

# RENTAL HOUSING DEVELOPMENT ASSISTANCE

## Application for G. O. Bond Financing

### Fast-Track Acquisition for Non-Profit Developers

Project Name: Carol's House

Project Address: 1805 Heatherglen Zip Code: 78758

Total # units to be assisted: 1 Total # units in project/property: 1

Project type: ☐ Predevelopment ☒ Acquisition ☒ Rehabilitation ☐ New construction ☐ Refinance

Amount of funds requested: \$100,000 (G.O. Bonds) \$40,810 (HOME Funds)

Terms: 0% Deferred, Forgivable, 99 Years

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).

Accessible Housing Austin!, Inc.  
Name

1016 La Posada Suite 145  
Street Address

Austin Texas, 78752 512-472-8696  
City State, Zip Telephone #

Jean Langendorf 512-472-8696 512-472-8026  
Contact Person Contact's Telephone # Fax #

74-3156314  
Federal Tax ID Number or SS#

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

Accessible Housing Austin!, Inc.  
Legal Name of Developer

Stephanie Thomas  
Signature of Authorized Officer

President  
Title

2-26-08

3. The City of Austin's Consolidated Plan assigned a "priority need" to increase the number of affordable units for small and large families, the elderly, and people with disabilities. According to the City's Draft Annual Action Plan for 2007-2008, the City's goal is to create 275 new affordable rental units. Support of Accessible Housing Austin!, Inc. (AHA!) by the Austin Housing Finance Corporation will allow it to answer the call by the City of Austin for the creation of affordable housing in the Austin area. AHA! is striving to develop high-quality, affordable, accessible and integrated housing opportunities in Austin, Texas for low-income people with disabilities. People with disabilities face extraordinary challenges in finding housing because they are disproportionately poor and may require modifications to their homes. According to the President's Committee on Employment of People with Disabilities, 75% of people with disabilities who are able and willing to work remain unemployed due to employment barriers, relying on Supplemental Security Income (SSI) or Social Security Disability Insurance (SSDI) for income. SSI pays \$637 per month (11% MFI). SSDI pays between \$200 and \$1000 (17% MFI) per month. People with disabilities often pay between 60% and 75% of their income on housing costs. AHA! is requesting \$100,000 in General Obligation Bond funding and \$40,810 in federal HOME funds for the acquisition and rehabilitation of a single family home that will be made available as a rental unit. Of the requested amount, \$121,000 will be used for the acquisition of the property, \$9,810 will be put towards rehabilitation of the property, and \$10,000 will be used for associated soft costs, carrying costs and developer's fees. No other funding sources are being pursued for the acquisition and rehabilitation of this property. The home located at 1805 Heatherglen Lane was once occupied by a dear friend of United Cerebral Palsy of Texas (UCP Texas) and AHA!. This home was the first she purchased and she did so with the assistance of UCP Texas' Home of Your Own program, a first-time homebuyer assistance program. In addition to utilizing UCP Texas' programs, she also was an employee of the organization. She has passed away recently, and her family overseeing her estate has requested that the home remain affordable and accessible. UCP Texas and AHA! are working to hard to carry out these wishes. The home has some wonderful and unique features that make it ideal for someone with a physical disability to occupy. The 2 bedroom, 1.5 bath home is fully accessible from the outside, featuring a roll-in shower, an accessible kitchen and bathrooms, with levered door handles throughout the home. The home is adaptable for individuals with sight and hearing impairments. The single-family structure is 1023 square feet. According to the Travis Central Appraisal District (TCAD), the structure was constructed in 1983. A single low-income household will lease the single-family structure. At least one family member will have a disability and the household will have an income at or below 17% of the Median Family Income. The project is located in an area not typically recognized as having available affordable housing for low-income households. In addition to marketing through disability rights organizations, AHA! will take additional measures to affirmatively market the project. AHA! will contact and market to the following local organizations that provide unique access for persons that are considered members of a protected class under the Fair Housing Act: local churches, such as Our Lady of Guadalupe Church, local advocacy organizations, such as the Urban League, local aging services, such as Austin Area Agency on Aging, regional AIDS Interfaith Network, Texas School for the Deaf, Texas Alliance for Mental Health and ADAPT of Texas. The outreach materials will clearly define that the entire project is open to, but not limited to individuals and families with Section 8 vouchers. The development meets Section 8 standards. There are no tenants occupying the property or lease agreements with anyone at this time. All supportive services to future occupants will be offered through referral. AHA! has contracted UCP Texas to provide consulting work to improve AHA!'s capacity to increase the affordable housing stock in the Austin area. UCP Texas is in a good position to assist AHA! in its first CHDO project. UCP Texas has experience in creating nationally a recognized housing development and receives inquiries from all across the nation from consumers seeking support services. UCP Texas has experience in being the point of contact for consumers seeking support services. There is no Neighborhood Plan that is in existence that would serve as a barrier to this affordable housing development.

