MFI), the development will be eligible for **100%** waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The 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
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (*by separate ordinance*)

In addition, 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. Contact Katherine Murray at 512-482-5351).
- ◆ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard 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 512-974-3154 if you need additional information.

Javier V. Delgado
Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro
Maureen Meredith, PDRD
M. Simmons-Smith, PDRD
Kath. Murry, Austin Energy
Robby McArthur, AWU

Bryan Bomer, AEGB
Gina Copic, NIICD
Chris Yanez, PARD
Heidi Kasper, AEGB
Danny McNabb, WPDR

Alma Molieri, PDRD
Susan Kinel, NIICD
Stephen Castleberry, PDRD
A. Linsciensen, PDRD
Cande Coward, PDRD

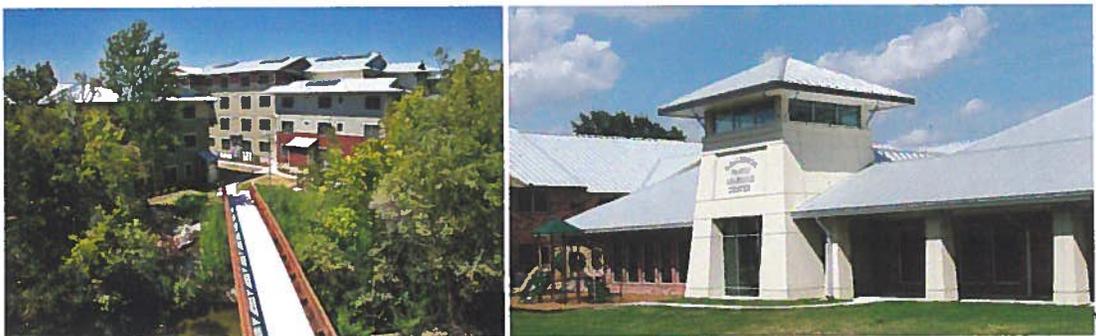
ATTACHMENT 11:
DEVELOPMENT RESUME



Development Resume

**Foundation Communities, Inc.
Developer**

January 2014



A Description of the Scope and Nature of Development Experience

FC is a well-respected non-profit developer and long-term owner of 1,982 units of affordable rental housing in Austin. FC has developed a range of housing including scattered site duplexes, multifamily housing with incorporated green space, and mid-rise, higher-density housing for single adults.

About Foundation Communities, Inc.

Foundation Communities' (FC) mission is to create housing where families succeed. We are a nationally-recognized nonprofit organization that empowers low- and moderate- income families to succeed through quality affordable housing and tools to increase their educational and economic standing. Foundation Communities works in four focus areas:

- * Opening Doors to Homes -- We own and manage 2,673 units across 17 properties -- 14 in Austin, and three in the Dallas/Fort Worth area -- providing quality homes for more than 2,500 low income families and individuals.
- * Helping the Homeless -- Our 465 permanent supportive housing units allow single adults who have been homeless, are on fixed incomes, or who have chronic health problems and disabilities to reach their maximum level of self-sufficiency. The 111 units in our Children's HOME Initiative program provide reduced rents and case management support to help fragile families move from crisis and instability to long-term self-sustainability.
- * Learning in a Community -- Through strategic partnerships, in 2011-12 we will give 800 children of working parents a safe place to go when school's out right where they live, helping 85% of students maintain or improve grades. Talented volunteers help us increase adults' earning potential through classes in English as a Second Language and computer skills, as well as employment counseling and social service referrals.
- * Saving for the Future -- Each year, we empower more than 300 families to become smart consumers through economic education and one-on-one financial coaching; at least 50% of them reduce their debt. More than 224 families have earned a 2-to-1 match in special savings accounts to purchase a home, attend college, or start a business. We also provide free income tax preparation for 17,000 low income workers and retirees with the help of more than 600 IRS-certified volunteers; this is vitally important to low-income workers. By utilizing this free service, low-income clients can claim all of the tax credits for which they qualify while avoiding costly commercial tax preparation fees and predatory loans.

Recent Development Experience:

Development Name: M Station
Development Location: 2906 E. Martin Luther King Blvd., Austin, TX 78702

Owner Name and Contact: M Station Housing, LP (FC is sole managing member of GP)
Walter Moreau, walter.moreau@foundcom.org, (512) 610-4016

Income Mix:

- 15 units – < 30% MFI
- 75 units – < 50% MFI
- 45 units - < 60% MFI
- 15 units – < 80% MF (market units)

TOTAL UNITS: 150

Description:

M Station is an innovative family-oriented apartment community that has established the standard for green building and affordable housing in Austin's new Transit Oriented Districts (TODs). This 150-unit new-construction development consists of four residential buildings and two community buildings spread out on 8.5 acres of prime real estate minutes from downtown and the University of Texas. Unique features of the property include a park-like setting along the Boggy Creek greenbelt featuring open green space and trails and a state-of-the-art child care center open to the neighborhood and offering reduced rates for residents.

M Station is a project of "firsts." M Station is the first affordable housing built in one of Austin's new TODs, the first large 9% housing tax credit development for families in Austin since 2004, and the highest scoring LEED for HOMES Platinum certified development in the country. With M Station, our hope was to dramatically reduce the primary portions of a resident family's budget while also achieving an exemplary quality of life: an affordable rent to lower housing costs; a location in the most transit-rich neighborhood in Austin to lower transportation costs; a high-quality, on-site childcare facility to lower child care costs; and a sustainably-designed property to lower utility costs. Ensuring that units at M Station were as healthy and efficient as possible will save our residents much-needed dollars to apply to other areas of their household budgets, contributing to more stable families and neighborhoods.

The development of M Station involved the transformation of a concrete-covered grayfield lot, previously a concrete manufacturing plant's staging lot that has been lying dormant and unused for decades, into a safe, healthy, supportive urban community in the heart of a high-opportunity neighborhood in Austin. Project amenities at M Station include a community building that will host the property leasing office, property management and supportive service staff offices, a computer learning center, a clothes care center, maintenance shop and office space for supportive service programming. A second community building houses the child-care program and the afterschool program. In addition, the property features children's playscapes, a sport court, circuitous internal pathways for walking and biking, multiple green spaces for outdoor gatherings, and pedestrian connections to nearby neighborhood resources.

M Station Timeline:

Letter of Intent	December 2008
LIHTC Application	March 2009
LIHTC Award Notification	September 2009
Acquisition	November 2009
LIHTC Commitment	December 2009

Start of Construction June 2010
Construction Completion October 2011

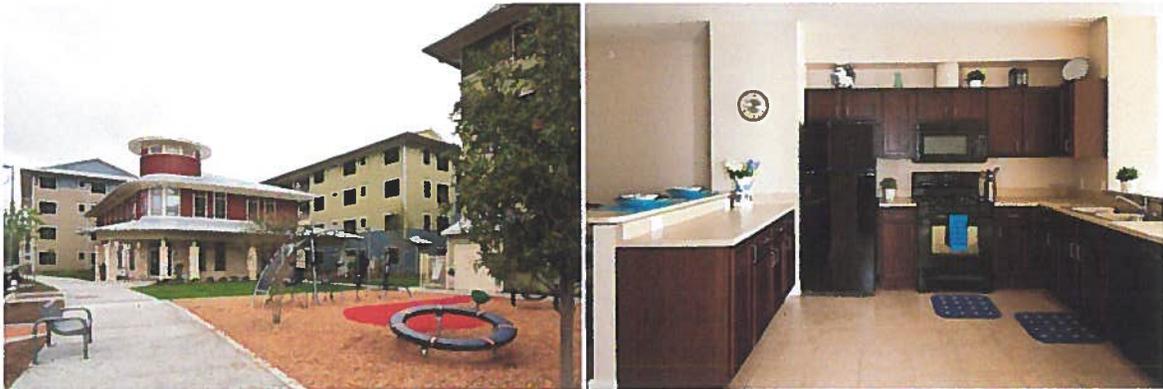
M Station Development Budget:

Uses

Acquisition	\$3,001,370
Hard Costs	\$17,690,860
Financing Costs	\$1,041,600
Soft Costs	\$1,047,730
Reserves	\$300,000
Developer Fee	\$2,266,570
TOTAL USES	\$25,348,130

Sources

9% LIHTC Equity	\$13,496,733 (Bank of America as syndicator)
Perm Loan	\$4,000,000 (Bank of America)
City of Austin GO Bonds	\$2,000,000
FHLB Bank of San Francisco	\$1,500,000
NeighborWorks America	\$1,250,000
Austin Community Foundation	\$500,000
Energy Rebates	\$189,000
Home Depot Foundation	\$75,000
Enterprise Green Communities	\$50,000
Enterprise Carbon Offset Fund	\$45,788
FC Reserves	\$890,212
Deferred Developer Fee	\$1,351,397
TOTAL SOURCES:	\$25,348,130



Experience in Development of Mixed Finance Low-Income Housing

Address	# of Units	New or Rehab	Type	Year Completed	Income Mix
Arbor Terrace 2501 S. IH 35, Austin, 78741	120	Rehab	SRO	2012	90 units – 30% MFI 30 units – 50% MFI
Buckingham Place 743-B Yarsa, Austin, 78748	164	Rehab	Duplexes	1991	83 units – 50% MFI 83 units – 80% MFI
Capital Studios 309 E. 11 th Street Austin, TX 78701	135	New	SRO	2014 – Under construction	27 units – 30% MFI 27 units – 40% MFI 81 units – 50% MFI
Cherry Creek 5510-B Fernview, Austin, 78745	122	Rehab	Duplexes	1989	37 units – 50% MFI 85 units -80% MFI
Crossroads 8801 McCann, Austin, 78757	92	Rehab	Apts	1990	14 units – 30% MFI 31 units – 50% MFI 47 units – 80% MFI
Daffodil 6009 Daffodil, Austin, 78744	40	Rehab	Apts	1996	10 units – 30% MFI 30 units – 50% MFI 30 units – 80% MFI
Garden Terrace 1015 W. William Cannon, Austin, 78745	103	Rehab	SRO	2003 and 2008	35 units – 30% MFI 65 units – 50% MFI 3 units - UR
Homestead Oaks 3226 W. Slaughter Lane Austin, TX 78748	140	New	Apts	2015 – under construction	14 units – 30% MFI 70 units – 50% MFI 42 units – 60% MFI 14 units - MKT
M Station 2906 E. MLK, Austin, 78702	150	New	Apts	2011	15 units – 30% MFI 75 units=50% MFI 45 units=60% MFI 15 units - MKT
Peters Colony 1810 E. Peters Colony Rd, Carrollton 75007	160	Rehab	Apts	1995	15 units=30% MFI 50 units=50% MFI 48 units=80% MFI 8 units=UR
Shadow Brook 2020 S. Cooper, Arlington, 76013	403	Rehab	Apts	1995	201 units=50% MFI 202 units=80% MFI
Sierra Ridge 201 W. St. Elmo, Austin, 78745	149	Rehab	Apts	1991	15 units=30% MFI 128 units=50% MFI 6 units=80% MFI
Sierra Vista 4320 S. Congress Ave., Austin, 78745	238	Rehab	Apts	2012	24 units=30% MFI 166 units=50% MFI 48 units=60% MFI
Sleepy Hollow 3903 Ichabod Cr, Arlington, 76013	128	Rehab	Apts	1995	64 units=50% MFI 64 units=80% MFI

Southwest Trails 8405 Old Bee Caves Rd., Austin, 78735	160	New	Apts	2001	96 units=50% MFI 64 units=60% MFI
Spring Terrace 7101 N. I-35, Austin, TX 78752	142	Rehab	SRO	2006	14 units=30% MFI 126 units=50% MFI 2 units=UR
Skyline Terrace 1212 W. Ben White. Austin, 78704	100	Rehab	SRO	2008	72 units=30% MFI 28 units=40% MFI
Trails at the Park 815 W. Slaughter Ln, Austin, 78748	200	New	Apts	2000	46 units=50% MFI 104 units=60% MFI 50 units=80% MFI
Vintage Creek 7224 Northeast Dr, Austin, 78723	200	Rehab	Apts	2000	23 units=50% MFI 57 units=60% MFI 120 units=80% MFI
TOTAL UNITS	2,948				

Green Building Certification Experience

As the largest nonprofit affordable housing developer/owner in Austin, Foundation Communities (FC) has been committed to green building principles since 2000. We know that green building makes sense for affordable housing because by reducing our own operations costs, we can keep rents low and fund vital services such as on-site after-school programs and free citywide tax preparation. As owner of 17 real estate properties, FC spends \$1.3 million per year on water and energy costs. These costs increase about 10% per year, so finding ways to reduce our energy impact is crucial for efficient operations. Committing to green building and energy efficiency also has a significant effect on the budgets of our residents who pay their own bills at our family apartment communities. Lower utility bills can mean more money to pay off debt, invest in education, finance childcare or transportation to work, or save for the future.

