

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 2012-13 Action Plan goals and policy direction from the Austin City Council.

Project Name: Skyway Studios

Project Address: 2800 South Lamar Blvd., Austin, TX

Zip Code 78704

City of Austin

JAN 10 2013

NHCD / AHFC

Total # units in project/property: 110

Total # units to be assisted with RHDA Funding: 110

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

Amount of funds requested: Terms Requested: \$1,800,000

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.

Name

3036 S. 1st Street

Street Address

Austin

City

Texas, 78704

State, Zip

(512) 447-2926

Telephone #

Jennifer Hicks

Contact Person

(512) 610-4025

Contact Telephone #

Jennifer.Hicks@foundation.org

E-mail address

71-2509200

Federal Tax ID Number or SS#

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.

Legal Name of Developer/Entity

Walter Brown

Signature of Authorized Officer

1-10-13

Date

Director

Title

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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. Types of proposed PSH Units: Multi-family Single-family

B. Numbers of proposed PSH Units:

110 Total Number of Units in project

110 Total Number of RHDA-assisted Units Proposed (include PSH units and non-PSH units)

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

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

Individuals or families headed by individuals that are:

1. 22 **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 _____

2. _____ 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 _____

3. _____ 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 _____

4. _____ 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 _____

5. _____ 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 C.1, C.2, C.3, or C.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 \$1,800,000 from the City of Austin for the new construction of Skyway Studios – 110 units of affordable supportive housing located in the heart of South Austin at 2800 S. Lamar Blvd., Austin, TX 78704.

Skyway Studios is a truly exciting development opportunity for Foundation Communities for the following reasons:

- **Dynamic Non-Profit Sponsorship**– Foundation Communities, Inc. is partnering with Goodwill Industries of Central Texas to develop Skyway Studios on the site of their existing storefront on South Lamar Blvd. As part of the development, a fresh, new Goodwill storefront will be constructed at the ground-level with the residential units being constructed above. Goodwill is already a committed service partner to Foundation Communities providing employment-related services to our families. The partnership to develop Skyway Studios will allow Goodwill to place workers employed in their employment-training program at work in maintenance-related positions, while Skyway Studios residents can benefit from Goodwill's host of employment services.
- **Affordable Housing Preservation** – The skyline of South Austin is rapidly changing with multiple large luxury apartment and condo communities being constructed along the South Lamar artery. Skyway Studios will preserve the dwindling affordable housing stock in the South Austin area while providing a very visible example of how affordable housing can be built to the same standards as its high end neighbors. In addition, Skyway Studios will provide a housing solution for the growing number of service workers who are supporting Austin's popularity and vitality.
- **Low Income Housing Tax Credit Scoring** – The Texas Department of Housing and Community Affairs revamped their Qualified Allocation Plan that designates the scoring priorities for the award of Low Income Housing Tax Credits. Projects located in pre-defined high opportunity areas score best. The Skyway Studios site picks up a few of these points, but also gains points for being supportive housing. We are very hopeful that Skyway Studios will be competitive in the region.
- **Supportive Housing** – Skyway Studios will designate 22 units toward the City's Permanent Supportive Housing initiative.

We are thrilled to partner with Goodwill Industries of Central Texas and the City of Austin to create Skyway Studios as a model of supportive and affordable housing that aligns with Austin's vibrant lifestyle.

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

A total of 110 units will be available to extremely and very low income individuals. Sixty percent of the units (66 units) will be reserved for individuals with incomes below 50% of the Median Family Income. Twenty percent of the units (22 units) will be reserved for individuals with incomes below 40% of the Median Family Income and the remaining twenty percent of the units (22 units) will be reserved for individuals with incomes below 30% of the Median Family Income. The reality is that most residents will have incomes below 30% MFI.

Twenty percent of the units (22 units) will be targeted to chronically homeless as established by the HEARTH act. The remaining 88 units will be targeted to a mix of populations including: individuals on a fixed income (elderly and/or persons with disabilities), homeless persons and persons on the verge of homelessness.

Supportive services will be made available to all residents at Skyway Studios. The goal of the supportive services will be to promote stable housing through programs that increase access to health assistance, promote increased and stable income, and provide services that support self-development. The menu of supportive services at our permanent supportive housing properties typically include:

- Case management
- Adult education classes

- Money management classes
- Information and referral to community services
- Home health assistant
- Education savings program
- Free tax preparation
- Financial stability programs
- 24-hour computer lab
- Monthly food pantry
- Welcome Home Baskets

Please see Section 15(a) for a more detailed explanation of services to be provided at Skyway Studios.

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

Skyway Studios will be a 110-unit single room occupancy supportive housing rental community for individuals. Each 400 square foot efficiency unit will contain a kitchenette and bathroom. Common spaces for resident use will include a lounge, computer lab, community meeting room, community laundry and community kitchen.

The unit mix for the property is as follows:

Unit Type	# of Units	Square Footage
0 bedroom/0 bath	110	<u>551 sq. ft.</u>
		56,650 sq. ft. (rentable square feet)
		6,000 sq. ft. (common area spaces)
TOTAL		62,650 sq. ft.

- c. **Occupation:** Skyway Studios is new construction and therefore is not occupied.
- d. **VMU, TOD, PUD:** Skyway Studios is located in a VMU. The site was opted-in by the Zilker NA for VMU.
- e. **Preservation:** Skyway Studios is new construction and therefore will be adding 110 new units to Austin's affordable housing stock.
- f. **Existing Structure:** Skyway Studios is new construction therefore this section is not applicable.
- g. **Section 8:** Skyway Studios will not be reserving units for Section 8 voucher holders. Instead, vouchers will be accepted at our property with no limit on the number of holders.
- 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 (11) 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).**

Skyway Studios is located in the South Lamar Combined Neighborhood Planning area. South Lamar Combined neighborhood planning process has been suspended and will be reassessed after the completion of the comprehensive 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 110-unit Skyway Studios is \$15,957,461. The sources of funds for this project include:

City of Austin, in the total amount of \$1,800,000. These funds will be used to pay for hard and/or soft costs. 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.

We understand that the City funds will be the first piece of funding brought into the project, but the timing is critical to ensure the capture of points associated with a priority scoring item in the LIHTC 9% tax credit application which gives 12 points for applicants who have secured a contribution from the Local Political Subdivision in the amount of equal to or greater than \$15,000 per unit and an additional point for having that commitment in place by March 1st. If our application does not gain these points, it will likely not be competitive within the region and will not be eligible for the housing tax credit funding.

TDHCA Low Income Housing Tax Credits (LIHTC), in the amount of approximately \$13,648,635. The 9% tax credits will be used for construction costs. A pre-application was submitted on January 8, 2013 and a final application will be submitted on March 1, 2013. We will have final approval from TDHCA by August 1, 2013.

NeighborWorks America in the amount of \$508,826. These funds have already been awarded.

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 5** for a map of the property location and distance to nearest Capital Metro Transit Stop.

- l. Locate on the "Opportunity Map of Austin" the census tract in which the property lies. The map is attached to the Program Guidelines.**

Skyway Studios is located in a HIGH opportunity census tract on the "Opportunity Map of Austin." Please see **ATTACHMENT 6** for a copy of the map and opportunity designation.