**11. Detailed Project Budget** - Use the following table, or comparable format, to provide a complete project budget. Add line-items as necessary to detail the specific funding being requested. Delineate all prior and currently requested RHDA funding by individual line-item.

<b>DETAILED PROJECT BUDGET</b>				
	<b>Cost</b>	<b>Prior RHDA Funds</b>	<b>RHDA Funds Requested</b>	<b>Description</b>
<b>PREDEVELOPMENT</b>				
Appraisal				
Environmental Review				
Engineering				
Survey				
Architectural				
<b>TOTAL PREDEVELOPMENT</b>				
<b>ACQUISITION</b>				
Site and/or Land				
Structures				
Other (specify)				
<b>TOTAL ACQUISITION</b>	<b>\$121,000</b>		<b>\$121,000</b>	Appraised Value
<b>CONSTRUCTION</b>				
Infrastructure				
Site work				
Demolition				
Concrete				
Masonry				
Rough carpentry				
Finish carpentry	<b>\$2,525</b>		<b>\$2,525</b>	Repair 4 doors, paint all doors, install plexi-glass door protectors to protect from wheelchair bumping. Re-secure nails on ramps, replace boards on ramps, patch holes in garage, install door stops, remove sliding glass doors to install accessible back doors with privacy lock, deadbolts and single lever handles.
Waterproofing & Insulation				
Roofing & Sheet Metal				
Plumbing/Hot Water				
HVAC				

Electrical	\$1,185		\$1,185	Reinstall light switches at lower height for accessibility, remove wiring in garage closet, lower breaker box for accessibility, replace damaged outlet.
Doors/Windows/Glass	\$625		\$625	Reinstall door opener on front door for accessibility.
Lath & Plaster/ Drywall & Acoustical				
Tile work				
Soft & Hard Floor				
Paint/Decorating/Blinds/Shades	\$4,875		\$4,875	Remove siding on chimney to replace with Hardi-plank, remove rotten siding to replace, replace window trim, prep and paint exterior, paint interior.
Specialties/Special Equipment	\$325		\$325	Service fire place, extend hearth
Cabinetry/Appliances	\$275		\$275	Replace/Repair Cabinet doors
Carpet				
Other (Please specify)				
Construction Contingency				
<b>TOTAL CONSTRUCTION</b>	<b>\$9,810</b>		<b>\$9,810</b>	
<b>SOFT &amp; CARRYING COSTS</b>				
Legal				
Audit/Accounting				
Title/Recording				
Architectural (Inspections)				
Construction Interest				
Construction Period Insurance				
Construction Period Taxes				
Relocation				
Marketing				
Davis-Bacon Monitoring				
Other: (Specify)	\$10,000		\$10,000	Associated soft costs, carrying costs and developer's fees
<b>TOTAL PROJECT BUDGET</b>	<b>\$140,810</b>		<b>\$140,810</b>	

**12. 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, letters of commitments, etc.).
- b. **Leveraging** – Complete Table C below. Include evidence of other funds leveraged by AHFC funds to implement the project such as owner equity and commitments from private and/or other public resources.
- c. **Operating Proforma** – In a format comparable to Table D below, prepare a minimum twenty (20) year financial Operating Proforma which realistically reflects the operation of the project relative to current and anticipated revenues, expenses and debt. The Proforma must indicate the anticipated debt coverage ratio (DCR) calculated as follows: net operating income (NOI)/debt service (DS) = DCR. Refer to Program Guidelines for additional information related to DCR.

TABLE A Sources of Funding Proposal					Intended Use of Funds (Predevelopment, Acquisition, Construction, Soft Costs)
	Term	Interest Rate	Amount	Evidence (Deed, Sales Contract)	
Owner Equity					
Private Financing (List Lenders Below)					
Other Sources (List Below)					
Federal HOME Funds	99 years	0%	\$40,810		Acquisition & Rehab
G.O. Bonds	99 years	0%	\$100,000		Acquisition

**TABLE B: USES OF FUNDS SUMMARY**

	Total Cost	Cost/Unit
Predevelopment		
Acquisition	\$121,000	\$121,000
Hard Costs	\$9,810	\$9,810
Soft & Carrying Costs	\$10,000	\$10,000
Other Costs		
<b>Total Project Costs</b>	<b>\$140,810</b>	<b>\$140,810</b>

**TABLE C: LEVERAGE SUMMARY**

<b>TOTAL HOME FUNDS</b>	\$40,810
<b>TOTAL GO Bond FUNDS</b>	\$100,000

**Table D: Please see attached Operating Proforma**

# Operating Income - 1805 Heatherglen Lane

## INCOME:

Rent Sch.	Units	Rent	Yr. Rent
2 bd/1.5 ba	1	750	9,000

Assumptions	
Yr. increase in income/rent	4.00%
Yr. increase in expenses	4.00%
Total Units	1