Foundation Communities engages a comprehensive green building and green initiatives approach that made it possible for us to offset 9,600 CO2 emissions last year; which is equivalent to removing the emissions of 817 average homes in the United States.

We have invested in the following green capital improvements at our existing multifamily properties:

- Replaced toilets with low-flow flapper-less models
- Installed low-flow fixtures in bathrooms and kitchens
- Replaced incandescent bulbs with compact fluorescent bulbs
- Installed programmable thermostats in all residential units
- Increased attic insulation to R-38 at five of eight properties
- Five properties qualified and participated in Austin Energy Duct Sealing program
- Installation of solar screens to reduce heat gain
- Installed ceiling fans in all applicable spaces in residential units
- All appliances are being replaced by Energy Star units
- All new HVAC units are 14 SEER if applicable
- Basic weatherization and water conservation are checked during make-readies (preparing new units for residents)
- Using only low VOC paints and adhesives for make readies and all new construction projects
- Replacing carpet on the first floor apartments with ceramic tile
- Contracting green cleaning contractors for SRO (single resident occupancy) properties
- Utilize Green pest management contractors at our properties

- With the help of community groups, we have planted additional trees at our properties
- Community gardens at four properties
- High-performance windows
- Sensors and dimmers minimize artificial lighting use during daylight
- Track our utility monthly to follow trends and identify problems proactively

Through investments in renewable energy, energy management and water conservation we work towards reducing our ecological footprint.

- All house utility accounts are invested in 100 percent renewable energy (solar or wind)
- Foundation Communities is one of the largest private producers of solar energy in central Texas
- Producing 107,000 kWh annually, our panels generate on average five percent of energy we use and power 10 average single family homes for a year
- Approximately 50% of the energy to heat hot water at Spring Terrace and Skyline Terrace is produced by the sun with solar hot water arrays.
- Water-wise landscaping (at some locations)
- Rainwater harvesting
- Track our water usage monthly to identify problems proactively

We also proactively work to educate our property management and maintenance staff and residents on green practices:

- We conduct trainings for maintenance staff
- Distribute monthly newsletters that include "Green Tips"
- Sustainability Reports are provided and reviewed with property management every year
- Our Saving Green Program, educates residents how to save money through conservation
- We prepare green capital improvement plans on each property annually.

M Station, our greenest development constructed to date and completed in 2011, earned a LEED Platinum rating for its energy efficient and transit oriented features and its score actually qualifies the project as one of the greenest apartment complexes in the United States. The following green features were incorporated into the design and development of M Station:

- Grayfield redevelopment of old concrete manufacturing storage lot.
- Located in richest public transit neighborhood in Austin with nearby access to multiple major bus lines and less than a 1/4-mile from commuter rail stop.
- Produced building mockup section to be sure all trades understand the green and durable construction techniques including window details, flashing, and envelope penetrations.
- Highly efficient elevator reduces energy usage, maintenance costs and hundreds of gallons of hydraulic oil.
- Structural slab utilizes 30% flyash in place of concrete which dramatically reduces energy in production and diverts land-fill bound material.
- Provide dedicated parking spots for Car2Go .
- Developed internal and edge sidewalks and bikeways as promenades that connect to existing neighborhood sidewalks. A pedestrian bridge over Boggy Creek connects M Station to neighborhood to promote exercise and walking.
- Provides ample covered bike racks at key locations throughout the site.
- Fully accessible design throughout facility.
- 100% of planted landscape utilizes native and adapted species. All drought-tolerant.
- All non-turf landscape irrigated using sub-surface drip irrigation.
- All very low flow water fixtures.
- 100% of building roof stormwater runoff collected and re-irrigated onsite.

- 100% of lighting fixtures are Energy Star rated.
- Exterior site lighting connected to timer and light sensors and use full-cutoff fixtures to minimize light pollution.
- Metal reflective roof for durability and radiant barrier.
- Fully sealed to prevent air leakage to exterior.
- Insulated using affordable hybrid insulation strategy (foam + spray fiberglass).
- Insulative glazing with excellent low-E films and shading overhangs.
- Extremely efficient, centralized, inverter-driven variable refrigerant flow HVAC (Mitsubishi CityMulti).
- 88% construction waste reduction/recycling goal.
- Permeable concrete used for all walking and biking paths.
- Low-VOC paints, sealants, and adhesives.
- No added formaldehyde in engineered wood or insulation.
- Bathrooms, dryers and kitchen hoods all vented to exterior.
- Fresh-air intakes balanced to provide ample fresh air without unduly loading HVAC
- Integrated pest management strategy improves long-term durability and eliminates need for pesticides, herbicides.
- MERV 8 filters on HVAC to improve indoor air quality and reduce asthma and allergy triggers.
- Commissioning and testing of all systems to be sure all function properly.
- No smoking allowed within 25 feet of units.

Foundation Communities' green partners include:

Austin Energy Green Building - We have participated in several Austin Energy programs including: GreenChoice® Energy, Austin Energy Green Building Rating System, Commercial rebate programs for solar, insulation, solar screens; in addition, several of our properties have benefited from the free duct-sealing program and the Low Income Weatherization.

Energy Star Partner - Foundation Communities is proud to be an Energy Star® Partner. Through this partnership our building manager can "measure," "rate," or "benchmark" a facility's energy use by using the EPA's National Building Performance Rating System. In addition, we have access to online Energy Star resources that assist us in achieving our "green" initiatives.

Enterprise Green Communities - Foundation Communities has been the recipient of five Green Communities Green Building awards that have helped us push the green building envelope in our projects in the last five years. The Enterprise Foundation has successfully laid the groundwork for green building in affordable housing on a nation-wide scale for the last seven years.

List of Green Certifications:

Spring Terrace (rehab) – Green Communities Certified

Skyline Terrace (rehab) – Green Communities Certified

M Station – LEED-H Platinum Rating, Green Communities Certified and 5-Star Austin Energy Green Building rating

Sierra Vista – Green Communities Certified and 1-Star Austin Energy Green Building rating (S.M.A.R.T. Housing now requires all rehabs to score at least 1-Star Austin Energy Green Building rating)

Arbor Terrace – Green Communities Certified and 4-Star Austin Energy Green Building rating (highest rated MF rehab in Austin)

Community Engagement

Foundation Communities believes the key to a project's true success is the support and engagement of the surrounding neighborhood and stakeholders. The first step in pursuing any new development is to

approach the neighborhood and talk to key stakeholders about the project, target population and show examples of our projects. We have had some neighborhood challenges with true “Not In My Backyard Opposition” but have always been able to overcome and ultimately receive the support of the neighborhood. Listed below are the most recent development projects and the neighborhoods engaged and from whom we received votes of support:

<u>Capital Studios:</u>	Downtown Austin Neighborhood Association Downtown Austin Alliance
<u>Sierra Vista:</u>	South Congress Combined Neighborhood Planning Area
<u>M Station:</u>	Austin Heights Neighborhood Association Rosewood Neighborhood Planning Contact Team McKinley Heights Neighborhood Association Chestnut Neighborhood Association Cherrywood Neighborhood Association
<u>Skyline Terrace:</u>	South Lamar Neighborhood Association Southwood Neighborhood Association
<u>Spring Terrace:</u>	St. Johns Neighborhood Association

Knowledge of Real Estate Financing Methods

Foundation Communities, Inc. has experience utilizing all funding tools available for the development of affordable multifamily housing. We have an excellent track record of securing funding in competitive allocations such as the 9% LIHTC and the Federal Home Loan Bank Affordable Housing Program. We also have solid relationships with multiple lenders.

LIHTCs and BONDS

Foundation Communities has applied for and been awarded 9% LIHTCs for five developments. Two of these awards were forward commitments by the Texas Department of Housing Board of Directors giving testament to Foundation Communities track record of high-quality developments with compelling missions. FC’s development team is well-versed in the LIHTC program and application process. All applications are completed in-house by staff. Staff also closely follows the drafting of the Qualified Allocation Plan and is aware of changes to threshold and scoring items that impact a high-scoring application. FC has a staff team that has over 10 years of tax credit compliance with a record of no significant findings. FC also has relationships with multiple tax credit investors including Enterprise Community Investment and Bank of America. Our high-quality projects and healthy organizational financial health has historically allowed for higher-than-average pricing.

City of Austin RHDA

The City of Austin has been a major contributor on every project completed by Foundation Communities in the past 10 years. The FC Development team follows the release of the City’s application rules and NOFA and has a solid working relationship with City of Austin NHCD/AHFC staff.

Private Mortgages

Foundation Communities has excellent relationships with several lenders that allow for competitive rates and pricing. We currently have private mortgages with Compass Bank, Bank of America, Wells Fargo and Greater Texas Federal Credit Union. While we have great relationships with these and many other conventional lenders, we have a fiduciary duty to bid out our finance opportunities, and we’ve always found this to end up with the best rate and terms.

Private Fundraising

Foundation Communities employs a diverse fundraising strategy. In 2012, private fundraising totaled over \$3,000,000 (not including capital funding from City of Austin). Foundation and corporate grants range from \$3000 to hundreds of thousands of dollars, and fund both capital projects and FC's wide range of programs (education, supportive housing, etc.). For individual donations, we use the Benevon model, culminating in an annual A Place to Call Home fundraising luncheon. This year's luncheon was attended by 750 invited guests, and raised more than \$800,000. We have applied for and received eight awards through the FHLB Affordable Housing Program and received the highest funding amount awarded for our M Station property of \$1,500,000.

Completed Projects in Past 10 Years:

Year Funding Completed	Project Name	Funding Tools
2014	Homestead Oaks	9% LIHTC, City of Austin RHDA Program, HUD 221(d)(4) loan, FHLB AHP, NeighborWorks America, Private Fundraising
2012	Capital Studios	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, Enterprise Green Communities, NeighborWorks America, Private Fundraising
2011	Arbor Terrace	Neighborhood Stabilization Program via TDHCA, City of Austin RHDA Program, FHLB Atlanta, NeighborWorks America
2010	Sierra Vista	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, NeighborWorks America, Private Fundraising, Permanent Mortgage with Impact Capital via Bank of America
2009	M Station	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, Enterprise Green Communities, NeighborWorks America, Private Fundraising, Permanent Mortgage with Impact Capital via Bank of America
2006	Skyline Terrace	9% LIHTC, City of Austin RHDA, TDHCA HOME, FHLB San Francisco, NeighborWorks America, Enterprise Green Communities, Private Fundraising
2005	Spring Terrace	City of Austin RHDA, TDHCA HOME and HTF, FHLB Dallas, NeighborWorks America, Enterprise Green Communities, Private Fundraising

WALTER J. MOREAU

My vocation the last twenty years has been to work with nonprofit organizations to create high quality, service rich, affordable housing for very low income, Texas families. I have successfully secured subsidy financing worth over \$80 million and provided other development services to create over 2,200 units of service enriched housing.

PROFESSIONAL EXPERIENCE:

EXECUTIVE DIRECTOR, Foundation Communities, Austin, Texas 1997-Present

- Lead one of the premiere affordable housing organizations in the region in pursuit of our mission “to create housing where families succeed”.
- Oversee the development, asset management, property management, and resident services of our growing portfolio of 2,100 units with a market value of over \$90 million. Our properties are places of great community pride and help over 2,000 families save over \$1.5 million in rent annually. I guide a staff of 150 and look after a \$15 million annual budget.

