

Project Summary Form

1) Project Name

2) Project Type

3) New Construction or Rehabilitation?

4) Location Description

5) Census Tract

6) Council District

7) Elementary School

8) Affordability Period

9) Type of Structure

10) Occupied?

11) How will funds be used?

12) Summary of Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Less than 20% MFI						
Less than 30% MFI						
Less than 40% MFI						
Less than 50% MFI						
Less than 60% MFI						
Less than 80% MFI						
Less than 120% MFI						
No Restrictions						
Total Units						

13) Initiatives and Priorities

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments		PSH Units (Non-Housing First)	
Accessible Units for Sensory Impairments		Housing First Units	

Use the City of Austin GIS Map to Answer the questions below

14) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?

15) Is the property within 1/4 mile of a High-Frequency Transit Stop?

16) Is the property within 3/4 mile of a Transit Stop?

17) The property has Healthy Food Access within:

18) Estimated Sources and Uses of funds

Sources

Debt	<input type="text"/>
Third Party Equity	<input type="text"/>
Grant	<input type="text"/>
Deferred Developer Fee	<input type="text"/>
Other	<input type="text"/>
City of Austin	<input type="text"/>

Total \$

Uses

Acquisition	<input type="text"/>
Off-Site	<input type="text"/>
Site Work	<input type="text"/>
Sit Amenities	<input type="text"/>
Building Costs	<input type="text"/>
Contractor Fees	<input type="text"/>
Soft Costs	<input type="text"/>
Financing	<input type="text"/>
Developer Fees	<input type="text"/>

Total \$

Project Name	Vista at Kemp	
Project Type	100% Affordable	
Council District	District 3	
Census Tract	23.17	
AHFC Funding Request Amount	\$2,000,000	
Estimated Total Project Cost	\$15,467,000	
High Opportunity	NO	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	No	
Mobility Bond Corridor	0	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	3	# of rental units at < 20% MFI
< 30% MFI	2	# of rental units at < 30% MFI
District Goal	0.79%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	1.00%	% of annual goal reached with units
High Frequency Transit	3.80%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	1	% of Goals * 20
< 40% MFI	4	# of rental units at < 40% MFI
< 50% MFI	20	# of rental units at < 50% MFI
District Goal	3.81%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	4.82%	% of annual goal reached with units
High Frequency Transit	18.25%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	4	% of Goals * 15
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
Unit Score	5	MAXIMUM SCORE = 350
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Permanent Supportive Housing Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Permanent Supportive Housing Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	12	Total Affordable 2 Bedroom units
3 Bedroom Units	12	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Family Friendly Score	17	Multi-bedroom Unit/Total Units * 20
TEA Grade	80	Elementary School Rating from TEA
Family Friendly Weighted Score	4	Educational Attainment, Environment, Community Institutions, Social Cohesion, F
Accessible Units	6	mobiltiy and sensory units
Non-PSH, Non-Voucher Under 20% MFI	3	Total units under 20% MFI
Accessibility Score	6	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	2	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	29	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	21%	% of total project cost funded through AHFC request
Leverage Score	20	25 - (% leverage * 25)
AHFC Per Unit Subsidy	\$68,965.52	Amount of assistance per unit
Subsidy per unit score	16	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$30,769.23	Amount of assistance per bedroom
Subsidy per Bedroom Score	21	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
Debt Coverage Ratio Score	0	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	57	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	91	THRESHOLD SCORE = 50