5. Site Control and Demonstration of Value

Skyway Studios is a partnership between Foundation Communities, Inc. and Goodwill Industries of Central Texas. Skyway Studios will be located on top of a new Goodwill storefront for their South Lamar location. Goodwill Industries of Central Texas already owns the site. Upon completion, the retail portion of the site will be condoed out to FC South Lamar Housing, LP and the retail portions will remain in Goodwill's ownership. Please find attached **ATTACHMENT 7: Warranty Deed** and **ATTACHMENT 8: Current Tax Documentation**.

6. Zoning

The site of Skyway Studios is zoned GR-V. A zoning change will need to be sought. The pre-application log for the LIHTC funding program will be released on Friday, January 11, 2013. At this date, we will know if this site scores high enough to pursue a full LIHTC application and seek a zoning change. If the site is competitive, which we feel it will be, we will file a zoning application the week of January 14, 2013. A copy of the zoning application will be provided to David Potter and will become **ATTACHMENT 9: Zoning Application**.

- 7. S.M.A.R.T. Housing™:** We plan to discuss Skyway Studios with Javier Delgado and plan to submit our SMART Housing Application the week of January 14th. We will copy David Potter on the SMART Housing Application submission and will forward the certification letter once received. Will be **ATTACHMENT 10**.

- 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 Skyway Studios 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	WBE? (Mark X if	Non- profit? (Mark X
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		Yes)	Yes)	If Yes)
Owner	FC South Lamar Housing, LP, 3036 S. 1 st Street, Austin, TX 78704			
Developer	Foundation Communities, Inc., 3036 S. 1 st Street, Austin, TX 78704			X
Architect	TBD			
Engineer	TBD			
Construction Lender	TBD			
Other Lenders	TBD			
Attorney	Rick Hightower			
Accountant	Ann Clift, CFO, Foundation Communities, Inc., 3036 S. 1 st Street, Austin, TX 78704			X
General Contractor	TBD			
Consultant (if Applicable)	Not Applicable			
Property Management Provider	Foundation Communities, Inc., 3036 S. 1 st Street, Austin, TX 78704			X
Other: 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 communities were new construction projects financed with tax credits. Fourteen of our communities were purchased as existing properties and rehabilitated. Each has 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 more than 16 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.

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 the past 25 years, she has owned and operated Vista Properties, a real estate firm specializing in the management, leasing and brokerage of income producing assets.

Jennifer Hicks, Director of Housing Finance, pursues new development opportunities and identifies and applies for subsidy and conventional financing for multi-family housing. Jennifer has 10 years of housing development experience.

Skyway Studios, as a new construction SRO, will draw on experiences from the recently to be completed new construction of Capital Studios, the recently completed new construction of M Station, and the completion of

four SRO housing communities – Garden Terrace, Spring Terrace, Skyline Terrace and Arbor Terrace. Please see **ATTACHMENT 12** for a description of these projects.

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 (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 13** for a list of properties and the federal funding programs in place at each property.
- h. **other funding source rules (e.g. Low Income Housing Tax Credits):** Our finance experience includes work with the following programs:
 - o City of Austin – General Obligation Bond Funding, HOME, CDBG and HTF
 - o TDHCA – 9% and 4% Housing Tax Credits
 - o TDHCA – Housing Trust Fund, SECO Energy Grant Program and HOME Program
 - o 501(c)(3) Bond Program
 - o Federal Home Loan Bank (Affordable Housing Program)
 - o Resolution Trust Corporation – Affordable Housing Disposition Program
 - o Multi-family Private Activity Bonds
 - o HUD Section 8 Moderate Rehabilitation SRO Program, Supportive Housing Program and Shelter Plus Care
 - o Grants from foundations, corporations and individuals

Please see **ATTACHMENT 13** 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	Not Applicable
Environmental and/or historic review (AHFC)	July-October 2013
Securing and packaging project financing	July-December 2013
Construction Specifications and Cost estimates	December 2013 – February 2014
Construction Bids	March 2014
Construction Start	May 2014
Anticipated Draws (list all)	June 2014 July 2014 August 2014 September 2014 October 2014
End Construction	June 2015
Start of Rent-up	June 2015
Completion & Operation	December 2015

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

- 110 Units adaptable for persons with mobility disabilities
- 11 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: Skyway Studios, as a new construction SRO, will draw on experiences learned from Capital Studios – FC’s first new construction SRO to be completed in early Summer 2014. In addition, Skyway Studios will draw upon the recently completed new construction of M Station Apartments, as well as the completion of four SRO housing communities – Garden Terrace, Spring Terrace, Skyline Terrace and Arbor Terrace. Please see **ATTACHMENT 12** for a description of these projects and **ATTACHMENT 13** for a list of all projects developed by Foundation Communities, Inc.

Funding Experience: 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. 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 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.

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 Bank, Bank of America, Wells Fargo and Greater Texas Federal Credit Union.

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.

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 13** for a list of the properties managed by Foundation Communities and the funding programs in place at the specific property. Skyway Studios will be staffed with a property manager, assistant property manager, lead maintenance and porter. The property will be staffed 24-hours a day with front desk clerks in addition to a Supportive Service Coordinator/Case Manager. All supportive housing properties are overseen by Kristy Bowers, Supportive 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. Please see **ATTACHMENT 13.5**.

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

- a. **Sources and Uses of Funds** – Complete **Tables A (below) & B (on the following page)**, 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					
Private Financing (List Lenders)					
Low Income Housing Tax Credits			13,648,635	Pre-App submitted Jan. 8	Construction/hard/soft costs
Private Fundraising			508,826		(FHLB AHP, NWA, Private Grants)
Other Sources (List Below)					
			1,800,000		
Proposed RHDA Funds		0%			
TOTAL			15,957,461		

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment	820,000	7,454
Acquisition	0	0
Hard Costs	11,349,000	103,172
Soft & Carrying Costs	1,402,705	12,752
Other Costs	2,385,756	21,688
Total Project Costs	15,957,461	145,068

- b. **Leveraging** – Complete **Table C (below)**. Include evidence of other funds leveraged by AHFC funds to implement the project such as owner equity and commitments from private and/or other public resources.

TABLE C: LEVERAGE SUMMARY	
TOTAL RHDA FUNDS	1,800,000
TOTAL OTHER FUNDS	14,157,461
LEVERAGE (%)	11%

- c. **Operating Proforma** – Please see **ATTACHMENT 14**.

- 14. Community Engagement Strategy or Efforts.** Please provide a description of your organization's efforts or plans to engage neighborhood associations and other stakeholders in the area surrounding the proposed development. If no neighborhood association exists, provide an alternative plan to engage area residents, businesses and faith-based organization, for example.

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.

The following neighborhoods were sent a public notification of the proposed Skyway Studios project per the 2013 Qualified Allocation Plan which governs the LIHTC program administered by the Texas Department of Housing and Community Affairs:

- Zilker Neighborhood Association (site falls within NA boundaries)
- South Central Coalition

- South Lamar Neighborhood Association
- Perry Grid 614
- Barton Hills Neighborhood Association

Walter Moreau met with the Zilker Neighborhood Association this week and will begin reaching out to the other neighborhoods via phone and email next week. We hope to meet with each group and offer tours of our existing properties, so neighborhood members can see the quality of our projects for themselves. We also plan to have a web page on our main website that will contain the most updated information on the project for easy public dissemination.