Development

- Overcoming neighborhood opposition and building **Trails at the Park**, a 200 unit family community adjacent to a 350-acre nature park. This \$15 million community includes a 3,200 square foot Learning Center and a beautiful fourplex design. Primary subsidy financing includes 9% tax credits and various grants.
- Purchased and renovated the **Village Green Apartments**, a 200 unit family property. This property underwent a complete transformation from high criminal activity to a safe, quiet environment. Opened a 2,000 square foot Learning Center. This property was financed with a 501(c)3 bond and a Neighborhood Reinvestment grant totaling \$7 million.
- Led the development and successful packaging of over \$14 million from eleven different grants, loans, bonds and tax credits to create the new **Southwest Trails Apartments**, a 160 unit community serving families at rents under the 50% income limit. This is the only new affordable housing developed in the more affluent Southwest Austin and it includes an 18-acre nature area.
- Developed the **Garden Terrace Residences**, the first Single Room Occupancy (SRO) community in Austin, with 85 units and a \$4.5 million capital budget paid for by public and private grants;

Asset and Property Management

- Created a financially self-reliant organization which owns its office building without a mortgage, and has refinanced our housing portfolio mortgages below 7% with fifteen year payoffs;
- Tripled our property management operation to cover 1,200 units, while capping cumulative rent increases under \$30 in six years and serving primarily families below 50% of median income;
- Significantly reduced deferred maintenance at all properties, while increasing our cash reserve balance from one million to three million dollars;
- Changed the name of the organization, creating new marketing materials, and winning selection as a United Way agency;
- Won the Metlife/Enterprise Foundation Award of Excellence in Asset Management for the Sierra Ridge Apartments;

Resident Services

- Fundraise approximately \$400,000 annually for resident service programs and matched this effort with property cash flow;
- Expanded our Learning Centers from one location to eight, managed by twelve professional full-time staff attended daily by over 600 youth and adults attending pre-school readiness, after-school tutoring, computer training, money management courses, ESL/GED, and classes;

- Created an Individual Development Account program with 400 accounts, as well as extensive financial literacy and homebuyer courses. Launched a new State IDA pilot program and SEED program.

DEVELOPMENT & ASSET MANAGEMENT DIRECTOR, Foundation Communities 1994 – 1996

- Secured grants and loans from four public and private sources (\$8.4 million) for the purchase and repair of four communities (731 units). I creatively structured a 0% mortgage with a desegregation lender to create 24 units serving extremely low-income households at the Peters Colony Apartments - a mixed income, suburban community.
- Served as the asset manager of the portfolio prepared and reviewed agency and property budgets, solved daily operations problems, and assisted with the strategic planning of our resident services.

PRIVATE CONSULTANT 1992 – 1994

- Worked with over fifteen nonprofit and public affordable housing organizations on a variety of client challenges. Raised over \$8.5 million in subsidy funds (tax credits, HOME, CDBG, HOPE 2, SRO, and Shelter Plus Care funds) for the development of 446 units in both urban and rural settings.
- Facilitated the sale and financing of four communities (871 units / \$9.2 million in value) from the Resolution Trust Corporation to nonprofit owners.
- Designed a Neighborhood Energy Conservation Program for Dallas Habitat for Humanity.
- Successfully helped the State troubleshoot three nonprofit funded projects that had stalled.
- Wrote two manuals and one technical report for the US Department of Health and Human Services on financial management issues for grantees of the Ryan White Care Act

PROJECT ASSOCIATE, Center for Housing Resources, Dallas, Texas 1990 – 1992

- Developed the concept of the Hillcrest House SRO (64 units) for homeless residents with AIDS, formed the developer partnership, secured the site, and financially packaged a successful Shelter Plus Care application worth \$2.6 million.
- Assisted a private developer in locating a suitable building to develop the first new SRO in Dallas – the Wales SRO (61 units). Secured a Section 8 SRO Mod Rehab grant (\$2.5 million) and low income housing tax credits worth \$450,000 for the project.
- Managed and doubled the size of the Volunteer Home Repair Program serving 250 volunteer home repair work crews annually.

MANAGEMENT TRAINEE, United Way of America 1989 – 1990

- Created a “blueprint” of housing solutions for the Homeless Services Task Force organized by the Community Council of Greater Dallas. Wrote a guidebook for nonprofit agencies on creating fair fee policies. Raised \$300,000 as a part of the United Way of Greater New Orleans campaign.

EDUCATION:

Master of Public Affairs, LBJ School of Public Affairs, University of Texas, Austin, 1994

Bachelors of Arts in Economics, Baylor University, Waco, Texas, 1989

- Phi Beta Kappa, Outstanding Bachelor of Arts Student in Economics

PERSONAL INFORMATION:

- I have been volunteer Board leader with the Neighborhood Capital Corporation, Austin Community Development Corporation, Capital Area Homeless Alliance, St. George’s Court Elderly Housing Community, St. George’s Episcopal Church Vestry, and the National Episcopal AIDS Coalition.
- Proficient in Spanish
- Personal interests include ultimate frisbee, reading, mountain biking, magic and stained glass
- Married with two “high-spirited” sons ages 14 and 11

Sunshine Mathon

M. Arch. First Professional, Specialization in Sustainable Design

07.20.2007



References available upon request.

Profile

When I entered graduate school, I was clear that I was doing so as an act of service. My architectural career will take me not to traditional firms, but to service-based organizations and clients, such as Foundation Communities, whose goal is to make a difference.

Experience

Systems & Construction Manager, UT Solar Decathlon 2005; Austin, TX – 2004-2005

Core member of the 2005 UT Solar Decathlon Team. I led the design and construction of the solar electric and solar thermal, plumbing, and HVAC systems for which we won two first place honors. Responsible for overall building energy analysis. Central researcher of sustainable materials, energy efficient appliances, and overall green building strategies. Onsite Construction Manager throughout all construction phases. For more information on the competition see: www.solardecathlon.org.

Computer Lab Teaching Assistant, UT Austin; Austin, TX – 2005-2007

Senior staff member of UT School of Architecture's Computer Lab. Oversaw the maintenance of the lab computers, both PC and Apple. Assisted and taught students with software questions including AutoCAD, Adobe Photoshop, Sketchup, Vectorworks.

Director, Farm & Wilderness Summer Camps; Plymouth, VT – 2000-2003

Created and organized dynamic program of outdoor skills and experiential environmental education for forty 11-15 year old boys in a remote setting. Responsible for hiring and managing seventeen staff. Accountable to multiple constituencies: campers, parents, staff and organization. Managed a seasonal \$65,000 budget.

Senior Computer Sales Consultant, Power Mac Pac; Portland, OR – 1998-2002

Apple Macintosh sales consultant with individual and corporate clients, both local and nationwide. Set company single month sales record of \$250,000.

Photographer, Third Iris Photography; Portland, OR – 2001-2003

Third Iris Photography was a self-run business. I was a freelance photographer with a focus on landscape, travel and detail art images.

Education

Bates College, Lewiston, ME – B.S. Physics, 1995; Magna Cum Laude.

University of Texas at Austin, Austin, TX – M. Arch, First Professional, 2007; GPA: 3.8.

University of Texas at Austin, Austin, TX – Specialization in Sustainable Design, 2007.

UT Honors – Graduate Recruitment Fellowship; Texas Architectural Foundation Scholarship.

Skills

The work experience described above reflects the diverse interests and skills I bring to any position. I am at ease engaging people face to face, working on a computer and swinging a hammer. I have frequently been given positions of significant responsibility and, though I come with broad skill sets, I am also comfortable asking for help or researching answers when I encounter unfamiliar territory.

RESUME

Vicki Beal McDonald



Education: Bachelor of Science. University of Texas at Austin 1980

Professional Designation: Member: Certified Commercial Investment Institute (CCIM)

Licenses: Licensed Texas Real Estate Broker

Experience:

For the past twenty five years I have owned and operated Vista Properties, a real estate firm specializing in the management, leasing and brokerage of income producing assets. These assets have included multifamily, office and retail developments. The client base has consisted of private, government and institutional owners. Vista has performed property management and asset management services for a variety of real estate portfolios covering a six state region. Vista has provided construction management services and been involved in the renovation and rehabilitation of rental units, and office and retail finish out. Vista has participated as a real estate Broker in the sale and leasing of over fifty million dollars of commercial real estate.

Membership:

Austin Board of Realtors
Texas Association of Realtors
Texas Apartment Association
Real Estate Council of Austin
Central Texas CCIM Chapter
Commercial Leasing Brokers Association
Commercial Real Estate Women
Women's Chamber of Commerce

Board Involvement:

Chairman: Commercial Investment Division-Austin Board of Realtors
Chairman: Government Affairs Committee-Austin Board of Realtors
Director-Texas Association of Realtors
Member: Community Involvement Committee-Austin Board of Realtors
Member: Nominating Committee-Austin Board of Realtors
Board Member-Central Texas CCIM Chapter (Three years)
Chairman-Central Texas Mutual Housing Association (Two years)
Board Member- Central Texas Mutual Housing Association (Four years)
Chair: Community Service Committee CREW

Awards:

Commercial Investment Division Member of the Year

Jennifer Daughtrey Hicks

EDUCATION

Master of Public Affairs, May 2002

LBJ School of Public Affairs, Austin, Texas

- Research Project: "State Sprawl & Open Space"
- Master's Report: "Reinventing S.R.O.'s: Homes for the Single, Working Poor"

B.A. in Journalism, May 1999

Texas Tech University, Lubbock, Texas

- Texas Valedictorian Scholarship
- Hutcheson Endowed Journalism Scholarship

SUMMARY

Education and experience related to the development and finance of high-quality affordable housing. Skills in proposal/grant writing; research and report writing; working with federal, state and local governments; working with non-profit organizations and neighborhood associations. Motivated team player and builder with excellent communication skills and an ability to work on multiple projects simultaneously as a leader or a team player.

PROFESSIONAL EXPERIENCE

Director of Housing Finance

Foundation Communities, Inc., Austin, Texas

May 2002 – present

- Identify subsidy and conventional financing options for projects – to date have secured grants and loans from public and private sources (\$121 million) for the acquisition and rehabilitation of eight communities (1,128 units) and two learning centers.
- Find projects that fit available funding and development goals.
- Coordinate preparation and completion of funding applications including LIHTC, HOME, CDBG, FHLB, and HUD.
- Review closing documents and coordinate closing process for development projects.
- Plan development criteria and assist with evaluation and negotiation of potential development projects.
- Outline compliance regulations, ensure proper procurement, and act as point of contact for Davis Bacon wage reporting.
- Maintain compliance with tax exemption and CHDO requirements for 18 property portfolio.

Development Associate

Foundation Communities, Inc., Austin, Texas

Sep. 2001 – May 2002

- Assisted with a variety of funding applications for the development of affordable multi-family housing.
- Planned the financing, design, and management of first single room occupancy project in Austin.
- Identified and initiated negotiation on suitable properties for acquisition.

Linenberger Memorial Intern in City Management

Office of City Manager, San Mateo, California

June 2001 – Aug. 2001

- Wrote bi-weekly newsletter to employees, monthly newsletter to the community and City's Annual Report.
- Monitored city operations and reported progress to city staff and community through newsletters and press releases.

State Affairs Assistant

American Insurance Association, Austin, Texas

Aug. 1999 – May 2001

- Researched, tracked, and monitored House and Senate insurance-related bills for an eight state region.
- Composed legislative and regulatory updates, reports, calendars and press releases for distribution to Association members.

Public Relations Director

Office of the Governor, Criminal Justice Division/Task Force Division, Austin, Texas

May 1999-Aug. 1999

- Wrote and produced press releases, presentation scripts, grant reports and agency memorandums for department initiatives.
- Monitored statewide task force activities and reported to CJD executive staff.

Communication Fellow

Office of the Governor, Austin, Texas

May 1999-Aug. 1999

- Scanned national media sources and compiled daily packet of articles on Governor's initiatives and activities.
- Interviewed, trained and supervised new interns.

News Room Reporter

Lubbock Avalanche-Journal, Lubbock, Texas

Jan. 1999 - May 1999

- Generated story ideas, interviewed sources and wrote articles on local events.

