

RENTAL HOUSING DEVELOPMENT ASSISTANCE

Application for G. O. Bond Financing – Rev. 10/17/08

Project Name: Sweeney Circle Preservation/Permanent Supportive Housing Project – Phase II

Project Address: 5800 Sweeney Circle & 5711 Manor Road Zip Code 78723

Total # units to be assisted: 46 Total # units in project/property: 46

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

Amount of funds requested: \$2,000,000 Terms: 0% Forgivable Loan/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).

Community Partnership for the Homeless
Name

1503 S. IH 35
Street Address


Austin TX 78741 512-469-9130
City State, Zip Telephone #

Frank Fernandez 512-469-9130 512-469-0724
Contact Person Contact's Telephone # Fax #

74-2582369
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.

Community Partnership for the Homeless
Legal Name of Developer


Signature of Authorized Officer

Executive Director
Title

7/21/09 - updated
Date

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Name

1503 S. IH 35
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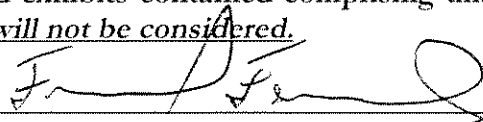
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Community Partnership for the Homeless
Legal Name of Developer


Signature of Authorized Officer

Executive Director
Title

4/16/09
Date

2. **For non-profit applicants/developers only, include copies of the following:**
- Articles of Incorporation
 - Certificate of Incorporation filed with the State of Texas
 - Federal IRS certification granting non-profit status
 - Names, addresses and phone numbers of current board members
 - Certified financial audit for most recent year which include the auditor's opinion and management letters.
 - Board resolution approving the proposed project and authorizing the request for funding

3. **Project Description** - In one page or less, describe the project including the information listed below:

- Location by street address and include an area map with properties indicated.

The two properties are located in the Pecan Springs neighborhood at 5800 Sweeney Circle and 5711 Manor Road. These buildings are located within the same one block area and have been the focus of numerous police and neighborhood interventions and arrests for illegal activity. The property owner lives out of state, and has poorly maintained and managed the properties.

A Map of this area is attached with specific properties indicated.

- Describe the type of project indicated above and if the project is considered transitional housing or permanent supportive housing. Include the type of structure (multi-family or single-family), square footage, number and size of units.

The Sweeney Circle Preservation/Permanent Supportive Housing project – Phase II project is a 46-unit acquisition/rehab affordable housing project targeted to poor working families and individuals whose household income does not exceed 50% MFI, including 5 units that will be targeted to households making less than 30% MFI. Community Partnership is requesting GO Bond financing for two properties (46 units). The project has several broader purposes. First, it will preserve existing affordable housing in a neighborhood that greatly needs quality, well-managed and well-maintained affordable housing. Second, it will complement the Austin Police Department's broader effort to clean up a part of the Pecan Springs neighborhood with considerable urban blight (i.e., abandoned buildings, high drug, prostitution, and other illegal activities). Most of the properties being acquired are in dilapidated conditions and not fit for human habitation. And third, it will allow Community Partnership to bring to bear its green building practices to a neighborhood block desperately in need of quality, green affordable housing that will make the block a more attractive, sustainable and desirable place to live.

The two properties for which we are requesting GO Bond financing are small multi-family apartment complexes (each containing 22 and 24 separate living units, respectively). Square footage ranges from 450 to 720.

- 5800 Sweeney Circle – 400 to 440 square feet, twenty two (22) units, 1 Bedroom, 1 Bathroom
- 5711 Manor Road – 450 to 720 square feet, twenty four (24) units, sixteen 1 Bedroom, 1 Bathroom & eight 2 Bedroom, 1 Bathroom

Although the project includes permanent supportive housing project in the traditional sense (i.e., serving families and individuals exiting homelessness), Community Partnership also will be targeting families and individuals who may be at risk for homelessness and connecting them with supportive services. Specifically, Community Partnership is reaching out to Pecan Springs Elementary, the

neighborhood elementary school, and trying to forge a partnership where we would be targeting housing for Pecan Spring Elementary families that may be experiencing housing stability challenges. This enhances family and neighborhood stability and improves the children's chances of succeeding in school.