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 is committed to providing not only the housing, but, as part of our mission to create housing where residents succeed, the essential support services to stabilize and empower individuals living in permanent supportive housing. Foundation Communities' model of housing-plus-services provides the supportive services that individuals need to successfully transition to stability. The target population of Skyway Studios will be mixed serving a small percentage of chronic homeless and a larger percentage of individuals on fixed incomes and low-wage workers. Like the population, the array of services offered at Skyway Studios will be mixed with some residents needing more and some needing less.

Services typically offered at FC's Permanent Supportive Housing properties include:

- Mental health counseling and supported treatment;
- Individual and group substance abuse supported treatment;
- Daily living skills training;
- Budgeting and money management skills;
- Advocacy for benefits and entitlements including Social Security, Medicaid, and Food Stamps;
- Health, wellness and recreational activities;
- Supports for family reconnections;
- Vocational and supported employment services;
- Food pantry
- GED and ESL classes
- Eviction prevention
- Case management
- Home health assistant
- Education savings program
- Free tax preparation
- 24-hour computer lab
- Welcome Home Baskets

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

Skyway Studios will house 110 individuals at any given time. The service needs of the property will vary according to the resident profile. We are targeting 20% of the units to chronic homeless and expect the service needs of this population to be extremely high. The balance of units will be targeted to individuals on fixed incomes and low-income workers who will still require a variety of services, but at a lower degree. With an average turnover of 30%, we expect to serve approximately 143 individuals a year with some degree of services.

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

Foundation Communities, as the primary supportive service provider at Skyway Studios, 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 600+ 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. 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 20,000+ low-income workers and retirees with the help of 400 IRS-certified volunteers.

Foundation Communities has been increasingly involved in serving the homeless since 2001, when, working with the Homeless Alliance, we began looking at opportunities to develop supportive housing units for Austin's homeless population. In 2003, with the purchase and redevelopment of an abandoned nursing home, Garden Terrace opened its doors. This was not only Foundation Communities' first single room occupancy (SRO)/permanent supportive housing (PSH) community, it was the first intentional SRO development in Austin. We followed with the opening of Spring Terrace in 2006, Skyline Terrace in 2008, Arbor Terrace in 2012 and Capital Studios in 2014 for a total of 600 PSH SRO units.

Providing apartments in our SRO communities does not in itself end homelessness on a long-term basis. Our strategy of 'wrap around' supportive services helps our clients maintain housing and avoid a return to the streets. Our low income PSH residents include individuals coming out of homelessness, those with severe and persistent mental illness, people with physical disabilities, homeless and/or disabled veterans, older adults, those suffering from chronic disease (e.g., hypertension, diabetes), and young adults aging out of foster care with persistent mental and behavioral issues. We strive to provide – and increase – the services that will foster maximum stability and progress in our residents. Each community is staffed by Case Managers and Supportive Services Coordinators, who meet regularly with residents and assist them with maintaining housing through accessing rental assistance, increasing income through employment, accessing public benefits to meet basic needs (such as food stamps, SSI/SSDI, unemployment benefits, etc), assisting with educational opportunities, and addressing behavioral issues. The Supportive Service Coordinator also works closely with property management to help tenants negotiate payment plans or take steps to address the issues preventing them from being self-sufficient. Case Managers work more intensely, and on a regular basis, with special needs vulnerable tenants.

We have recently begun a partnership with Lone Star Circle of Care to establish a "medical home" for many of our residents, including psychiatric services, as this is critical to maintaining their stability. A new funding source has allowed us to fund a Case Manager position for our newly-opened property, Arbor Terrace, as well as retain a nurse practitioner on staff to meet regular medical needs in this extremely vulnerable population. Other services provided include: an on-site food pantry residents can access monthly and on an emergency basis, computer classes, cooking classes, literacy tutoring, and counseling.

We further leverage services through partnerships and innovations including:

- Medication management and home chore assistance through a contract with Family Eldercare
- A collaboration including Austin Travis County Integrated Care, Austin Recovery, and NAMI Austin funded through a grant from the Substance Abuse and Mental Health Services Administration (SAMHSA) that provides clinical services to residents with substance abuse, mental health, or co-occurring issues.
- A direct assistance fund that case managers can strategically use to support client goals (eg. books for school or clothing for employment)
- The Terraces also receive and give referrals from many area agencies.

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.

While Foundation Communities will be the main supportive service provider at Skyway Studios, we rely on partnerships with the following organizations to broaden and strengthen our service delivery:

- **Caritas of Austin:** provides HUD subsidized rent and case management services for 41 formerly chronically homeless and disabled unaccompanied adults living in our PSH communities.
- **Salvation Army/Passages:** provides HUD subsidized rent and case management services for 15 formerly homeless individuals living at our PSH communities.
- **PLAN of Central Texas, Inc.:** provides intensive clinical case management, peer to peer supports, and clinical supervision to residents in our PSH housing participating in our SAMSHA-funded mental health and substance abuse treatment support services program.

- **Austin Recovery, Inc.** – provides inpatient detox and substance abuse treatment services to residents participating in our SAMSHA-funded mental health and substance abuse treatment support services program.
 - **Communities for Recovery:** provides peer to peer recovery aftercare services to residents in our SAMHSA-funded mental health and substance abuse treatment services program.
 - **Austin Clubhouse, Inc.:** provides a work-ordered day program, as well as employment readiness supports, and transitional/supportive employment services.
 - **Family Eldercare:** provides designated payee services, as well as in-home support including meal preparation assistance, transportation, housekeeping assistance, and medication reminder assistance to residents in our PSH communities (not just for older adults).
 - **The University of Texas School of Nursing:** each semester, nursing students in the advanced community nursing practicum provide medical case management to our residents assisting them in better identifying and meeting their healthcare needs.
 - **Integral Care (formerly Austin/Travis Co. MHMR):** Co-facilitate Mental Health First Aid trainings for the Austin community.
 - **NAMI** – Austin: Provides funding for free counseling and therapy sessions at Capital Area Counseling for supportive housing residents.
 - **Capital Area Food Bank:** partners in providing food pantries at our supportive housing communities. Also does Healthy Cooking Classes at with residents at our properties.
 - **YMCA of Austin:** Partners with our SRO resident services to provide reduced rate family memberships for residents to participate in Fresh Start Fitness program. 12 residents can participate for 90 days, after which they can continue personal membership in an income-based program, usually \$10/month.
 - **Austin Area Mental Health Consumers Self Help and Advocacy Center:** Partners in providing peer-to-peer wellness groups at our supportive housing communities.
 - **Downtown Austin Community Court (DACC):** Partners in providing 20 units of PSH in two of our communities for chronically homeless/disabled individuals who are chronic users of DACC resources.
 - **Project Transitions:** Partners in providing 5 units of PSH for individuals living with HIV/AIDS.
 - **Lone star Circle of Care:** Provides integrated care (behavioral health & primary health care) for residents under the auspices of the Federal Substance Abuse and Mental Health Administration (SAMHSA) Services in Supportive Housing (SSH) Grant.
 - **Bluebonnet Trails Community Services:** provides outreach, screening, assessment, and referral for individuals attempting to recover from substance use disorders.
 - **Veteran Affairs Supportive Housing Program:** provides TBRA vouchers for homeless veterans.
 - **Capital Area Counseling:** partnership providing counseling/therapy to PSH residents.
 - **Basic Need Coalition:** Active participation.
 - **Ending Community Homelessness Organization (ECHO):** Both our Director of Supportive Housing and Director of Supportive Services are active members and participate with the Housing Work Group. These groups combine the efforts of roughly 75 participating agencies.
 - **Referrals:** The Terraces receive and give referrals from many area agencies, including Austin Travis County Integrated Care, SafePlace, Lifeworks, Salvation Army, Goodwill, Foundation for the Homeless, Aids Services of Austin, Green Doors, and the U.S. Department of Veteran Affairs.
- 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 15** for staff resumes):

Julian Huerta, Deputy Executive Director, joined FC in 1998 and brings more than 20 years of experience in nonprofit administration, program development and the provision of affordable housing. Julian oversees all of Foundation Communities resident service programs as well as develops and directs educational, social service and asset-building programs that serve more than 20,000 working poor families and homeless adults annually.