John D. Guttman

EDUCATION

Clemson University, Clemson SC
Master of Real Estate Development

May 2011

University of Texas at Austin
Bachelor of Arts in Urban Studies
Minor in Architectural Studies

December 2005

Thesis: *Mixed-Use Development: A Solution For Growth*

ACADEMIC HONORS

Alpha Sigma Gamma International Real Estate Honorary Society

- Recognizes outstanding achievement in scholarship by real estate students at the university level

ACADEMIC PROJECTS

ARGUS Software University Challenge

Spring 2011

- Competed on a team of four against 22 national and international universities in a case study competition using ARGUS DCF to determine the feasibility of the given case study
- Primarily responsible for analyzing data, determining assumptions, and modeling project in ARGUS DCF

Commercial/Residential Practicum

Spring 2011

- Competed on a team of five to provide a development proposal for a 180-acre contiguous site in central Columbia, South Carolina
- Worked within a team to complete a market analysis, site analysis, site plan, pro forma, and development proposal
- Predominantly responsible for the financial analysis of the four phases of the groups proposal

WORK EXPERIENCE

Foundation Communities

Austin, TX

Real Estate Project Manager

October 2012 - Present

- Sources projects that fit available funding and development goals
- Assess financial feasibility of potential development projects
- Work in tandem with the Director of Housing Finance to prepare and complete funding applications including LIHTC, FHLB, and HUD in the amount of \$12.7 million to date.

American Campus Communities

Austin, TX

Investment Analyst

September 2011 – October 2012

- Perform financial modeling and preliminary due diligence for over 35 potential acquisitions and developments with valuations as great as \$170 million, including projects in multiple national markets
- Generate sensitivity analyses to identify impacts on IRR and debt coverage ratios, adjusting factors such as development costs, operating expenses, rental rates, and financing vehicles
- Investigate preliminary permit fee, impact fee, utility cost, and taxes through contact with local offices and officials

Foundation Communities

Austin, TX

Development Intern

May 2010 – August 2010

- Utilized Excel to compile and analyze historic operating income and expense figures from 1991 to 2009 for Foundation Communities' portfolio of 14 existing properties
- Completed financial feasibility studies for future Foundation Communities' acquisitions
- Performed a weighted property valuation using the income, replacement cost, and market approaches to value a property

Southwest Housing Compliance Corporation

Austin, TX

Financial Analyst

April 2008 – July 2009

- Evaluated annual operating budgets and set annual rent adjustments for a portfolio of 70 properties.

TRACS Data Analyst

November 2006 – April 2008

- Acted in a customer service roll in a effort to coordinated and audited monthly rental subsidy requested for a portfolio of 70 properties

COMPETENCIES

- Microsoft Excel, Word, PowerPoint, and Project
- Site To Do Business, CoStar, and ARGUS DCF certified
- Strong research skills and ability to interpret government regulations

Aubrie Christensen

Education

May, 2014 (expected) Masters of Science in Community and Regional Planning - University of Texas, TX

2011 Bachelors of Arts in Sustainability Studies – The Evergreen State College, WA

Work Experience

2013-Present BabyGoods, Austin, TX

Owner of custom cloth diaper business. Responsibilities include product design, manufacturing, promotion and sales of product.

2012-2013 Equitable Green Group, Austin, TX

Responsibilities included organizing community outreach and education, and bookkeeping.

2005-2010 Nash's Organic Produce, Sequim, WA

Responsibilities included irrigation of 400 acre vegetable farm, market sales, retail store sales, graphic arts work and general farm labor.

Volunteer and other experience

2014 Current Volunteer: Downtown Commission/Park Board Joint Workgroup on Public Space, Austin, TX

Team member of workgroup to address public space issues in Austin.

2014 Current Volunteer: Blackland Community Development Corporation, Austin, TX

Assisting with designing and building raised wicking beds and a composting system.

2014 Current Volunteer: FarmShare, Austin, TX

Assisting with feasibility study, site analysis and site planning of new non-profit farmer education program.

2011 Alley revitalization project, Olympia, WA

Responsibilities included working with a team of students and various stakeholders including city departments, business owners, and residents to revitalize an alley in downtown Olympia using green design strategies that addressed social, ecological and economic sustainability.

2005-2007 Volunteer: Friends of the Fields, Sequim, WA

Responsibilities included fundraising and promoting community education through cooking workshops, benefits, local festivals and community dinners.

ATTACHMENT 12:
GOOD NEIGHBOR POLICY

ATTACHMENT 6b

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) → N/A

(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. → see Communications Plan

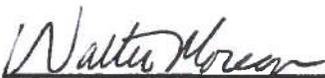
(3) Pre-Application Engagement

- 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.



Signed

WALTER MORAN

printed name

1/27/14

date

Rutledge Spur Apartments
NEC of Rutledge Spur and FM 620
Austin, TX 78717

Single Point of Contact: Walter Moreau, Executive Director
Foundation Communities, Inc.
3036 S. 1st Street
Austin, TX 78704
(512) 610-4016
walter.moreau@foundcom.org

COMMUNICATIONS PLAN FOR NEIGHBORHOOD ENGAGEMENT

Foundation Communities believes the key to a project's true success is the support and engagement of the surrounding neighborhood and stakeholders. Before any other facets of a development are pursued, Foundation Communities approaches the neighborhood and talks to key stakeholders about the project, target population and shows examples of our projects.

The following steps have been taken to communicate with the neighborhood surrounding the proposed development located at NEC of Rutledge Spur And FM 620.

1) Preliminary Research:

- December 2013 – Using the City of Austin's GIS mapping site, FC development staff researched the neighborhood organizations that contain or border the proposed site. We also confirmed the site was not located in a current neighborhood plan.

2) Neighborhood Contact: Foundation Communities believes it is important to make personal contact with the priority neighborhood organizations before a letter notification is received by the organizations; however, for this property we confirmed that the site is not located within the boundaries of the homeowners associations listed on the community registry. We do still plan to reach out to the Davis Springs Homeowners Association to inform them of our project and engage the nearby property owners.

3) Neighborhood Notification:

- The following neighborhoods were sent a public notification of the proposed Rutledge Spur Apartments project per the 2014 Qualified Allocation Plan which governs the LIHTC program administered by the Texas Department of Housing and Community Affairs:
 - Davis Spring HOA
 - Davis Springs President

Please see attached notification letter that was sent to all organizations above and proof of mailing.

- Owners within 500 ft of Site - The proposed site will need a zoning change which is in the process of being filed (meetings with City staff this week.) A 500 ft notification will be sent out to property owners as protocol for the zoning application and we would rather not sent out multiple notices to these owners.

4) Neighborhood Engagement – At each of our meetings with the neighborhood, Foundation Communities presents information about our organization, plans for design of the building (architect is usually present at meeting) and we talk about who will live at the property and what services will be offered. We usually invite one of our residents to speak when necessary. We also invite neighborhood members to visit our existing portfolio of properties.

- A meeting will be scheduled with the Davis Springs Homeowners Association
- We will have a web page on our main website – www.foundcom.org - that will contain the most updated information on the project for easy public dissemination.

5) Implementation/Ongoing Relations

Foundation Communities, Inc. will implement the following processes to encourage ongoing relations with neighborhood members:

- Neighborhood members will be invited to the Ground Breaking and Ribbon Cutting events that will be held for the property. Neighborhoods will be given recognition for their support.
- We will invite neighborhood members to participate in services programs being offered at our community.
- We will invite and educate neighborhood members on the many ways to volunteer with Foundation Communities.
- We will establish an open-door policy so that neighborhood members will feel comfortable communicating any concerns with either the on-site property management or the single point of contact.



3036 South First Street
Austin, TX 78704

tel: 512 447 2026
fax: 512 447 0288

www.foundcom.org

January 10, 2014

Al Martin
Davis Spring HOA
9601 Ryoaks Cove
Austin, TX 78717

Dear Mr. Martin,

FC Rutledge Housing, LP is making an application for 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs for the Rutledge Spur Apartments, located at NEC of Rutledge Spur and FM 620, Austin, Williamson County. This New Construction is an apartment community comprised of approximately 150 units of which 100% will be for low-income tenants.

There will be a public hearing to receive public comment on the proposed development. Information regarding the date, time, and location of that hearing will be disseminated at least 30 days prior to the hearing date on the Department's website at (<http://www.tdhca.state.tx.us/multifamily/communities.htm>) for competitive HTC applications.

Sincerely,

Representative of FC Rutledge Housing, LP
Walter Moreau
Executive Director
Foundation Communities
3036 S. 1st Street
Austin, TX 78704
walter.moreau@foundcom.org



a Partner Agency of



United Way Capital Area



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Total Post		

Al Martin
Davis Spring HOA
9601 Ryoaks Cove
Austin, TX 78717

Sent To _____
 Street, Apt. or PO Box _____
 City, State, _____

PS Form 3800, August 2006 See Reverse for Instructions

Al Martin
Davis Spring HOA
9601 Ryoaks Cove
Austin, TX 78717



7032 3460 0001 7582 0772



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 (Endorsement Required)

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 (Endorsement Required)

Total \$

Postmark
 Here

Nick Harris
Davis Springs President
14900 Thatcher Drive
Austin, TX 78717

Sent To

Street,
 or PO Box
 City, State

PS Form 3800, August 2006

See Reverse for Instructions

3038 South First Street
 Austin, TX 78704



7012 3460 0001 7582 0789



Nick Harris
Davis Springs President
14900 Thatcher Drive
Austin, TX 78717



ATTACHMENT 13:
SUPPORTIVE SERVICE RESUMES

JULIAN HUERTA


Julian.huerta@foundcom.org

OBJECTIVE

Planning, implementing and evaluating educational opportunities and social services that empower disadvantaged persons to improve their lives.

EMPLOYMENT EXPERIENCE

Director of Programs; Foundation Communities, 1998 to present

- Develop and direct educational and social service programs that assist families residing in affordable housing communities to increase their self-sufficiency.
- Hire, train and supervise professional staff at multiple sites.
- Research and author grant proposals to public and private sources to fund social service programs.
- Collect participation and outcomes data on educational and family support programs, conduct program assessments, and submit reports to funding agencies and board of directors.
- Collaborate with other community-based organizations and public agencies to maximize opportunities available to residents.

Executive Director; Literacy Austin, 1996 – 1997

- Provided leadership for all programs, hired and supervised staff, and prepared and implemented annual budget in order to achieve agency mission as defined in conjunction with volunteer board of directors.
- Directed public relations, community outreach and fund raising initiatives, including proposal writing, corporate and individual solicitations and special events.
- Collaborated with other community-based organizations, United Way and Community Action Network partners, and citizen groups to coordinate and maximize services to disadvantaged residents of Travis County.

Information Systems Coordinator; American Institute for Learning, 1993 – 1996

- Collected and analyzed data from multiple education and human service programs and submitted reports to funding agencies, senior managers and board of directors.
- Oversaw eligibility determination, assessment and enrollment of participants according to contract requirements.
- Hired, trained and supervised Information Systems, Intake and clerical staff.
- Participated in the evaluation of agency programs, including designing and conducting research on client outcomes.
- Assisted with the development of funding proposals to public and private sources.
- Administered local area network, installed and maintained computer software and provided user training and support.

Social Science Research Associate; University of Texas Health Science Center at San Antonio, 1992 – 1993

- Directed fieldwork for research studies of health issues in South Texas, with particular emphasis on Hispanic populations.
- Hired, trained and supervised research interviewers, monitored quality of data collected, and prepared and presented progress reports.
- Developed and maintained databases and statistical programs for the management and analysis of data.
- Assisted division faculty with grant writing and monitoring, survey instrument development and testing, and manuscript preparation.

Social Service Worker; Texas Department of Human Services, 1988 – 1992

Interviewed applicants to determine eligibility for AFDC, food stamps and Medicaid, applying complex state and federal policies and regulations.

Provided information and answered client questions regarding program benefits and requirements, client rights and client responsibilities.

Made referrals to other agencies for housing, child care, job training, etc.

Maintained caseload statistics and completed monthly monitoring reports.

EDUCATION

Master of Science, Community and Regional Planning: University of Texas at Austin 1993.

Bachelor of Arts, Political Science; University of the Incarnate Word, 1987.

OTHER SKILLS

Proficient with various personal computer software packages, including: Microsoft Word, Excel, FoxPro, FileMaker Pro, PageMaker, SAS and SPSS.

Speak, read and write Spanish.