Finally, this Phase II project represents an expansion of Community Partnership's original Sweeney Circle project. That project, Phase I, is moving forward and scheduled to begin rehabilitation next month in the second week of May. Community Partnership decided to acquire these two additional properties because they serve as the focus of all the criminal activity occurring on this neighborhood block. We heard overwhelmingly from neighbors and APD that it would be greatly beneficial to acquire this property, clean it up, and provide affordable quality housing.

- c. Proposed tenants including number and type of individuals to be served, and yearly income relative to all funding source requirements of 30%, 50%, 60% or 80% MFI. If the project will serve families with special needs, describe the population to be served and the supportive services program.

The tenancy of these units will be families and individuals who earn 50% or below Median Family Income, including 5 units that will be targeted to households making less than 30% MFI. The population will include low-income single adults, single adults with children and two-parent families with children. Community Partnership anticipates that these units will serve at least 75 lower income individuals annually.

- d. Indicate whether the project is occupied at the time of proposal submission.

Of the 46 units, 27 units are vacant. The remaining 19 units are occupied and current leases will be adhered to accordingly upon acquisition.

- e. Location of the project relative to the "Opportunity Map of Austin" attached to the Program Guidelines.

The proposed project is located in an area designated as "Very Low" from a comprehensive opportunity perspective. However, Community Partnership was intentional about selecting this location because it is such a blighted neighborhood block. As alluded to earlier, one of the primary purposes of the project is to revitalize a disinvested, distressed area in order to increase these residents' access to housing opportunity.

- f. Project meets the requirements of the City's Vertical Mixed-Use (VMU) Ordinance, or is a Planned-Unit Development (PUD) or Transit Oriented Development (TOD).

Not applicable.

- g. Project will preserve existing affordable rental units.

The proposed project will preserve existing affordable housing in a neighborhood that greatly needs quality, well-managed and well-maintained affordable housing. Moreover, it is converting cheap, poorly maintained, poorly managed housing into quality, green affordable housing.

- h. If there are existing structures, provide documentation from the taxing authority or other third-party source indicating the year the structure was built.

Travis County Appraisal District documentation is attached with specific information regarding when the property were built.

- i. Units reserved for Section 8 families.

No units will be reserved for Section 8 families.

- j. Units accessible and adaptable for persons with mobility, sight or hearing disabilities.

4 units will be accessible for persons with mobility disabilities and 2 units will be accessible for persons with sight or hearing disabilities. All ground floor units will be visitable for mobility disabilities.

- k. Compatibility with current Neighborhood Plan (if applicable).

The proposed plan is compatible with the existing neighborhood plan. Community Partnership will not be asking for any neighborhood plan amendments and will continue to use the properties as currently allowed – as residential multi-family housing.

- l. In addition to providing an Itemized Development Budget through your response to Question 11, summarize the key financials of the project, clearly indicating total project cost, the amount and intended use of AHFC funds requested, amount and provider of other funding and the stage of those commitments.

The total project's capital costs are \$3.5 million. Community Partnership is requesting \$2.0 million in AHFC GO Bond funds for these 46 units for property acquisition, rehabilitation construction costs, developer-related soft costs, and developer fees. The remainder of the financing needed (\$1.5 million) will be provided by a private lender (\$1.2 million; working with Capital One Bank on a construction and permanent financing package) and private fundraising (\$298,691).

4. Site Control and Demonstration of Value

Include evidence of site control such as warranty deed or current earnest money contract, and provide a real estate appraisal or current tax documentation that substantiates the value of the project. The appraisal or other documentation must indicate that the value of the project is at least 80% of the total debt including any new debt incurred if this loan were to be made.

The Purchase contracts and appraisals are attached.

5. Zoning

Include a letter from the City of Austin's Development Review and Inspection Department (DRID) verifying that the current zoning of the site for the proposed project is compatible with the anticipated use, or include documentation verifying that a request to change current zoning has been submitted to DRID.

Should the project receive funding approval, appropriate zoning must be in place prior to execution of loan documents.

Letter from DRID attached.

6. S.M.A.R.T. Housing

Include letter that indicates the project has been reviewed and meets S.M.A.R.T. Housing requirements.

SMART Housing letter attached.

7. Development Team

Identify the entities anticipated to be involved in implementing the project including lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, property managers and consultants. Also, indicate if any entity 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 a non-profit entity.