Mario Cortez, Director of Supportive Housing. Mario has more than 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 three 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.

Tim Miles, Director of Supportive Services. Tim has been working professionally in the nonprofit social service field since 1990. His experience includes managing group homes, coordinating community mental health services for children and families, and providing wraparound services to homeless, dually-diagnosed, mentally ill adults. Tim is a U.S. Army veteran, and holds graduate degrees in theology and social work. Tim oversees supportive services at FC's permanent supportive housing communities.

Supportive Service Coordinators and Case Managers work at the permanent supportive housing communities. Working closely with property managers, they develop creative programs and establish and oversee partnerships that support residents in successfully maintaining housing, accessing education and employment services and contributing to a positive sense of community. Case managers work with a smaller number of high-needs clients on a regular basis, e.g., weekly, to provide these individuals with the more intensive support they need to maintain housing and stability. A Case Manager will be hired for Skyway Studios that meets the job qualifications attached.

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**.

A portion of the staffing and program costs for the Supportive Service programming at the Skyway Studios project is included as a line-item in the property's operating pro-forma. Cash flow from the property will be used to fund the salary of the full-time Social Service Coordinator plus other smaller program expenses (i.e. direct aid to residents.) The remaining portion of the services will be funded through the St. David's Foundation – Healthy Minds program and PSH Supportive Service funding from the City of Austin.

Sources:

Project Cash Flow w/in Operating budget	\$60,000
St. David's Foundation – Healthy Minds	\$66,425
City of Austin PSH Supportive Services Funding	\$3,750
TOTAL	\$130,175

Please see **ATTACHMENT 14** for the Skyway Studios Operating Proforma and **ATTACHMENT 16** for a detailed Supportive Service budget.

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 16** for a detailed supportive services budget for Skyway Studios.

ATTENTION:

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

**RHDA PROGRAM
SCORING CRITERIA**

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

REQUIRED INFORMATION:

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

*The Zoning Verification letter has been requested from the City of Austin Planning and Zoning Department and will be immediately forwarded to David Potter upon receipt.

**The SMART Housing Application will be submitted 1/14/2013 and will submit the SMART Housing Certification letter once received.

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 **225** points. PLEASE NOTE: A score above the minimum score does not guarantee funding.

1. **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

2. **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.

3. **DEBT COVERAGE RATIO** (maximum 10 points) 10
 - 10 points:** DCR of 1.25 or greater
 - 6 points:** DCR between 1.21 - 1.24
 - 4 points:** DCR between 1.15 - 1.20

4. **LEVERAGE** (maximum 10 points) 10

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

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

5. **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 project has a percentage of units in a given income category that is not an exact multiple of ten as shown in the chart, please round up to the next multiple of 10 and use that point value.

% of G.O. Bond-assisted Units in Total Project										
% MFI	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
50%	3	5	7	9	11	13	15	17	19	25
40%	5	7	9	11	13	15	17	19	21	25
30%	7	9	11	13	15	17	19	23	24	25

6. **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	<\$40/unit
8 points	<\$45/unit	<\$50/unit
6 points	<\$50/unit	<\$60/unit
4 points	<\$55/unit	<\$70/unit
2 points	<\$60/unit	<\$80/unit

7. **TRANSITIONAL HOUSING** (10 points) 0

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

8. **PERMANENT SUPPORTIVE HOUSING (PSH)** (maximum 20 points) 20

20 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.

9. **GEOGRAPHIC DISPERSION** (maximum 25 points) 20

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

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

10. **PRIORITY LOCATION** (10 points) 10

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

11. **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.

12. **AFFORDABILITY PERIOD** (25 points) 25

25 points: Affordability of project is for 99-years.

13. **PROJECT READINESS** (maximum 10 points) 4

New construction

2 points each; maximum 10 points

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

The property is already owned by the developer.

The project has completed all necessary design work and received site plan approval.

All environmental reviews have been completed.

The project has firm commitments from all financing sources.

Acquisition and Rehab

2 points each; maximum 10 points

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

All environmental reviews have been completed.

The project has firm commitments from all financing sources.

A General Contractor has been selected.

Closing on the acquisition of the property can be achieved in less than 30 days.

Acquisition of Completed Units

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

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

All environmental reviews have been completed.

The project has firm commitments from all financing sources.

Closing on the acquisition of the property can be achieved in less than 30 days.

14. **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.

15. **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 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 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 operating budget for the operation of the resident services programs is provided.

16. **MBE/WBE PROJECT PARTICIPATION** (5 points)

5

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

NOTE: FC expects to contract with MBE/WBE subcontractors. Since we have not yet bid out the services of the architect, engineer, interior designer, we are unable to provide evidence of the entities that will be MBE/WBE.

17. **PARTNERSHIP WITH OTHER NON-PROFIT ENTITIES** (5 points)

5

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

NOTE: Please find attached an MOU with local non-profit Austin Clubhouse who will provide services funded by the SAMHSA grant that will be applied to service provision at Skyway Studios. Please see ATTACHMENT 16 for reference of this relationship and ATTACHMENT 17 for the MOU.

TOTAL SCORE 189 points

ATTACHMENT 4: Board Resolution

**RESOLUTION
BOARD OF DIRECTORS OF
Foundation Communities, Inc.
Skyway Studios**

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 \$1,800,000 in funding for a proposed 110-unit rental supportive housing community located at 2800 South Lamar Blvd., Austin, TX 78704. 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.