COMMUNITY INVOLVEMENT

Community Sabbatical Grantee, University of Texas Humanities Institute

Chairperson, Austin Asset Building Coalition

Member of the Board of Directors, Marywood Children and Family Services

Licensed Foster Parent, Texas Department of Protective and Regulatory Services

Mario Cortez

Professional Experience

Front Steps, Inc., Austin Texas

7/04 - present

Keep Austin Housed AmeriCorps Program Coordinator

- Developed and managed all operational program activities and internal reporting methods in accordance with federal regulations and state provisions.
- Developed and managed systems to track performance outcome data and reported on program progress to federal and state entities.
- Established effective partnerships with social service organizations and developed and managed a network of 12 agency partnerships with Keep Austin Housed.
- Coordinated the recruitment, selection, and placement process of 25 AmeriCorps members annually and managed members' service terms.
- Developed and implemented an annual training plan focused on building and strengthening the professional skills of each member and provided supervisory support in members' professional development.

Foundation for the Homeless, Inc., Austin, Texas

7/03 - 7/04

Director of Social Services

- Coordinated and supervised case management services.
- Served as community liaison and collaborated with community service providers to enhance services to the homeless population.
- Acted as lead personnel in evaluating and monitoring program participants' compliance with service plans.
- Maintained program documentation in accordance with agency guidelines and reported outcome data to funding sources.
- Provided field instruction to interns from the UT School of Social Work.

Woodside Trails Therapeutic Camp, Smithville, Texas

1/03 - 7/03

MSSW Student Intern

- Worked with adolescent boys on issues of sexual victimization/perpetration, anger management, abuse, neglect, and addressed a variety of mental health disorders.
- Provided individual, group and family therapy to twelve adolescents and their families.
- Utilized a variety of therapeutic models (Play, CBT, Reality, and Narrative) and techniques.
- Participated in Comprehensive Treatment Plans and Treatment Planning Reviews.
- Coordinated services with Juvenile Probation and Child Protective Services.

Foundation for the Homeless, Inc., Austin, Texas

6/02 - 7/03

Intake Manager

10/97 - 5/02

Passages Case Manager

- Conducted shelter intakes and evaluated family eligibility for agency shelters.
- Facilitated service planning process with homeless families, brokered community resources, administered crisis intervention, and advocated for clients as they worked toward self-sufficiency.
- Supervised Passages Case Managers and oversaw case management program.
- Worked with administrative staff on efforts of program development and volunteer recruitment and trainings.
- Organized and lead effort of data collection and database building to establish comprehensive measurable objectives for agency's service delivery system.

American Institute for Learning, Austin, Texas <i>BSW Student Intern</i>	9/96 - 5/97
<ul style="list-style-type: none"> Served as counselor intern for GED classroom and the Career Resource Center. Provided educational and general counseling for culturally diverse, at-risk youth. Facilitated adolescent male support group (ages 16-18) with an emphasis on gang related topics. Created and edited student involved newsletter for the Career Resource Center. 	

Helping Our Brothers Out, Inc., Austin, Texas <i>Client Services Specialist</i>	7/93 - 12/95
<ul style="list-style-type: none"> Administered direct client services and provided crisis intervention to general homeless population. Developed and maintained database that documented governmental benefits for approximately two thousand clients. Assisted with recruitment, orientation and supervision of agency volunteers. Maintained monthly reports for client services, volunteer participation, and community service workers. 	

Education	
Master of Science in Social Work The University of Texas at Austin, Austin, Texas Concentration: Clinical	8/03
Bachelor of Social Work The University of Texas at Austin, Austin, Texas Generalist Practice	5/97

Honors & Affiliations	
<ul style="list-style-type: none"> Butler Award nominee (Keep Austin Housed) for True Spirit of Collaboration (recipients not yet announced) Certified Field Instructor for The University of Texas School of Social Work Phi Alpha National Social Work Honor Society The Honor Society of Phi Kappa Phi Social Services Case Management Network, Executive Committee Member Caring Forever Award, Community award presented by Shepard of the Hills Presbyterian Church Homeless Task Force/Ending Community Homelessness Coalition (ECHO) 	<p>2007</p> <p>2004</p> <p>2003</p> <p>2003</p> <p>2003</p> <p>2003 - 2006</p> <p>2002</p> <p>1998 - present</p>

Salary Requirement	
\$50,000	

Erika Leos

Work Experience

October 2008-present	Foundation Communities <i>Financial Coaching Coordinator</i>	Austin, TX
	<ul style="list-style-type: none">• Developed training and resource materials for Volunteer Financial Coaches and clients• Maintain accuracy and timeliness of training and resource materials• Conduct training for over 100 Volunteer Financial Coaches each year• Coordinate the program's day-to-day operations<ul style="list-style-type: none">○ manage appointments through the program's scheduling system for over 300 clients a year○ serve as a resource for volunteers with questions about financial issues• Administer a payday loan alternative sub-program• Administer a college savings incentive sub-program• Compile data and write reports for program funders	
June 2004-October 2008	Foundation Communities <i>Adult Education Coordinator</i>	Austin, TX
	<ul style="list-style-type: none">• Taught English as a Second Language (ESL) to adults at two Foundation Communities Learning Centers• Developed activities, materials and assessments for ESL class students• Recruited, trained and managed volunteer ESL instructors• Taught Money Management course for adults using Foundation Communities' curriculum, "Making More Sense of Your Dollar," in English and Spanish• Provided individual credit counseling to participants in the Money Management course	
June 2003-May 2004	Century Motorcars <i>Insurance Specialist</i>	Austin, TX
	<ul style="list-style-type: none">• Verified that all vehicles financed by Century Motorcars were properly insured• Issued orders for repossession of cars that were not properly insured• Collected and recorded car payments• Contacted clients who were behind on car payments or who allowed insurance coverage to lapse, and contacted their references	
June 2002-May 2004	Foundation Communities <i>Youth Program Assistant/ESL Instructor</i>	Austin, TX
	<ul style="list-style-type: none">• Provided a positive, supportive environment for the children of low income families after school and during the summer at the Sierra Ridge Learning Center• Assisted children in the After School Program at with homework• Led physical, educational and recreational activities for children in the After School and Summer Programs• Taught English as a Second Language to adults at two Foundation Communities' Learning Centers	
Sep 1998-May 2002	Pentacon Industrial Group <i>Sales Assistant</i>	Austin, TX and El Paso, TX
	<ul style="list-style-type: none">• Helped finance all four years of college through part-time work at Pentacon• Operated specialized distribution software to confirm purchase order accuracy• Maintained filing system up to date and in order	

Volunteer Activities

Jan-April 2005	Foundation Communities' Community Tax Centers <i>Tax Preparer</i>	Austin, TX
	<ul style="list-style-type: none">• Prepared and e-filed personal income tax forms for low income families and individuals at two Community Tax Centers free of charge• Distributed information about banking services to unbanked clients• Translated information for Spanish-speaking tax payers	

Skills

Language

- Fluent in Spanish (oral and written)

Computer Knowledge

- Fully proficient in Microsoft Word, PowerPoint, Excel, Outlook, and Windows XP
- Experienced in managing data in Microsoft Access

Personal Skills

- Well organized
- Excellent oral and written communication skills

Education

May 2002

The University of Texas at Austin

Bachelor of Business Administration, Marketing

Honors and Activities

Presidential Achievement Scholarship

- Earned and maintained the four-year scholarship from UT through academic achievement

1999-2000

Hispanic Business Students Association

Executive Vice President

- Received *Most Outstanding Organization* award from UT Leadership Board
- Coordinated events for Professional Development Committee
- Coordinated events for Recruitment and Retention Committee
- Participated in Corporate Mentor program

1999-2000

National Hispanic Business Association

University of Texas at Austin Representative

- Helped coordinate the 10th annual NHBA Leadership Conference
- Coordinated joint activities for NHBA and HBSA

KAREN LYONS SERNA

PROFESSIONAL EXPERIENCE

Foundation Communities – Austin, Texas
2003- Present

Director of Asset Building Programs

2008 – Present

Lead Foundation Communities' programs aimed at helping low- to moderate-income individuals and families increase their understanding of financial issues and acquire assets that contribute to long-term financial stability. Provide oversight to the Community Tax Centers Program, the Financial Coaching Program, FAFSA Program, Financial Education Classes, and various savings initiatives which collectively serve nearly 18,000 clients per year. Lead a staff of eight.

IDA Program Coordinator

2003 - 2008

Managed all aspects of the Individual Development Account (IDA) Program. Instructed 12-hour homebuyer education course in English and Spanish. Provided technical assistance to emerging IDA Programs. Advocated for asset building policy on the local, state, and national level.

Casa Marianella – Austin, Texas
1999-Present

Board of Directors, President

2004 – 2010

Coordinate and plan annual benefit dinner. Lead board in making organizational policy decisions. Recruit and train new board members. Lead monthly board meetings.

Assistant Director

2002-2003

Lead purchase of property to use for a women and children's shelter. Developed programming for the women and children's shelter. Grant writing and fundraising.

Language Program Coordinator

2000-2002

Managed the English as a Second Language and Spanish Literacy Program.

Operations Coordinator, Full-time AmeriCorps Volunteer

1999-2000

Provided case management to residents living in the shelter.

La Fuente Learning Center – Austin, Texas
2003 – 2008

English as a Second Language Instructor

Instructed evening classes to Spanish-speaking students. Monitored and tracked student performance and progress. Developed and implemented lesson plans.

The Austin Academy – Austin, Texas
2001 - 2002

Adult Education Instructor

Instructor of Adult Basic Education and English as a Second Language students preparing for the GED examination.

Crockett High School, Austin, Texas
2001

Biology Teacher

Developed and executed lesson plans. Attended to individual student needs and concerns.

KAREN LYONS SERNA

PRESENTATIONS

National Community Tax Coalition Conference, San Antonio, Texas, 2009

Topic: Asset Building Hubs: Bridging the Financial Mainstream Gap

CPPP William P. Hobby Policy Conference, Austin, Texas, 2008

Topic: The Role of State Policy and Advocacy in Building Assets and Wealth

Barbara Jordon Forum, Austin, Texas, 2007

Topic: The Great Divide: Wealth and Poverty

RAISE Texas Asset Building Summit, Dallas, Texas, 2006

Topic: Statewide Expansion of Individual Development Accounts and Matched Savings Programs

National Conference on Rural Housing, Washington D.C., 2004

Topic: Marketing and Recruitment Strategies for Individual Development Account Programs

National IDA Learning Conference, New Orleans, Louisiana, 2004

Topic: Preparing for Project Closeout: The Express Individual Development Account Program

Texas IDA Network Conference, Austin, Texas, 2004

Topic: Statewide Individual Development Account Initiatives

EDUCATION, CERTIFICATIONS AND SKILLS

Master of Science in Organizational Leadership and Ethics, 2011

St. Edward's University – Austin, Texas

Non-Profit Leadership Program for Emerging Leaders, 2007

Bank of America

Certified Volunteer Income Tax Preparer for VITA Program, 2005 – 2009

Internal Revenue Service

Certification of Professional Recognition in Homebuyer Education and Training, 2004

NeighborWorks

English as a Second Language Teacher Certification, 2003

State of Texas

Secondary Biology Teaching Certification

State of Pennsylvania (1999), State of Texas (2001)

Bachelor's Degree in Biology, 1999

Lycoming College – Williamsport, Pennsylvania

Oral and written proficiency in Spanish

ATTACHMENT 14:
SUPPORTIVE SERVICE BUDGET

**Supportive Service Budget
Rutledge Spur Apartments**

<u>Sources</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	
Foundations and Corporations	\$55,000	\$56,650	\$58,349	
Property Cash Flow	\$12,000	\$12,360	\$12,731	
TOTAL SOURCES	\$67,000	\$69,010	\$71,080	
				<u>Notes</u>
<u>Uses</u>				
Resident Service Coordinator	\$35,000	\$36,050	\$37,132	one full-time position
CHI Case Manager	\$18,000	\$18,540	\$19,096	one part-time position
Taxes and Benefits	\$10,600	\$10,918	\$11,246	20% of salary
Supplies/Printing	\$1,000	\$1,030	\$1,061	for client meetings and classes
Training/Travel/Mileage	\$1,000	\$1,030	\$1,061	professional education
Direct Aid to Clients	\$1,400	\$1,442	\$1,485	Bus passes, work search expenses, etc.
TOTAL	\$67,000	\$69,010	\$71,080	