	Name(s) & Any Comments on Role	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non-profit? (Mark X if Yes)
Owner	Community Partnership for the Homeless			X
Developer	Community Partnership for the Homeless			X
Architect				
Engineer				
Construction Lender				
Other Lenders				
Attorney				
Accountant	Marla Koosed, CPA		X	
General Contractor				
Consultant (if Applicable)	Austin Community Development and Design Center			X
Property Management Provider	Community Partnership for the Homeless			X
Other:				

8. Development Schedule. Complete the grid below. Re-order the steps according to the appropriate sequence for your project, and add in any other significant steps integral to your project's development. If the development schedule differs across several properties to be involved in the project, provide a development schedule for each property.

	DATE(S)
Acquisition and/or holding	April 2009
Environmental and/or historic review (AHFC)	April 2009

(AHFC)	
Securing and packaging project financing	July 2009
Construction Specifications and Cost estimates	August 2009
Construction Bids	
Construction Start	September 2009
Anticipated Draws (list all)	
End Construction	February 2010
Start of Rent-up	February 2010
Completion & Operation	March 2010

9. 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.

- 4 Units adaptable for persons with mobility disabilities
- 4 Units accessible for persons with mobility disabilities
- 4 Units adaptable for persons with sight and hearing disabilities
- 2 Units accessible for persons with sight and hearing disabilities

10. Experience and Qualifications – Rental Development and Property Management

- a. Is this the developer’s first housing project? Yes No
- b. Completed projects (complete table below):

COMPLETED PROJECTS				
Address	Number of Units	New or Rehab	Type of Property (apartments, SF units, etc.)	Year Completed
1109 Spearson, Austin	3	Acquired & rehab'd	SF Rental house	1991
5406 Village Trail, Austin	3	Acquired & rehab'd	SF Rental house	1991
702 Plumpton Drive, Austin	3	Acquired & rehab'd	SF Rental house	1991
5404 Meadow Crest, Austin	4	Acquired & rehab'd	SF Rental house	1991
1127 D. Ebert Ave., Austin	1	Acquired	SF Rental house	1998
2505 Village Trail Circle, Austin	4	Acquired & rehab'd	SF Rental house	1998
2407 S. 4 th Street, Austin	4	Acquired & rehab'd	SF Rental house	1998
7605 Elderberry, Austin	4	Acquired & rehab'd	SF Rental house	1998
Recently Rehabilitated				
2505 Village Trail Circle, Austin	4	Rehab'd	SF Rental house	2006
5406 Village Trail, Austin	3	Rehab'd	SF Rental house	2006
2407 S. 4 th Street, Austin	4	Rehab'd	SF Rental house	2006
7605 Elderberry, Austin	4	Rehab'd	SF Rental house	2006
Recently Purchased				
2014 Covered Wagon, Austin	3	Acquired & rehab'd	SF Rental house	2007
5611 Teri Road, Austin	4	Acquired & rehab'd	SF Rental house	2007
New Construction				
916 Neal Street	2 (BRs)	New	SF Rental house	2008
912 Neal Street	4 (BRs)	New	SF Rental house	2008

908A Neal Street	2 (BRs)	New	SF Rental house	2008
908B Neal Street	3 (BRs)	New	SF Rental house	2008
904A Neal Street	3 (BRs)	New	SF Rental house	2008
904B Neal Street	2 (BRs)	New	SF Rental house	2008
In Progress				
5802 Sweeney Circle	4	Acquired & rehab'd	MF Rental	2009
5804 Sweeney Circle	4	Acquired & rehab'd	MF Rental	2009
5805 Sweeney Circle	4	Acquired & rehab'd	MF Rental	2009
5807 Sweeney Circle	4	Acquired & rehab'd	MF Rental	2009
5809 Sweeney Circle	4	Acquired & rehab'd	MF Rental	2009
5811 Sweeney Circle	4	Acquired & rehab'd	MF Rental	2009

- c. Describe below the experience/qualifications in completing projects similar in size and scope that indicates the developer's ability and capacity to implement the proposed project. Of particular importance is the developer's experience with successfully completing a) projects that triggered Davis-Bacon and other Federal Labor Standards, b) federally-funded projects involving temporary or permanent relocation of tenants, or c) projects involving the testing and appropriate treatment of Lead-based paint and/or asbestos, if the proposed project will involve any of those three dimensions. If this is the applicant's first project of this type, please provide a detailed description of the experience of the other members of the development team with similar projects.