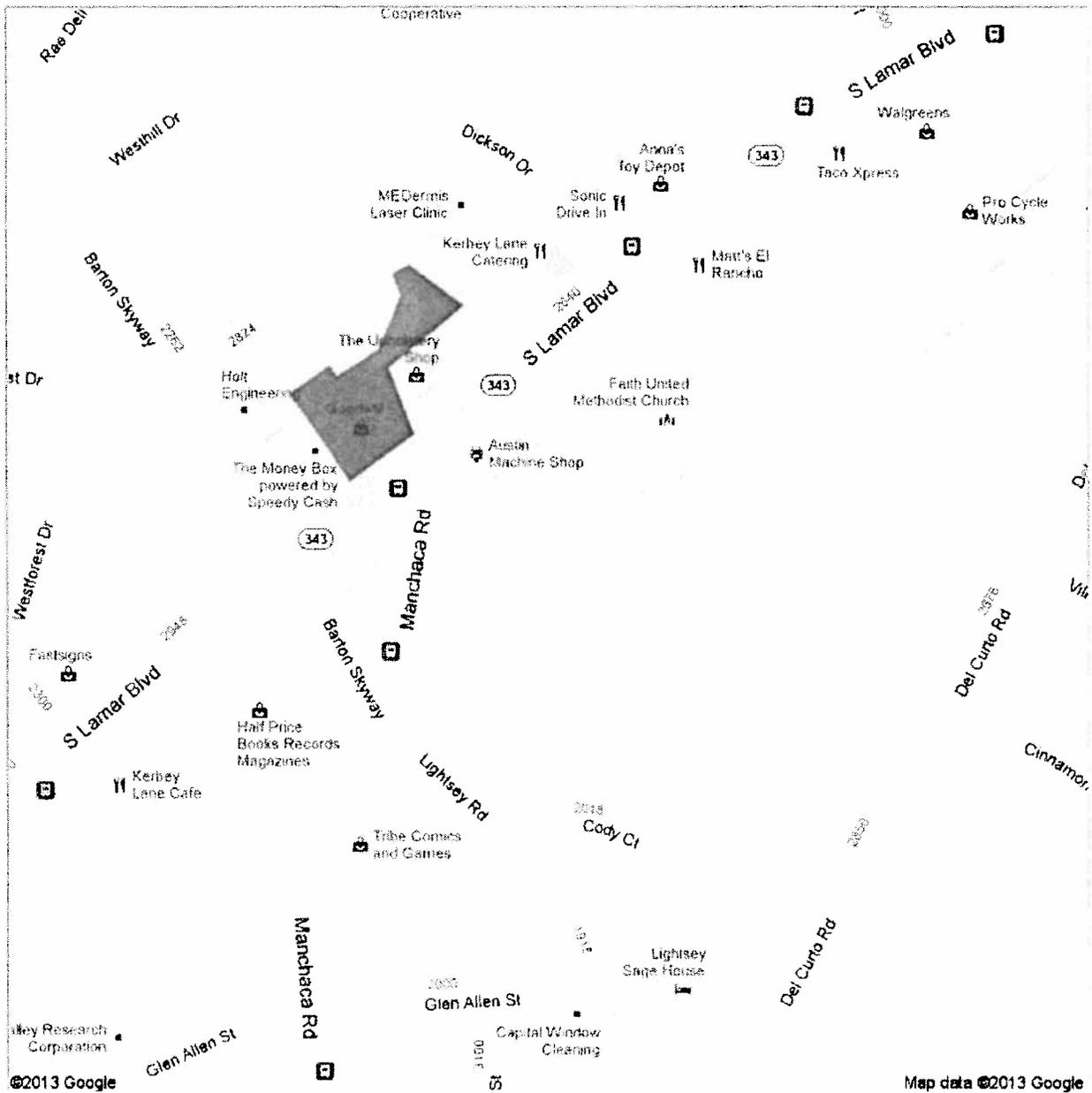
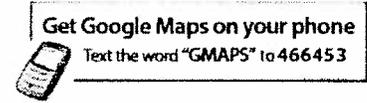
Adopted and approved by the Board of Directors on the 9th day of January, 2013.

FOUNDATION COMMUNITIES, INC.



Christina Cohee, Secretary
Board of Directors of Foundation Communities, Inc.

ATTACHMENT 5: Transit Map



Skyway Studios 2800 S. Lamar Blvd

There is a bus stop in front of the site serving routes #331, 338, and 484. There also several stops located with .1 miles along S. Lamar and Manchaca Blvd.

Public · 0 views

Created on Jan 9 · By Kathy · Updated < 1 minute ago

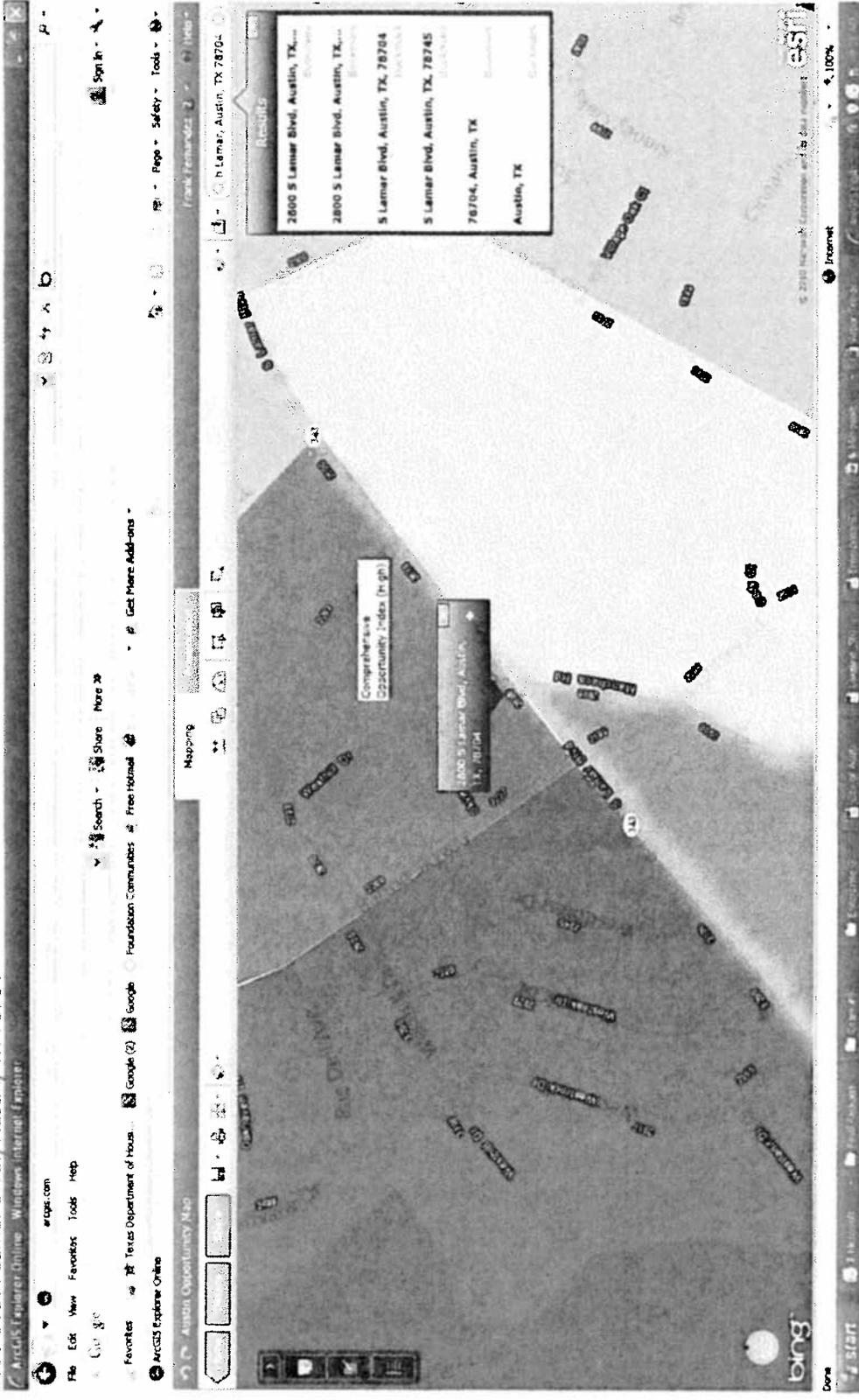
Skyway Studios

**ATTACHMENT 6:
Opportunity Map of
Austin**

OPPORTUNITY MAP OF AUSTIN

Skyway Studios

2800 South Lamar Blvd., Austin, TX 78704



**ATTACHMENT 8:
Current Tax
Documentation**

TaxNetUSA: Travis County

Property ID Number: 303313 Ref ID2 Number: 04010901550000

Owner's Name GOODWILL INDUSTRIES

Property Details

Mailing Address 1015 NORWOOD PARK BLVD
AUSTIN, TX 78753-6608

Location 2738 S LAMAR BLVD 78704

Legal LOT 13A *RESUB NO 1 BARTON VILLAGE SEC 3

Deed Date 05301990
Deed Volume 11199
Deed Page 00435
Exemptions TOT
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 1.4440
Block
Tract or Lot 13A
Docket No.
Abstract Code S01031
Neighborhood Code 47EXE