**ATTACHMENT 15:
OPPORTUNITY MAP
DOCUMENTATION**

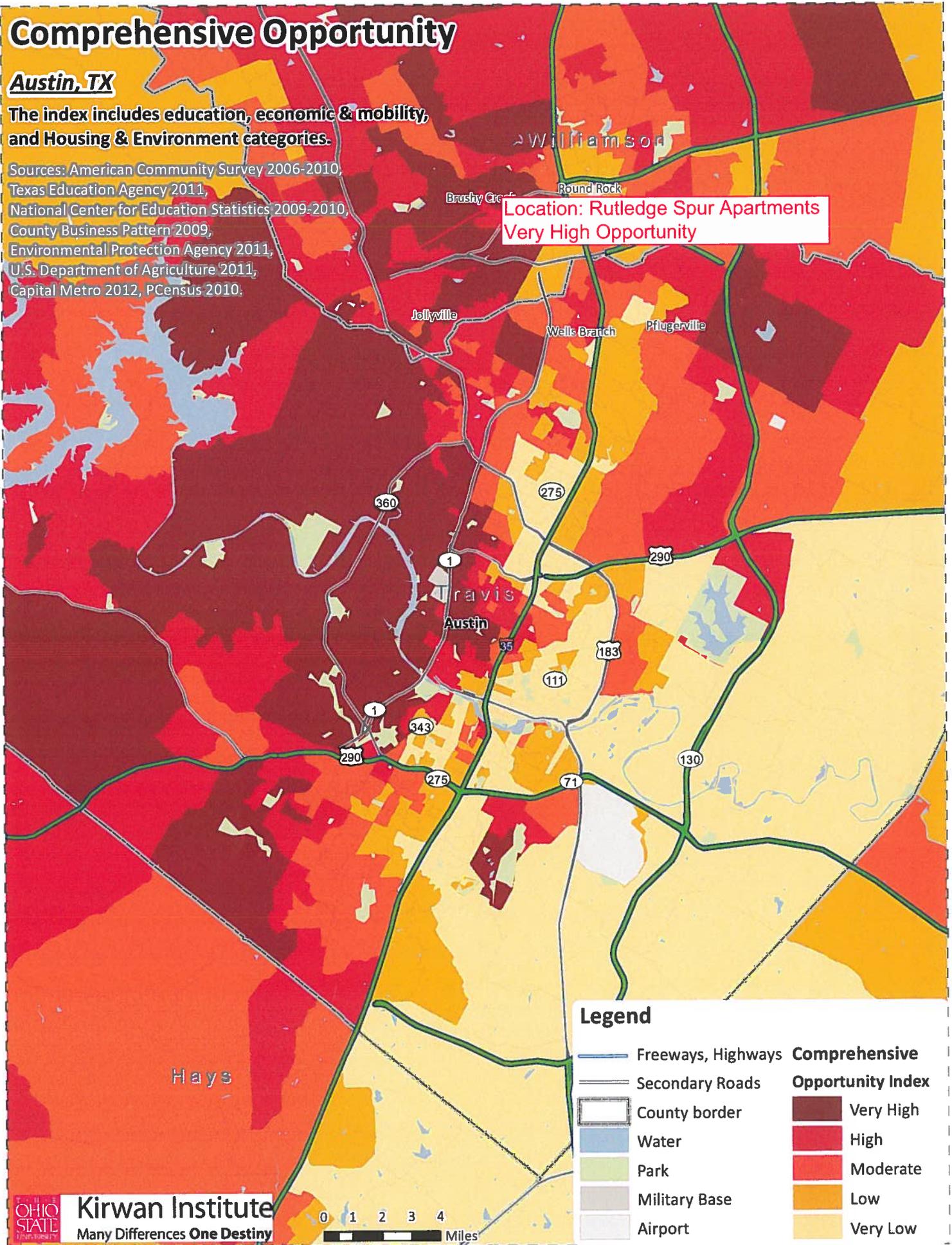
Comprehensive Opportunity

Austin, TX

The index includes education, economic & mobility, and Housing & Environment categories.

Sources: American Community Survey 2006-2010, Texas Education Agency 2011, National Center for Education Statistics 2009-2010, County Business Pattern 2009, Environmental Protection Agency 2011, U.S. Department of Agriculture 2011, Capital Metro 2012, PCensus 2010.

Location: Rutledge Spur Apartments
Very High Opportunity



Legend

- Freeways, Highways
 - Secondary Roads
 - County border
 - Water
 - Park
 - Military Base
 - Airport
- | Comprehensive Opportunity Index | |
|---------------------------------|-----------|
| Dark Red | Very High |
| Red | High |
| Orange-Red | Moderate |
| Orange | Low |
| Light Yellow | Very Low |

ATTACHMENT 16:
OPERATING PROFORMA

TABLE D: OPERATING PROFORMA

Unit Size (BR/BA)	Number of Units	Monthly Rental Income		Annual Rental Income	
(1/1) 750 Sq Ft	58	\$33,120	\$397,440		
	50	\$34,005	\$408,060		
	20	\$14,844	\$178,128		
FULL OCCUPANCY ANNUAL INCOME					
			\$983,628		
Less Vacancy Loss @ 7.50%			(\$73,772)		
Other Income			\$83,505		
GROSS ANNUAL INCOME			\$993,361		

Inflation Factor - Income	2%
Inflation Factor - Expenses	3%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
Gross Annual Income	\$993,361	\$1,013,228	\$1,033,493	\$1,054,163	\$1,075,246	\$1,187,158	\$1,310,719	\$1,447,139	\$1,597,759	\$1,764,055
EXPENSES										
Utilities	\$76,550	\$78,847	\$81,212	\$83,648	\$86,158	\$99,880	\$115,789	\$134,231	\$155,610	\$180,395
Insurance	\$47,000	\$48,410	\$49,862	\$51,358	\$52,899	\$61,324	\$71,092	\$82,415	\$95,541	\$110,759
Maintenance/Repair/Service Contracts	\$104,354	\$107,485	\$110,709	\$114,030	\$117,451	\$136,158	\$157,845	\$182,985	\$212,130	\$245,917
Turnover	\$12,408	\$12,780	\$13,164	\$13,559	\$13,965	\$16,190	\$18,768	\$21,758	\$25,223	\$29,240
Property Taxes	\$49,402	\$50,884	\$52,411	\$53,983	\$55,602	\$64,458	\$74,725	\$86,627	\$100,424	\$116,419
Management	\$200,499	\$206,514	\$212,709	\$219,091	\$225,663	\$261,606	\$303,273	\$351,576	\$407,573	\$472,489
Marketing	\$10,456	\$10,770	\$11,093	\$11,426	\$11,768	\$13,643	\$15,816	\$18,335	\$21,255	\$24,640
Maintenance Reserve	\$38,400	\$39,552	\$40,739	\$41,961	\$43,220	\$50,103	\$58,083	\$67,335	\$78,059	\$90,492
Administrative	\$43,377	\$44,678	\$46,019	\$47,399	\$48,821	\$56,597	\$65,612	\$76,062	\$88,177	\$102,221
Management Fee	\$45,493	\$46,858	\$48,264	\$49,711	\$51,203	\$59,358	\$68,812	\$79,772	\$92,478	\$107,207
Supportive Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENSES	\$627,939	\$646,777	\$666,180	\$686,166	\$706,751	\$819,318	\$949,814	\$1,101,095	\$1,276,471	\$1,479,779
NET OPERATING INCOME (NOI)	\$365,422	\$366,451	\$367,312	\$367,997	\$368,495	\$367,840	\$360,905	\$346,044	\$321,288	\$284,275
Sources of Funds & Debt Service										
TOTAL ANNUAL Debt Service (DS)	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Cash-flow after Debt Service (CF = NOI - DS)	\$65,422	\$66,451	\$67,312	\$67,997	\$68,495	\$67,840	\$60,905	\$46,044	\$21,288	(\$15,725)
Debt Coverage Ratio (DCR = NOI/DS)	1.22	1.22	1.22	1.23	1.23	1.23	1.20	1.15	1.07	0.95

ATTACHMENT 17:
EMPLOYMENT DATA



Business Summary

Rutledge Spur 1,2,3 mi
Rings: 1, 2, 3 mile radii

Prepared by Gail Whitfield
Latitude: 30.475239
Longitude: -97.78032

Data for all businesses in area	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
Total Businesses:	280		2,240		5,308	
Total Employees:	3,752		14,993		27,155	
Total Residential Population:	5,346		32,735		83,393	
Employee/Residential Population Ratio:	0.70		0.46		0.33	

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	2	0.7%	5	0.1%	39	1.7%	181	1.2%	114	2.1%	488	1.8%
Construction	16	5.7%	64	1.7%	168	7.5%	673	4.5%	394	7.4%	1,425	5.2%
Manufacturing	10	3.6%	405	10.8%	61	2.7%	986	6.6%	144	2.7%	1,279	4.7%
Transportation	5	1.8%	20	0.5%	31	1.4%	110	0.7%	74	1.4%	252	0.9%
Communication	1	0.4%	2	0.1%	22	1.0%	63	0.4%	52	1.0%	228	0.8%
Utility	0	0.0%	0	0.0%	1	0.0%	2	0.0%	3	0.1%	4	0.0%
Wholesale Trade	14	5.0%	53	1.4%	96	4.3%	280	1.9%	211	4.0%	646	2.4%
Retail Trade Summary	46	16.4%	949	25.3%	371	16.6%	3,813	25.4%	862	16.2%	6,657	24.5%
Home Improvement	2	0.7%	160	4.3%	12	0.5%	334	2.2%	28	0.5%	391	1.4%
General Merchandise Stores	3	1.1%	407	10.8%	13	0.6%	995	6.6%	22	0.4%	1,222	4.5%
Food Stores	3	1.1%	13	0.3%	35	1.6%	299	2.0%	79	1.5%	599	2.2%
Auto Dealers, Gas Stations, Auto Aftermarket	3	1.1%	31	0.8%	28	1.3%	299	2.0%	67	1.3%	753	2.8%
Apparel & Accessory Stores	3	1.1%	12	0.3%	32	1.4%	234	1.6%	68	1.3%	499	1.8%
Furniture & Home Furnishings	5	1.8%	69	1.8%	37	1.7%	273	1.8%	91	1.7%	493	1.8%
Eating & Drinking Places	18	6.4%	186	5.0%	94	4.2%	849	5.7%	192	3.6%	1,522	5.6%
Miscellaneous Retail	10	3.6%	71	1.9%	120	5.4%	530	3.5%	315	5.9%	1,178	4.3%
Finance, Insurance, Real Estate Summary	39	13.9%	1,347	35.9%	248	11.1%	2,709	18.1%	546	10.3%	3,823	14.1%
Banks, Savings & Lending Institutions	9	3.2%	71	1.9%	30	1.3%	226	1.5%	60	1.1%	388	1.4%
Securities Brokers	2	0.7%	6	0.2%	14	0.6%	41	0.3%	27	0.5%	74	0.3%
Insurance Carriers & Agents	6	2.1%	1,205	32.1%	40	1.8%	1,983	13.2%	84	1.6%	2,279	8.4%
Real Estate, Holding, Other Investment Offices	21	7.5%	66	1.8%	165	7.4%	459	3.1%	375	7.1%	1,081	4.0%
Services Summary	145	51.8%	843	22.5%	1,197	53.4%	6,019	40.1%	2,894	54.5%	12,125	44.7%
Hotels & Lodging	1	0.4%	5	0.1%	10	0.4%	88	0.6%	14	0.3%	103	0.4%
Automotive Services	3	1.1%	12	0.3%	29	1.3%	139	0.9%	80	1.5%	361	1.3%
Motion Pictures & Amusements	11	3.9%	114	3.0%	66	2.9%	324	2.2%	166	3.1%	648	2.4%
Health Services	15	5.4%	122	3.3%	129	5.8%	683	4.6%	251	4.7%	1,206	4.4%
Legal Services	1	0.4%	2	0.1%	10	0.4%	27	0.2%	28	0.5%	68	0.3%
Education Institutions & Libraries	4	1.4%	30	0.8%	33	1.5%	546	3.6%	67	1.3%	1,315	4.8%
Other Services	111	39.6%	558	14.9%	919	41.0%	4,212	28.1%	2,289	43.1%	8,424	31.0%
Government	1	0.4%	64	1.7%	7	0.3%	156	1.0%	13	0.2%	229	0.8%
Totals	280	100%	3,752	100%	2,240	100%	14,993	100%	5,308	100%	27,155	100%

Source: Copyright 2013 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2013.

