

**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<br/>RHDA<br/>Funds</b> | <b>RHDA<br/>Funds<br/>Requested</b> | <b>Description</b>  |
| <b>PREDEVELOPMENT</b>           |                  |                                 |                                     |   |
| Appraisal                       |                  |                                 |                                     |   |
| Environmental Review            |                  |                                 |                                     |   |
| Engineering                     |                  |                                 |                                     |   |
| Survey                          |                  |                                 |                                     |   |
| Architectural                   |                  |                                 |                                     |   |
| <b>TOTAL<br/>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                | \$2,525          |                                 | \$2,525                             | 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.

| <b>TABLE A<br/>Sources of Funding Proposal</b> |          |               |           |                                 | <b>Intended Use of Funds<br/>(Predevelopment,<br/>Acquisition,<br/>Construction,<br/>Soft Costs)</b> |
|--|----------|---------------|-----------|---------------------------------|--|
|  | 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                        |              |              |              |              |               |               |               |               |               |
| Other Income                        | 450          | 468          | 487          | 506          | 526           | 547           | 569           | 592           | 616           |
| <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> |
| <b>OPERATING EXPENSES:</b>          |              |              |              |              |               |               |               |               |               |
| Utilities                           |              |              |              |              |               |               |               |               |               |
| Insurance                           |              |              |              |              |               |               |               |               |               |
| Maint. & Repairs                    | 1,200        | 1,248        | 1,298        | 1,350        | 1,404         | 1,460         | 1,518         | 1,579         | 1,642         |
| Property Taxes (50%)                | 3,000        | 3,120        | 3,245        | 3,375        | 3,510         | 3,650         | 3,796         | 3,948         | 4,106         |
| Management Fee                      | 1,500        | 1,560        | 1,622        | 1,687        | 1,755         | 1,825         | 1,898         | 1,974         | 2,053         |
| Administrative                      | 600          | 624          | 649          | 675          | 702           | 730           | 759           | 790           | 821           |
| Pest Control                        | 600          | 624          | 649          | 675          | 702           | 730           | 759           | 790           | 821           |
| Advertising                         | 300          | 312          | 324          | 337          | 351           | 365           | 380           | 395           | 411           |
| Replacement Reserve                 | 60           | 62           | 65           | 67           | 70            | 73            | 76            | 79            | 82            |
| Operating Expenses                  | 500          | 520          | 541          | 562          | 585           | 608           | 633           | 658           | 684           |
| <b>EXPENSES</b>                     | <b>7,760</b> | <b>8,070</b> | <b>8,393</b> | <b>8,729</b> | <b>9,078</b>  | <b>9,441</b>  | <b>9,819</b>  | <b>10,212</b> | <b>10,620</b> |
| <b>NET RENTING INCOME (NOI)</b>     | <b>790</b>   | <b>822</b>   | <b>854</b>   | <b>889</b>   | <b>924</b>    | <b>961</b>    | <b>1,000</b>  | <b>1,040</b>  | <b>1,081</b>  |
| <b>BT SERVICE:</b>                  |              |              |              |              |               |               |               |               |               |
| <b>NET SERVICE (DS)</b>             |              |              |              |              |               |               |               |               |               |
| Net CF                              | 790          | 822          | 854          | 889          | 924           | 961           | 1,000         | 1,040         | 1,081         |
| DS                                  | 790.00       | 822.00       | 854.00       | 889.00       | 924.00        | 961.00        | 1,000.00      | 1,040.00      | 1,081.00      |

**SOURCES:**  
 CHDO HOME 121,000  
 General Obligation Bonds 9,810  
 Soft costs 10,000  
140,810

**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.