Value Information

2012 Certified

Land Value 1,132,200.00
Improvement Value 519,143.00
AG Market Value 0.00
Timber Market Value 0.00
Market Value 1,651,343.00
AG Productivity Value 0.00
Timber Productivity Value 0.00
Appraised Value 1,651,343.00
10% Cap Loss 0.00
Assessed Value 1,651,343.00

Data up to date as of 2013-01-08

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,651,343.00	0.00	1,651,343.00	1,651,343.00
01	AUSTIN ISD	1.242000	1,651,343.00	0.00	1,651,343.00	1,651,343.00
02	CITY OF AUSTIN	0.502900	1,651,343.00	0.00	1,651,343.00	1,651,343.00
03	TRAVIS COUNTY	0.500100	1,651,343.00	0.00	1,651,343.00	1,651,343.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	1,651,343.00	0.00	1,651,343.00	1,651,343.00
68	AUSTIN COMM COLL DIST	0.095100	1,651,343.00	0.00	1,651,343.00	1,651,343.00

Improvement Information

Improvement ID	State Category	Description
252021		MED STORE 10-25K

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
252021	294148	1ST	1st Floor	S4	1968	14,670
252021	1330594	491	SPRINKLER HEADS	**	1968	14,670
252021	1330595	501	CANOPY	A*	1968	448
252021	1330596	501	CANOPY	A*	1968	384
252021	1330597	501	CANOPY	F*	1968	3,070
252021	1330599	611	TERRACE	CA*	1968	2,040
252021	4097165	482	LIGHT POLES	**	1968	2
252021	4097166	551	PAVED AREA	AA*	1968	20,000

Total Living Area 14,670

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
295011	COMM	F1	F	1.444	0	0	62,900

ATTACHMENT 9: Zoning

**ATTACHMENT 10:
S.M.A.R.T. Housing
Certification**

**ATTACHMENT 12:
Development
Experience**

Development Experience – M STATION

FC is a well-respected non-profit developer and long-term owner of 1,862 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.

M Station – (mixed income family property)

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.

Development Experience (cont.)

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	\$4,999,400 (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	\$351,997
TOTAL SOURCES:	\$25,348,130





Foundation Communities

Supportive Housing: Garden Terrace, Spring Terrace, and Skyline Terrace

Jennifer Hicks, Director of Housing Finance

3036 S. 1st Street, Suite 200

Austin, Texas 78704

email: jennifer.hicks@foundcom.org

phone: 512-610-4025

What is supportive housing?

Supportive housing is a successful, cost-effective combination of *permanent* affordable housing with services that helps people live more stable, productive lives. Foundation Communities owns and operates Austin's only supportive housing communities: Garden Terrace, Spring Terrace and Skyline Terrace. These communities target extremely low-income single adults, including persons who are working in low-wage jobs and are unable to afford market rate housing, seniors or persons with disabilities who are receiving SSI and are unable to locate housing within their limited budget, and homeless persons who have shown progress in addressing long-term issues such as substance abuse, mental health treatment, and job training and education. Foundation Communities' supportive housing model provides an efficiency apartment, community spaces, and social service assistance to an income level that is not reached by the traditional housing market.



Garden Terrace

- 50 units are covered by the HUD Section 8 Moderate Rehabilitation SRO Program, administered through the Housing Authority. Units are reserved for homeless persons who pay a third of their income or \$50, whichever is more.
- 38 units are "private pay". Residents are charged a flat rent of \$330, which includes all bills paid.
- 15 units added to Garden Terrace as a Phase II.



Spring Terrace

- 20 units are reserved for chronically homeless individuals and are covered by a rent subsidy from HUD's Supportive Housing Program through a partnership with Caritas of Austin. Residents pay a minimum rent or 30% of their income.
- 120 units are "private pay" with a range of rents from \$360-510 depending on unit size.



Skyline Terrace

- 15 units are reserved for homeless individuals through partnership with Salvation Army and Austin Housing Authority. Residents pay a minimum rent or 30% of income.
- 20 units are reserved for chronically homeless individuals and are covered by rent subsidy from HUD's Supportive Housing Program through partnership with Caritas of Austin. Residents pay minimum rent or 30% of income.
- 65 units are "private pay" with rents from \$373-498 based on unit size.

Funding and Income Level

Garden Terrace, Spring Terrace and Skyline Terrace were financed with a combination of grants and loans from governmental sources, as well as funding from individuals, foundations, and corporations (as shown in more detail in the chart).

The result is that Foundation Communities' supportive housing developments reach individuals earning \$24,900 a year (\$12/ hour) or less, which is 50% of median family income. Rents are well under the Fair Market Rent (FMR) for an efficiency apartment in Austin.

	Garden Terrace	Spring Terrace	Skyline Terrace
Funding Sources			
TDHCA	1,000,000	1,468,456	1,450,000
Austin Housing FC/City of Austin	1,775,750	2,000,000	3,516,850
Low Income Housing Tax Credits	0	0	3,966,144
NeighborWorks America	464,000	625,000	0
Federal Home Loan Bank	500,000	350,000	750,000
Foundations/Corporations/Individuals	472,433	289,229	568,000
Deferred Project Management/ Fundraising/Development	200,000	450,000	600,000
Other	153,817	0	12,000
TOTAL SOURCES	\$4,566,000	\$5,182,685	\$10,862,994

ATTACHMENT 13:
List of FC Properties

PROJECTS DEVELOPED AND OWNED BY FOUNDATION COMMUNITIES, INC.