January 23, 2014



Business Summary

Rutledge Spur 1,2,3 mi
Rings: 1, 2, 3 mile radii

Prepared by Gail Whitfield

Latitude: 30.475239

Longitude: -97.78032

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	1	0.0%	8	0.4%	16	0.1%	31	0.6%	75	0.3%
Mining	0	0.0%	0	0.0%	2	0.1%	3	0.0%	5	0.1%	8	0.0%
Utilities	0	0.0%	0	0.0%	1	0.0%	2	0.0%	3	0.1%	3	0.0%
Construction	16	5.7%	64	1.7%	171	7.6%	681	4.5%	400	7.5%	1,445	5.3%
Manufacturing	10	3.6%	409	10.9%	62	2.8%	978	6.5%	142	2.7%	1,289	4.7%
Wholesale Trade	14	5.0%	53	1.4%	95	4.2%	276	1.8%	210	4.0%	642	2.4%
Retail Trade	28	10.0%	763	20.3%	272	12.1%	2,945	19.6%	661	12.5%	5,102	18.8%
Motor Vehicle & Parts Dealers	1	0.4%	20	0.5%	24	1.1%	272	1.8%	59	1.1%	700	2.6%
Furniture & Home Furnishings Stores	4	1.4%	63	1.7%	21	0.9%	195	1.3%	47	0.9%	312	1.1%
Electronics & Appliance Stores	1	0.4%	7	0.2%	16	0.7%	82	0.5%	46	0.9%	199	0.7%
Bldg Material & Garden Equipment & Supplies Dealers	2	0.7%	159	4.2%	11	0.5%	331	2.2%	26	0.5%	387	1.4%
Food & Beverage Stores	3	1.1%	13	0.3%	33	1.5%	291	1.9%	71	1.3%	578	2.1%
Health & Personal Care Stores	0	0.0%	1	0.0%	14	0.6%	99	0.7%	41	0.8%	277	1.0%
Gasoline Stations	2	0.7%	11	0.3%	4	0.2%	27	0.2%	8	0.2%	53	0.2%
Clothing & Clothing Accessories Stores	4	1.4%	12	0.3%	38	1.7%	253	1.7%	93	1.8%	561	2.1%
Sport Goods, Hobby, Book, & Music Stores	4	1.4%	60	1.6%	28	1.3%	209	1.4%	60	1.1%	337	1.2%
General Merchandise Stores	3	1.1%	407	10.8%	13	0.6%	995	6.6%	22	0.4%	1,222	4.5%
Miscellaneous Store Retailers	5	1.8%	9	0.2%	61	2.7%	174	1.2%	156	2.9%	423	1.6%
Nonstore Retailers	0	0.0%	0	0.0%	8	0.4%	17	0.1%	33	0.6%	53	0.2%
Transportation & Warehousing	5	1.8%	20	0.5%	27	1.2%	97	0.6%	55	1.0%	202	0.7%
Information	9	3.2%	119	3.2%	61	2.7%	354	2.4%	145	2.7%	638	2.3%
Finance & Insurance	23	8.2%	1,291	34.4%	121	5.4%	2,325	15.5%	257	4.8%	2,921	10.8%
Central Bank/Credit Intermediation & Related Activities	9	3.2%	71	1.9%	31	1.4%	227	1.5%	61	1.1%	390	1.4%
Securities, Commodity Contracts & Other Financial	7	2.5%	15	0.4%	50	2.2%	114	0.8%	111	2.1%	250	0.9%
Insurance Carriers & Related Activities; Funds, Trusts &	6	2.1%	1,205	32.1%	40	1.8%	1,983	13.2%	85	1.6%	2,281	8.4%
Real Estate, Rental & Leasing	15	5.4%	62	1.7%	124	5.5%	399	2.7%	289	5.4%	1,342	4.9%
Professional, Scientific & Tech Services	43	15.4%	261	7.0%	331	14.8%	2,452	16.4%	819	15.4%	3,917	14.4%
Legal Services	2	0.7%	52	1.4%	13	0.6%	109	0.7%	33	0.6%	152	0.6%
Management of Companies & Enterprises	1	0.4%	3	0.1%	9	0.4%	19	0.1%	24	0.5%	47	0.2%
Administrative & Support & Waste Management & Remediation	47	16.8%	142	3.8%	411	18.3%	1,169	7.8%	1,041	19.6%	2,662	9.8%
Educational Services	5	1.8%	31	0.8%	43	1.9%	564	3.8%	98	1.8%	1,413	5.2%
Health Care & Social Assistance	16	5.7%	125	3.3%	168	7.5%	859	5.7%	345	6.5%	1,710	6.3%
Arts, Entertainment & Recreation	7	2.5%	108	2.9%	50	2.2%	306	2.0%	122	2.3%	534	2.0%
Accommodation & Food Services	19	6.8%	191	5.1%	104	4.6%	937	6.2%	206	3.9%	1,628	6.0%
Accommodation	1	0.4%	5	0.1%	10	0.4%	88	0.6%	13	0.2%	103	0.4%
Food Services & Drinking Places	18	6.4%	186	5.0%	94	4.2%	849	5.7%	193	3.6%	1,525	5.6%
Other Services (except Public Administration)	19	6.8%	43	1.1%	173	7.7%	455	3.0%	442	8.3%	1,349	5.0%
Automotive Repair & Maintenance	2	0.7%	5	0.1%	25	1.1%	115	0.8%	71	1.3%	313	1.2%
Public Administration	1	0.4%	64	1.7%	7	0.3%	156	1.0%	13	0.2%	229	0.8%
Total	280	100%	3,752	100%	2,240	100%	14,993	100%	5,308	100%	27,155	100%

Source: Copyright 2013 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2013.

January 23, 2014

Market Profile

Rutledge Spur 1,2,3 mi
Rings: 1, 2, 3 mile radii

Prepared by Gail Whitfield
Latitude: 30.475239
Longitude: -97.78032

	1 mile	2 miles	3 miles
Population Summary			
2000 Total Population	1,774	17,575	52,533
2010 Total Population	4,812	29,656	77,132
2013 Total Population	5,346	32,735	83,393
2013 Group Quarters	0	14	101
2018 Total Population	6,211	38,093	96,727
2013-2018 Annual Rate	3.05%	3.08%	3.01%
Household Summary			
2000 Households	644	6,727	20,026
2000 Average Household Size	2.75	2.61	2.61
2010 Households	2,422	12,642	31,855
2010 Average Household Size	1.99	2.34	2.42
2013 Households	2,716	14,045	34,566
2013 Average Household Size	1.97	2.33	2.41
2018 Households	3,176	16,425	40,319
2018 Average Household Size	1.96	2.32	2.40
2013-2018 Annual Rate	3.18%	3.18%	3.13%
2010 Families	1,103	7,343	19,532
2010 Average Family Size	2.72	3.01	3.06
2013 Families	1,231	8,098	21,048
2013 Average Family Size	2.70	3.00	3.06
2018 Families	1,428	9,416	24,396
2018 Average Family Size	2.68	2.99	3.05
2013-2018 Annual Rate	3.01%	3.06%	3.00%
Housing Unit Summary			
2000 Housing Units	650	6,934	20,560
Owner Occupied Housing Units	65.1%	52.9%	61.3%
Renter Occupied Housing Units	34.0%	44.1%	36.2%
Vacant Housing Units	0.9%	3.0%	2.6%
2010 Housing Units	2,770	13,738	34,208
Owner Occupied Housing Units	22.6%	41.2%	48.7%
Renter Occupied Housing Units	64.8%	50.9%	44.4%
Vacant Housing Units	12.6%	8.0%	6.9%
2013 Housing Units	2,851	15,021	37,010
Owner Occupied Housing Units	23.9%	40.9%	47.8%
Renter Occupied Housing Units	71.4%	52.6%	45.6%
Vacant Housing Units	4.7%	6.5%	6.6%
2018 Housing Units	3,301	17,391	42,755
Owner Occupied Housing Units	25.3%	42.4%	49.4%
Renter Occupied Housing Units	70.9%	52.0%	44.9%
Vacant Housing Units	3.8%	5.6%	5.7%
Median Household Income			
2013	\$57,220	\$62,497	\$69,738
2018	\$65,403	\$76,069	\$81,529
Median Home Value			
2013	\$206,395	\$228,110	\$230,419
2018	\$221,950	\$241,106	\$244,547
Per Capita Income			
2013	\$35,916	\$34,997	\$36,810
2018	\$41,225	\$39,917	\$42,281
Median Age			
2010	31.1	32.4	33.7
2013	32.8	33.4	34.4
2018	34.5	34.6	35.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

Market Profile

Rutledge Spur 1,2,3 mi
Rings: 1, 2, 3 mile radii

Prepared by Gail Whitfield

Latitude: 30.475239

Longitude: -97.78032

	1 mile	2 miles	3 miles
2013 Households by Income			
Household Income Base	2,716	14,045	34,566
<\$15,000	6.8%	6.3%	5.2%
\$15,000 - \$24,999	5.2%	6.4%	6.5%
\$25,000 - \$34,999	11.1%	9.0%	8.4%
\$35,000 - \$49,999	12.8%	14.8%	12.7%
\$50,000 - \$74,999	33.8%	22.3%	20.3%
\$75,000 - \$99,999	12.4%	15.4%	16.3%
\$100,000 - \$149,999	13.5%	16.8%	19.3%
\$150,000 - \$199,999	2.5%	5.5%	6.7%
\$200,000+	2.0%	3.5%	4.6%
Average Household Income	\$70,440	\$81,149	\$88,549
2018 Households by Income			
Household Income Base	3,176	16,425	40,319
<\$15,000	5.8%	5.5%	4.4%
\$15,000 - \$24,999	3.5%	4.4%	4.3%
\$25,000 - \$34,999	8.1%	6.2%	5.5%
\$35,000 - \$49,999	10.1%	11.4%	9.1%
\$50,000 - \$74,999	31.3%	21.2%	19.0%
\$75,000 - \$99,999	17.4%	21.2%	22.3%
\$100,000 - \$149,999	18.6%	19.9%	22.4%
\$150,000 - \$199,999	3.3%	6.4%	7.9%
\$200,000+	2.0%	3.8%	5.0%
Average Household Income	\$80,198	\$92,091	\$101,146
2013 Owner Occupied Housing Units by Value			
Total	681	6,146	17,689
<\$50,000	0.0%	0.4%	0.3%
\$50,000 - \$99,999	0.9%	1.2%	1.2%
\$100,000 - \$149,999	6.2%	5.8%	6.4%
\$150,000 - \$199,999	37.9%	24.9%	25.1%
\$200,000 - \$249,999	39.2%	31.4%	27.9%
\$250,000 - \$299,999	12.9%	20.0%	18.4%
\$300,000 - \$399,999	2.1%	12.7%	14.4%
\$400,000 - \$499,999	0.0%	2.1%	3.8%
\$500,000 - \$749,999	0.3%	1.1%	1.7%
\$750,000 - \$999,999	0.0%	0.1%	0.3%
\$1,000,000 +	0.6%	0.3%	0.5%
Average Home Value	\$214,857	\$242,934	\$252,682
2018 Owner Occupied Housing Units by Value			
Total	836	7,375	21,117
<\$50,000	0.0%	0.1%	0.0%
\$50,000 - \$99,999	0.1%	0.2%	0.2%
\$100,000 - \$149,999	1.8%	1.8%	2.1%
\$150,000 - \$199,999	27.0%	18.3%	18.6%
\$200,000 - \$249,999	48.0%	35.9%	32.6%
\$250,000 - \$299,999	19.0%	25.7%	24.1%
\$300,000 - \$399,999	2.8%	13.6%	15.2%
\$400,000 - \$499,999	0.0%	2.2%	4.0%
\$500,000 - \$749,999	0.5%	1.5%	2.1%
\$750,000 - \$999,999	0.0%	0.2%	0.4%
\$1,000,000 +	0.8%	0.5%	0.7%
Average Home Value	\$233,043	\$260,499	\$271,285