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9
Gross Rental Income	9,000	9,360	9,734	10,124	10,529	10,950	11,388	11,843	12,317
less vacancy	450	468	487	506	526	547	569	592	616
Other Income	-	-	-	-	-	-	-	-	-
<b>EFFECTIVE GROSS INCOME (EGI)</b>	<b>8,550</b>	<b>8,892</b>	<b>9,248</b>	<b>9,618</b>	<b>10,002</b>	<b>10,402</b>	<b>10,818</b>	<b>11,251</b>	<b>11,701</b>

## OPERATING EXPENSES:

Utilities	\$0 unit/mo.
Insurance	\$100 unit/mo.
Maint. & Repairs	\$250 unit/mo.
Property Taxes (50%)	\$125 unit/mo.
Management Fee	\$50 unit/mo.
Administrative	\$50 unit/mo.
Pest Control	\$25 unit/mo.
Advertising	\$5 unit/mo.
Replacement Reserve	\$750 unit/yr.

## EXPENSES

## NET RATING INCOME (NOI)

## BT SERVICE:

## NET SERVICE (DS)

## W (CF)

## DS)

## SOURCES:

CHDO HOME  
General Obligation Bonds

## USES:

Acquisition 121,000  
Rehab 9,810  
Soft costs 10,000  
140,810

Affordability Period (based on contract):

99 years

YR 10	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
12,810	13,322	13,855	14,409	14,986	15,585	16,208	16,857	17,531	18,232	18,962
640	686	693	720	749	779	810	843	877	912	948
12,169	12,656	13,162	13,689	14,236	14,806	15,398	16,014	16,655	17,321	18,014
1,708	1,776	1,847	1,921	1,998	2,078	2,161	2,248	2,337	2,431	2,528
4,270	4,441	4,618	4,803	4,995	5,195	5,403	5,619	5,844	6,077	6,321
2,135	2,220	2,309	2,402	2,498	2,598	2,701	2,809	2,922	3,039	3,160
854	888	924	961	999	1,039	1,081	1,124	1,169	1,215	1,264
854	888	924	961	999	1,039	1,081	1,124	1,169	1,215	1,264
427	444	462	480	500	520	540	562	584	608	632
85	89	92	96	100	104	108	112	117	122	126
712	740	770	801	833	866	900	936	974	1,013	1,053
11,045	11,487	11,946	12,424	12,921	13,438	13,975	14,534	15,116	15,720	16,349
11,045	11,487	11,946	12,424	12,921	13,438	13,975	14,534	15,116	15,720	16,349
1,124	1,169	1,216	1,265	1,315	1,368	1,423	1,480	1,539	1,600	1,664

1,124	1,169	1,216	1,265	1,315	1,368	1,423	1,480	1,539	1,600	1,664
1,124.00	1,169.00	1,216.00	1,265.00	1,315.00	1,368.00	1,423.00	1,480.00	1,539.00	1,600.00	1,664.00



#### **14. Description of Support Services**

- a. Not-applicable
- b. AHA! will provide long-term housing to a single low-income household that has at least one member with a disability.
- c. Not-Applicable
- d. AHA! will ensure that residents are provided with any necessary supportive services that address their individual needs. AHA! will not condition occupancy upon the resident's acceptance of any supportive services. Everyone — regardless of ability or disability — needs supportive services in order to live independently. Services are required by both people with and without disabilities including recreational, health, housing, and transportation services. People with disabilities, however, may require additional services in order to live fully independently within the community. AHA! will not directly provide these services to the residents but will utilize UCP Texas' information and referral expertise. UCP Texas maintains a full-time staff member dedicated to fielding phone calls and answering questions from inquirers about services while providing information and referral. UCP Texas responds to hundreds of inquiries from people with disabilities, families, service providers and others. UCP Texas provides information on the nature of cerebral palsy and other disabilities. In addition, UCP Texas provides information and referral around issues of health care, education, assistive technology, employment, housing, government services, insurance, disability benefits and more. Throughout its more than 50-year history, UCP Texas has collaborated with a variety of agencies and organizations to achieve its mission. UCP Texas will capitalize on these long-standing relationships in the development and management of its proposed development. UCP Texas also provides training on a variety of topics to audiences throughout the state. AHA! will ensure that the tenants have access to the wide range of existing local support services that are available to people with disabilities in Austin.

#### **15. Experience and Qualifications (Support Services)**

- a. Supportive services will not be provided by AHA! directly, but will be provided by referral as needed.

#### **16. Financial Information (Support Services)**

- a. Supportive services will not be provided by AHA! directly, but will be provided by referral as needed.