Address	# of Units	New or Rehab	Type	Year Completed	Income Mix	Funding
Arbor Terrace 2501 S. IH 35, Austin, 78741 (managed by FC)	120	Rehab	SRO	2012	90 units – 30% MFI 30 units – 50% MFI	Neighborhood Stabilization Program, City of Austin RHDA, FHLB Atlanta AHP, NeighborWorks America, HUD SHP, HUD VASH
Buckingham Place 743-B Yarsa, Austin, 78748 (managed by FC)	164	Rehab	Duplexes	1991	83 units – 50% MFI 83 units – 80% MFI	Conventional Mortgage
Cherry Creek 5510-B Fernview, Austin, 78745 (managed by FC)	122	Rehab	Duplexes	1989	37 units – 50% MFI 85 units – 80% MFI	HUD-Insured Mortgage
Crossroads 8801 McCann, Austin, 78757 (managed by FC)	92	Rehab	Apts	1990	14 units – 30% MFI 31 units – 50% MFI 47 units – 80% MFI	City of Austin RHDA, HUD Shelter Plus Care, NeighborWorks America
Daffodil 6009 Daffodil, Austin, 78744 (managed by FC)	40	Rehab	Apts	1996	10 units – 30% MFI 30 units – 50% MFI 30 units – 80% MFI	NeighborWorks America
Garden Terrace 1015 W. William Cannon, Austin, 78745 (managed by FC)	103	Rehab	SRO	2003 and 2008	35 units – 30% MFI 65 units – 50% MFI 3 units - UR	City of Austin RHDA, HUD Section 8 Mod Rehab SRO Program, TDHCA HOME, FHLB Atlanta, NeighborWorks America
M Station 2906 E. MLK, Austin, 78702 (managed by FC)	150	New	Apts	2011	15 units – 30% MFI 75 units=50% MFI 45 units=60% MFI 7 units=80% MFI 8 units=UR	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, Enterprise Green Communities, NeighborWorks America, Private Fundraising, Permanent Mortgage
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	Conventional Mortgage, Walker Settlement Vouchers w/ Dallas HA
Shadow Brook 2020 S. Cooper, Arlington, 76013	403	Rehab	Apts	1995	201 units=50% MFI 202 units=80% MFI	Conventional Mortgage

Sierra Ridge 201 W. St. Elmo, Austin, 78745 (managed by FC)	149	Rehab	Apts	1991	15 units=30% MFI 128 units=50% MFI 6 units=80% MFI	NeighborWorks America
Sierra Vista 4320 S. Congress Ave., Austin, 78745 (managed by FC)	238	Rehab	Apts	2012	24 units=30% MFI 166 units=50% MFI 48 units=60% MFI	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, NeighborWorks America, Private Fundraising, Permanent Mortgage
Sleepy Hollow 3903 Ichabod Cr, Arlington, 76013	128	Rehab	Apts	1995	64 units=50% MFI 64 units=80% MFI	Conventional Mortgage
Southwest Trails 8405 Old Bee Caves Rd., Austin, 78735 (managed by FC)	160	New	Apts	2001	96 units=50% MFI 64 units=60% MFI	4% LIHTC/Bonds, City of Austin RHDA (and bond issuer), FHLB Dallas, NeighborWorks America
Spring Terrace 7101 N. I-35, Austin, TX 78752 (managed by FC)	142	Rehab	SRO	2006	14 units=30% MFI 126 units=50% MFI 2 units=UR	HUD SHP, City of Austin RHDA, TDHCA HOME and HTF, FHLB Dallas AHP
Skyline Terrace 1212 W. Ben White. Austin, 78704 (managed by FC)	100	Rehab	SRO	2008	72 units=30% MFI 28 units=40% MFI	9% LIHTC, City of Austin RHDA, TDHCA HOME, FHLB San Francisco, NeighborWorks America, Enterprise Green Communities, Private Fundraising HUD SHP, HUD Shelter Plus Care
Trails at the Park 815 W. Slaughter Ln, Austin, 78748 (managed by FC)	200	New	Apts	2000	46 units=50% MFI 104 units=60% MFI 50 units=80% MFI	9% LIHTC, City of Austin RHDA, TDHCA SECO Program, NeighborWorks America, Private Mortgage
Vintage Creek 7224 Northeast Dr, Austin, 78723 (managed by FC)	200	Rehab	Apts	2000	23 units=50% MFI 57 units=60% MFI 120 units=80% MFI	501 c 3 bonds, City of Austin RHDA, NeighborWorks America, HUD Shelter Plus Care
TOTAL UNITS	2,673					

**ATTACHMENT 13.5:
Development Budget**

DETAILED PROJECT BUDGET				
	Cost	Prior award of RHDA Funds (if any)	RHDA Funds Requested	Description or Comments
PREDEVELOPMENT				
Appraisal	20,000			
Environmental Review	35,000			
Engineering	135,000			
Survey	35,000			
Architectural	595,000			
TOTAL PREDEVELOPMENT	\$820,000			
ACQUISITION				
Site and/or Land	0			
Structures				
Other (specify)				
TOTAL ACQUISITION	\$0			
CONSTRUCTION				
Infrastructure	98,000			
Site work	835,000			
Demolition	246,000			
Commercial Space	1,680,000			
Concrete	397,000			
Masonry	153,000			
Rough carpentry	690,000			
Finish carpentry	229,000			
Waterproofing & Insulation	266,000			
Roofing & Sheet Metal	223,000			
Plumbing/Hot Water	726,000			
HVAC	797,000			
Electrical	778,000			
Doors/Windows/Glass	266,000			
Lath & Plaster/ Drywall & Acoustical	229,000			
Tile work	220,000			
Soft & Hard Floor	162,000			
Paint/Decorating/Blinds/Shades	159,000			
Specialties/Special Equipment	180,000			
Cabinetry/Appliances	174,000			
Carpet	95,000			
Other (Please specify)	363,000			
Contractor Profit & Fee	1,589,000			
Construction Contingency	794,000			
TOTAL CONSTRUCTION	\$11,349,000			

SOFT & CARRYING COSTS				
Legal	150,000			
Audit/Accounting	35,000			
Title/Recording	135,000			
Architectural (Inspections)	30,000			
Construction Interest	510,705			
Construction Period Insurance	110,000			
Construction Period Taxes	110,000			
Relocation	0			
Marketing	15,000			
Davis-Bacon Monitoring	15,000			
Other: Tax Credit Fees	97,000			
FF&E (Rooms and Common Space)	195,000			
TOTAL SOFT & CARRYING COSTS	\$1,402,705			
RESERVES & DEVELOPMENT FEE				
Operating & Lease-Up Reserves	350,000			
Development Fee	2,035,756			
TOTAL RESERVES & DEVELOPMENT FEE	\$2,385,756			
TOTAL PROJECT BUDGET	\$15,957,461			

**ATTACHMENT 14:
Operating Proforma**

TABLE D: OPERATING PROFORMA

Unit Size (BR/BA)	Number of Units	Monthly Rental Income		Annual Rental Income	
		Year 2	Year 3	Year 2	Year 3
(0/1) 515 Sq Ft	110	\$52,030	\$624,360	\$624,360	\$624,360
	0	\$0	\$0	\$0	\$0
	0	\$0	\$0	\$0	\$0
FULL OCCUPANCY ANNUAL INCOME					
Less Vacancy Loss @ 5%					
GROSS ANNUAL INCOME					