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

Market Profile

Rutledge Spur 1,2,3 mi
Rings: 1, 2, 3 mile radii

Prepared by Gail Whitfield

Latitude: 30.475239

Longitude: -97.78032

	1 mile	2 miles	3 miles
2010 Population by Age			
Total	4,812	29,655	77,132
0 - 4	7.1%	8.2%	7.6%
5 - 9	4.6%	6.6%	7.0%
10 - 14	3.7%	5.9%	6.7%
15 - 24	14.5%	12.8%	12.3%
25 - 34	30.4%	22.4%	18.9%
35 - 44	15.8%	17.2%	17.2%
45 - 54	10.9%	13.2%	14.4%
55 - 64	8.3%	8.6%	9.2%
65 - 74	3.2%	3.5%	4.0%
75 - 84	1.1%	1.3%	1.8%
85 +	0.5%	0.5%	0.9%
18 +	82.3%	75.9%	74.8%
2013 Population by Age			
Total	5,346	32,735	83,394
0 - 4	6.7%	7.7%	7.3%
5 - 9	5.3%	7.1%	7.2%
10 - 14	4.0%	6.0%	6.7%
15 - 24	11.8%	12.1%	12.3%
25 - 34	28.6%	20.5%	17.8%
35 - 44	17.6%	17.9%	17.1%
45 - 54	11.0%	13.1%	14.3%
55 - 64	9.1%	9.3%	10.0%
65 - 74	3.9%	4.2%	4.7%
75 - 84	1.5%	1.5%	1.9%
85 +	0.6%	0.5%	0.8%
18 +	82.0%	76.0%	75.3%
2018 Population by Age			
Total	6,210	38,094	96,727
0 - 4	6.5%	7.6%	7.3%
5 - 9	5.5%	7.3%	7.2%
10 - 14	4.6%	6.8%	7.0%
15 - 24	10.6%	11.0%	11.2%
25 - 34	24.2%	17.9%	16.5%
35 - 44	19.4%	18.9%	17.8%
45 - 54	11.4%	12.9%	13.5%
55 - 64	9.6%	9.7%	10.5%
65 - 74	5.4%	5.4%	5.9%
75 - 84	2.1%	1.9%	2.2%
85 +	0.7%	0.6%	0.8%
18 +	81.3%	75.2%	75.0%
2010 Population by Sex			
Males	2,330	14,570	37,890
Females	2,482	15,086	39,242
2013 Population by Sex			
Males	2,587	16,083	41,019
Females	2,759	16,652	42,374
2018 Population by Sex			
Males	2,994	18,719	47,639
Females	3,217	19,374	49,088

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

January 23, 2014

Market Profile

Rutledge Spur 1,2,3 mi
Rings: 1, 2, 3 mile radii

Prepared by Gail Whitfield
Latitude: 30.475239
Longitude: -97.78032

	1 mile	2 miles	3 miles
2010 Population by Race/Ethnicity			
Total	4,812	29,656	77,132
White Alone	76.6%	74.3%	75.6%
Black Alone	6.9%	6.1%	5.3%
American Indian Alone	0.8%	0.6%	0.6%
Asian Alone	7.9%	10.5%	10.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.3%	4.6%	4.2%
Two or More Races	3.4%	3.8%	3.4%
Hispanic Origin	18.4%	18.9%	16.8%
Diversity Index	58.2	60.7	57.8
2013 Population by Race/Ethnicity			
Total	5,345	32,735	83,393
White Alone	74.5%	72.5%	73.9%
Black Alone	7.8%	6.8%	5.9%
American Indian Alone	0.9%	0.7%	0.6%
Asian Alone	8.3%	10.8%	11.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.8%	5.0%	4.6%
Two or More Races	3.7%	4.0%	3.7%
Hispanic Origin	20.3%	20.8%	18.6%
Diversity Index	61.6	63.6	60.8
2018 Population by Race/Ethnicity			
Total	6,211	38,094	96,725
White Alone	70.8%	68.9%	70.4%
Black Alone	9.2%	7.9%	6.9%
American Indian Alone	1.0%	0.8%	0.7%
Asian Alone	9.3%	12.1%	12.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.4%	5.7%	5.2%
Two or More Races	4.2%	4.6%	4.2%
Hispanic Origin	23.8%	24.2%	21.8%
Diversity Index	66.9	68.6	66.0
2010 Population by Relationship and Household Type			
Total	4,812	29,656	77,132
In Households	100.0%	100.0%	99.9%
In Family Households	64.3%	76.5%	79.3%
Householder	23.1%	24.9%	25.4%
Spouse	15.8%	18.4%	19.4%
Child	21.1%	28.3%	29.8%
Other relative	2.4%	3.0%	2.9%
Nonrelative	2.0%	2.0%	1.8%
In Nonfamily Households	35.7%	23.4%	20.6%
In Group Quarters	0.0%	0.0%	0.1%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.0%	0.0%	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

Market Profile

Rutledge Spur 1,2,3 mi
Rings: 1, 2, 3 mile radii

Prepared by Gail Whitfield

Latitude: 30.475239

Longitude: -97.78032

	1 mile	2 miles	3 miles
2013 Population 25+ by Educational Attainment			
Total	3,862	21,930	55,526
Less than 9th Grade	1.3%	1.7%	1.6%
9th - 12th Grade, No Diploma	1.7%	2.0%	2.1%
High School Graduate	13.5%	14.6%	14.8%
Some College, No Degree	28.9%	26.6%	25.1%
Associate Degree	12.5%	8.9%	8.1%
Bachelor's Degree	27.0%	31.1%	33.4%
Graduate/Professional Degree	15.3%	15.0%	14.9%
2013 Population 15+ by Marital Status			
Total	4,492	25,897	65,749
Never Married	40.2%	31.0%	29.2%
Married	40.1%	52.9%	56.2%
Widowed	1.4%	2.4%	2.8%
Divorced	18.3%	13.7%	11.9%
2013 Civilian Population 16+ in Labor Force			
Civilian Employed	92.5%	93.9%	93.9%
Civilian Unemployed	7.5%	6.1%	6.1%
2013 Employed Population 16+ by Industry			
Total	3,299	18,482	45,512
Agriculture/Mining	0.4%	0.2%	0.4%
Construction	1.6%	3.0%	3.2%
Manufacturing	10.3%	10.9%	11.6%
Wholesale Trade	1.5%	1.9%	2.4%
Retail Trade	10.9%	12.2%	12.9%
Transportation/Utilities	1.5%	1.8%	1.9%
Information	0.8%	1.7%	2.3%
Finance/Insurance/Real Estate	11.7%	9.2%	9.2%
Services	57.0%	54.8%	51.3%
Public Administration	4.4%	4.4%	4.8%
2013 Employed Population 16+ by Occupation			
Total	3,299	18,482	45,513
White Collar	82.2%	78.3%	78.2%
Management/Business/Financial	20.3%	19.4%	21.2%
Professional	31.9%	31.1%	30.2%
Sales	13.0%	11.4%	12.1%
Administrative Support	17.0%	16.4%	14.7%
Services	10.9%	12.7%	11.9%
Blue Collar	6.8%	9.0%	10.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	1.5%	2.0%	2.0%
Installation/Maintenance/Repair	2.0%	2.6%	2.8%
Production	1.7%	2.2%	2.8%
Transportation/Material Moving	1.7%	2.2%	2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

January 23, 2014

Market Profile

Rutledge Spur 1,2,3 mi
Rings: 1, 2, 3 mile radii

Prepared by Gail Whitfield

Latitude: 30.475239

Longitude: -97.78032

	1 mile	2 miles	3 miles
2010 Households by Type			
Total	2,421	12,643	31,855
Households with 1 Person	40.4%	30.9%	29.4%
Households with 2+ People	59.6%	69.1%	70.6%
Family Households	45.6%	58.1%	61.3%
Husband-wife Families	31.1%	43.0%	47.0%
With Related Children	13.3%	22.7%	25.2%
Other Family (No Spouse Present)	14.5%	15.1%	14.3%
Other Family with Male Householder	4.3%	4.3%	3.9%
With Related Children	2.2%	2.5%	2.4%
Other Family with Female Householder	10.2%	10.8%	10.4%
With Related Children	7.3%	7.6%	7.3%
Nonfamily Households	14.1%	11.0%	9.3%
All Households with Children	23.1%	33.2%	35.2%
Multigenerational Households	1.7%	2.4%	2.6%
Unmarried Partner Households	9.9%	8.6%	7.3%
Male-female	8.5%	7.4%	6.3%
Same-sex	1.4%	1.2%	1.0%
2010 Households by Size			
Total	2,420	12,643	31,855
1 Person Household	40.4%	30.9%	29.4%
2 Person Household	35.8%	33.3%	32.1%
3 Person Household	13.8%	16.6%	16.9%
4 Person Household	7.1%	13.1%	14.4%
5 Person Household	2.1%	4.3%	4.9%
6 Person Household	0.6%	1.3%	1.6%
7 + Person Household	0.1%	0.6%	0.7%
2010 Households by Tenure and Mortgage Status			
Total	2,422	12,642	31,855
Owner Occupied	25.8%	44.7%	52.3%
Owned with a Mortgage/Loan	22.0%	38.0%	43.7%
Owned Free and Clear	3.8%	6.7%	8.6%
Renter Occupied	74.2%	55.3%	47.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

Market Profile

Rutledge Spur 1,2,3 mi
Rings: 1, 2, 3 mile radii

Prepared by Gail Whitfield
Latitude: 30.475239
Longitude: -97.78032

	1 mile	2 miles	3 miles
Top 3 Tapestry Segments			
	1. Enterprising Professionals	Enterprising Professionals	Enterprising Professionals
	2. Metropolitans	Boomburbs	Boomburbs
	3. Metro Renters	Young and Restless	Young and Restless
2013 Consumer Spending			
Apparel & Services: Total \$	\$4,276,474	\$25,237,435	\$67,065,710
Average Spent	\$1,574.55	\$1,796.90	\$1,940.22
Spending Potential Index	70	79	86
Computers & Accessories: Total \$	\$704,666	\$4,162,109	\$11,088,603
Average Spent	\$259.45	\$296.33	\$320.79
Spending Potential Index	104	119	129
Education: Total \$	\$4,136,934	\$23,968,230	\$63,414,581
Average Spent	\$1,523.17	\$1,706.53	\$1,834.59
Spending Potential Index	104	117	126
Entertainment/Recreation: Total \$	\$8,842,420	\$52,941,233	\$142,826,833
Average Spent	\$3,255.68	\$3,769.40	\$4,132.00
Spending Potential Index	100	116	127
Food at Home: Total \$	\$13,336,113	\$78,870,965	\$210,284,798
Average Spent	\$4,910.20	\$5,615.59	\$6,083.57
Spending Potential Index	98	112	121
Food Away from Home: Total \$	\$8,990,120	\$53,149,687	\$141,449,808
Average Spent	\$3,310.06	\$3,784.24	\$4,092.17
Spending Potential Index	104	118	128
Health Care: Total \$	\$10,892,414	\$65,070,513	\$176,515,648
Average Spent	\$4,010.46	\$4,633.00	\$5,106.63
Spending Potential Index	90	104	115
HH Furnishings & Equipment: Total \$	\$4,337,871	\$25,931,922	\$69,708,524
Average Spent	\$1,597.15	\$1,846.35	\$2,016.68
Spending Potential Index	89	102	112
Investments: Total \$	\$5,464,533	\$32,347,440	\$91,474,842
Average Spent	\$2,011.98	\$2,303.13	\$2,646.38
Spending Potential Index	97	111	128
Retail Goods: Total \$	\$60,766,417	\$362,968,145	\$975,353,371
Average Spent	\$22,373.50	\$25,843.23	\$28,217.13
Spending Potential Index	93	107	117
Shelter: Total \$	\$45,569,048	\$268,456,919	\$718,074,491
Average Spent	\$16,778.00	\$19,114.06	\$20,774.01
Spending Potential Index	103	118	128
TV/Video/Audio: Total \$	\$3,492,080	\$20,632,824	\$54,884,869
Average Spent	\$1,285.74	\$1,469.05	\$1,587.83
Spending Potential Index	100	114	123
Travel: Total \$	\$4,875,307	\$29,293,907	\$79,746,359
Average Spent	\$1,795.03	\$2,085.72	\$2,307.08
Spending Potential Index	98	114	126
Vehicle Maintenance & Repairs: Total \$	\$2,923,025	\$17,484,915	\$47,001,813
Average Spent	\$1,076.22	\$1,244.92	\$1,359.77
Spending Potential Index	98	114	124

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.