Community Partnership has been in the housing business for 18 years. In that time, the organization has assisted over 5400 individuals and families by offering those who are working to achieve independent living the opportunity to do so in a safe conducive environment or by providing meaningful referrals when the organization's housing stock was at capacity. The Veterans Program has helped approximately 580 homeless veterans since the inception of the agency's collaboration with Caritas of Austin with a 70% efficacy rate according to reporting documents submitted to Austin/Travis County Health and Human Services Department. Community Partnership has been featured as a best practices organization in the HUD SuperNOFA training video broadcast nationally from Washington. The U.S. Department of Veterans Affairs has likewise complimented the organization on its exemplary programming.

As indicated in the Completed Projects table above, Community Partnership has long-term successful experience in acquiring properties to be used for rental housing programs. In addition to acquiring these properties, Community Partnership undertook an extensive rehabilitation project in 2003, under the direction and funding of the Department of Veterans Affairs, to bring properties into compliance with the Life Safety Code of the National Fire Protection Association. This rehabilitation project required the temporary relocation of program tenants as properties were modified to be in code compliance.

Improvements also were conducted on 4 properties in 2006-2007 to address major plumbing deficiencies and mold remediation and removal. This rehabilitation also included making one property handicapped accessible. In the past two years, two more houses were acquired and rehabilitated and occupied in first quarter 2008. Currently, Community Partnership is commencing extensive rehabilitation of six small multi-family properties (5802, 5804, 5805, 5807, 5809, 5811 Sweeney Circle) – which represent a total of 24 units.

Community Partnership's first new construction project, Glen Oaks Corner, was recently completed in October 2008 and is fully leased up. Glen Oaks Corner, a small subdivision (six homes, 16 bedrooms) serving families exiting homelessness, is Community Partnership's first permanent supportive housing project. Community Partnership is partnering with Safe Place to provide supportive services to the

single-parent families. They provide case management, referrals and appropriate access to services for residents. Glen Oaks Corner also received a 5-Star Green Building rating from the City of Austin.

- d. Indicate who will provide property management services. Provide documentation to demonstrate the entity’s level of experience and track record in operating federally-funded properties of similar size.

Community Partnership has a strong record and reputation for providing high quality, resident-focused property management services. Community Partnership has provided property management services for multiple scattered site properties for nearly 18 years. All of these properties have been acquired, renovated and/or rehabilitated with federally-supplied funds, in addition to local funding.

Community Partnership currently manages 29 different residential properties, serving over 130 individuals and families annually. In the Veterans Re-Entry program, Community Partnership operates 9 different properties with 32 transitional beds, serving almost 60 homeless veterans annually. In the Supportive Housing program, Community Partnership operates 6 different properties with 16 permanent supportive housing beds, serving over 20 homeless disabled adults and children annually. Lastly, Community Partnership also operates for another smaller neighborhood group 14 different properties with 34 affordable housing beds, serving over 50 lower income families and individuals annually. In addition, Community Partnership has now started property managing individuals and families residing in the recently acquired Sweeney Circle properties – 6 properties, 24 units.

Property management staff consists of a full-time program director, two full-time property managers, and a full-time maintenance/repair specialist. Work beyond the means of this team is contracted to local specialists, following designated Policies & Procedures for seeking and obtaining bids and selecting bidders to complete said work. All properties are maintained in good repair. The property management team has the capacity to oversee and care for the additional properties requested in this application.

Lastly, Community Partnership was the proud recipient of a national MetLife Foundation Award for Excellence in Affordable Housing, Property and Asset Management, in 2004. (Third Place).

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.

Please see attached project budget.

DETAILED PROJECT BUDGET				
	Cost	Prior RHDA Funds	RHDA Funds Requested	Description
PREDEVELOPMENT				
Appraisal				
Environmental Review				
Engineering				
Survey				
Architectural				
TOTAL PREDEVELOPMENT				

ACQUISITION				
Site and/or Land				
Structures				
Other (specify)				
TOTAL ACQUISITION				
CONSTRUCTION				
Infrastructure				
Site work				
Demolition				
Concrete				
Masonry				
Rough carpentry				
Finish carpentry				
Waterproofing & Insulation				
Roofing & Sheet Metal				
Plumbing/Hot Water				
HVAC				
Electrical				
Doors/Windows/Glass				
Lath & Plaster/ Drywall & Acoustical				
Tile work				
Soft & Hard Floor				
Paint/Decorating/Blinds/Shades				
Specialties/Special Equipment				
Cabinetry/Appliances				
Carpet				
Other (Please specify)				
Construction Contingency				
TOTAL CONSTRUCTION				
SOFT & CARRYING COSTS				
Legal				
Audit/Accounting				
Title/Recording				
Architectural (Inspections)				
Construction Interest				
Construction Period Insurance				
Construction Period Taxes				
Relocation				
Marketing				
Davis-Bacon Monitoring				
Other: (Specify)				
TOTAL PROJECT BUDGET				

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.).