Inflation Factor - Income	2%
	3%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
Gross Annual Income	\$593,142	\$605,005	\$617,105	\$629,447	\$642,036	\$708,860	\$782,638	\$864,096	\$954,032	\$1,053,328
EXPENSES										
Utilities	\$134,669	\$138,709	\$142,870	\$147,156	\$151,571	\$175,712	\$203,698	\$236,142	\$273,754	\$317,356
Insurance	\$7,181	\$7,397	\$7,618	\$7,847	\$8,082	\$9,370	\$10,862	\$12,592	\$14,598	\$16,923
Maintenance/Repair/Service	\$58,093	\$59,836	\$61,631	\$63,480	\$65,384	\$75,798	\$87,871	\$101,866	\$118,091	\$136,900
Contracts										
Property Taxes	\$14,362	\$14,793	\$15,237	\$15,694	\$16,165	\$18,740	\$21,724	\$25,184	\$29,196	\$33,846
Management	\$150,149	\$154,654	\$159,293	\$164,072	\$168,994	\$195,911	\$227,114	\$263,288	\$305,222	\$353,836
Marketing	\$1,204	\$1,240	\$1,277	\$1,316	\$1,355	\$1,571	\$1,821	\$2,111	\$2,448	\$2,837
Maintenance Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative	\$49,628	\$51,117	\$52,650	\$54,230	\$55,857	\$64,753	\$75,067	\$87,023	\$100,883	\$116,951
Supportive Services	\$60,000	\$61,800	\$63,654	\$65,564	\$67,531	\$78,786	\$90,755	\$105,210	\$121,968	\$141,394
Turnover	\$5,155	\$5,310	\$5,469	\$5,633	\$5,802	\$6,726	\$7,797	\$9,039	\$10,479	\$12,148
TOTAL EXPENSES	\$480,441	\$494,854	\$509,700	\$524,991	\$540,741	\$626,867	\$726,710	\$842,456	\$976,638	\$1,132,191
NET OPERATING INCOME (NOI)	\$112,701	\$110,150	\$107,405	\$104,456	\$101,295	\$81,993	\$55,928	\$21,639	(\$22,606)	(\$78,863)
Sources of Funds & Debt Service										
TOTAL ANNUAL Debt Service (DS)	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
Cash-flow after Debt Service (CF = NOI - DS)	\$112,700	\$110,149	\$107,404	\$104,455	\$101,294	\$81,992	\$55,927	\$21,638	(\$22,607)	(\$78,864)
Debt Coverage Ratio (DCR = NOI/DS)	112700.88	110150.49	107404.95	104456.05	101295.26	81992.91	55927.97	21639.48	(22606.19)	(78862.90)

**ATTACHMENT 17:
MOU with Nonprofit**

MEMORANDUM OF UNDERSTANDING
Between
GOODWILL INDUSTRIES OF CENTRAL TEXAS
and
FOUNDATION COMMUNITIES

The following Memorandum of Understanding (MOU) sets forth the terms of agreement between Goodwill Industries of Central Texas and Saint Louise House regarding the implementation of the Ready to Work Plus

I. Purpose of MOU

It is the purpose of this MOU to establish a cooperative and mutually beneficial relationship between the parties and set forth the relative responsibilities of the parties insofar as they relate to the provision of employment, training, and housing services.

Goodwill Industries of Central Texas (GICT) is the lead agency applying under the City of Austin's RFP #WDJ0004 for Self-Sufficiency Continuum for Social Service Contracts Saint Louise House agrees to partner with Goodwill Industries of Central Texas in the manner and methods outlined below in the event that GICT's application is selected for funding. In the event that GICT's application is not selected for funding, this MOU is void.

II. Duration of MOU

This Agreement shall become effective when GICT receives official notification from the City of Austin's Health and Human Services (HHSD) and Purchasing Departments that the *Ready to Work Plus* contract has been approved and funded under the Self-Sufficiency Continuum for Social Service Contracts Request for Proposal (RFP) process. The agreement shall remain effective for one year from the date of contract approval and can be renewed based on additional funding. Should either party wish to terminate the agreement, sixty (60) days written notice must be given to the other party.

III. Project Description: Ready to Work Plus

Goodwill Industries of Central Texas and its partners will offer eligible participants the opportunity to achieve self-sufficiency through job-related services and leveraging housing stability services from community partners. The Ready to Work Plus program will transition Austin residents out of poverty and increase self-sufficiency through employment, training, and housing services geared to meet the individual needs of the participant. The Ready to Work Plus program builds on the demonstrated success of the existing Ready to Work program funded by the City of Austin, Travis County, and United Way, which offers employment-related services. Leveraging the resources and expertise of partners, the Ready to Work Plus program expands services to more effectively assist participants with improving their outcomes long-term through work, education, training, and housing. Services will be embedded in the community serving people through GICT Job Help Centers and by co-locating Placement Specialists/Case Managers in local nonprofits which have experienced a great need for employment-related services among the populations they serve.

IV. General Provisions

It is understood by the parties that each should be able to fulfill its responsibilities under this MOU in accordance with the provisions of laws and regulations, which govern their activities. If at any time either party is unable to perform its functions under this MOU consistent with such party's statutory and regulatory mandates, the affected party will immediately provide written notice to the other to establish a date for mutual resolution of the conflict.

V. Responsibilities of the Parties Under Agreement

In consideration of the mutual aims and desires of the parties to this MOU, and in recognition of the public benefits to be derived from the implementation of the programs involved, the parties agree that their responsibilities under this MOU will be as follows:

a. Goodwill Industries of Central Texas will:

1. Serve as the fiscal and programmatic agent for the administration of the City of Austin funds.
2. Meet all contract requirements and reporting obligations set forth by the City of Austin.
3. Hire/assign, train, and supervise Placement Specialists to be located at the partner agency, depending on funds awarded.
4. The following job-related services will be provided to eligible participants based on client need:
 - a. Client Assessment/Individual Job Placement Plan
 - b. Job Readiness Training
 - c. Occupational Skills Training
 - d. Technology Skills Training
 - e. Financial Literacy
 - f. Job Placement/Job Search Assistance
 - g. Job Coaching
 - h. Case Management
 - i. Retention Services
 - j. Work Support Services/Work Incentives
5. Manage a data management tracking system for client and outcome tracking purposes.
6. Offer a coordinated Employer Database to be utilized in client job placement activities.
7. Coordinate quarterly meetings with partners of the Ready to Work Plus program to ensure outcomes and goals are being achieved.

b. Foundation Communities will:

1. Appoint a designated primary point of contact to assume responsibility for coordination with GICT staff on programmatic and fiscal needs.
2. Make available office/meeting space for GICT staff and clients to engage in employment-related services.
3. Make client referrals as appropriate, and refer clients to other partner agencies as appropriate to ensure that clients receive services that most effectively meet their needs.
4. Maintain primary case management responsibilities for each client that is referred to the Ready to Work Plus program.
5. Attend quarterly meetings with GICT Project Coordinator and other key staff to ensure the success of partnership and program outcomes.

VI. Equal Opportunity

Both parties agree to:

1. Comply with Title VI of the Civil Rights Act of 1964 (PL 88.352) and in accordance with Title VI of that act, no person in the United States will on the grounds of race, color, or national origin, be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the delivery of services.
2. Comply with Section 504 of the Rehabilitation Act of 1973, as amended, (29 U.S.C. 794), which prohibits discrimination on the basis of handicap.
3. Comply with the requirements of the Americans with Disabilities Act of 1990, PL 101-336, 101 Congress 2nd Session, 104STAT.327 (July 26, 1990).

VII. Amendment or Cancellation of MOU

Both GICT and the Partner reserve the right to modify the terms of the agreement at anytime and by mutual consent of the parties. The Agreement may be cancelled by either party upon sixty (60) days written notice where the cancelation is for cause and significant breach of the provisions of this Agreement.

VIII. **Contacts**

Goodwill Industries of Central Texas

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Goodwill Industries of Central Texas

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Foundation Communities

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APPROVED:

The undersigned parties bind themselves in the faithful performance of this MOU. It is mutually understood that this MOU will not become effective until approved by all parties involved.



Michael Willard
Sr. Vice President of Mission Services
Goodwill Industries of Central Texas

12/5/2012
Date



Walter Moreau
Executive Director
Foundation Communities

12/5/2012
Date