See attached project budget and term sheet from Capital One.

- 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.

See below.

- 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 and “Supportive Housing Projects.”

See attached operational pro-forma.

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					
Please see attached project budget.					
Private Financing (List Lenders)					
Other Sources (List Below)					
Proposed RHDA Funds					

TABLE B: USES OF FUNDS SUMMARY	
	Total Cost
	Cost/Unit

Predevelopment		
Acquisition		
Hard Costs		
Soft & Carrying Costs		
Other Costs		
Total Project Costs		

TABLE C: LEVERAGE SUMMARY	
TOTAL RHDA FUNDS	\$2,000,000
TOTAL OTHER FUNDS	\$1,498,691
LEVERAGE (%)	57%

TABLE D: OPERATING PROFORMA			
Number of Units of a given Unit Size	Unit Size	Monthly Income	Annual Income
FULL OCCUPANCY ANNUAL INCOME			
Less Vacancy Loss (Indicate % and Amount of Loss)			
GROSS ANNUAL INCOME			

Inflation Factor - Income	
Inflation Factor - Expenses	

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Annual Income					
EXPENSES					
Utilities					
Insurance					
Maintenance/Repair					
Property Taxes					
Management					
Marketing					
Maintenance Reserve					
Other (specify)					
Other (specify)					

TOTAL EXPENSES					
NET OPERATING INCOME (NOI)					
Sources of Funds & Debt Service					
TOTAL ANNUAL Debt Service (DS)					
Cash-flow after Debt Service (CF = NOI - DS)					
Debt Coverage Ratio (DCR = NOI/DS)					

13. Neighborhood Support

Include letters of support from all neighborhood organizations registered with the City of Austin within the area of the proposed project.

A letter of support from a neighborhood organization is attached. In addition, Community Partnership has secured the Austin Police Department’s public support due to the project’s targeted efforts to remove blighted properties on a neighborhood block on which APD is actively working on trying to reduce crime. Commander Ernesto Pedraza, APD’s commander for the Northeast Area Command, has expressed public support for the project and is willing to confirm APD’s support (512-974-5013; ernic.pedraza@ci.austin.tx.us).

Due to recent history related to another Community Partnership project in the neighborhood that was controversial (5908 Manor Rd project), Community Partnership has made a strategic decision not to currently pursue a public letter of support from the applicable neighborhood association, Pecan Springs NA. However, Community Partnership has met with the Pecan Springs NA and they expressed during the meeting general support for the project. DeWayne Lofton, the President of Pecan Springs NA, can confirm (dewaynelofton@yahoo.com).

14. Description of Supportive Services

Indicate whether supportive services will be provided to residents. If supportive services are to be provided to residents, provide a description of the services in one (1) page or less that includes the following information:

- a. A description of the supportive services to be provided to residents and/or clients.
- b. The number and types of clients expected to be served annually.
- c. The use of the proposed project relative to the services provided.
- d. If services are not provided by the developer of the project, a description of the organization providing the services and a memorandum of understanding outlining the relationship between the developer and service provider.

While Community Partnership does not intend to provide direct supportive services to its residents, it

it does plan to connect its residents to the supportive services they need. Specifically, Community Partnership is currently exploring developing a partnership with the neighborhood elementary school, Pecan Spring Elementary, which is less than a ½ mile from the proposed project. The intent is to work with the school principal and parent support specialists to identify families that may have housing stability challenges and prioritize providing them with housing that is connected to the school and supportive services provided by the parent support specialists.

15. Experience and Qualifications (Supportive Services)

If supportive services will not be provided to the residents, you need not complete Questions 15. If supportive services will be provided, describe the developer's experience and qualifications in providing the services described in Question 14. Provide resumes of key personnel actively involved in the delivery of services. Resumes should include information about certifications, licenses, years of experience and education.

16. Financial Information (Supportive Services)

If supportive services will not be provided to the residents, you need not complete Questions 16. If supportive services will be provided, the developer must demonstrate financial capacity to provide support services and/or operate a supportive services program by providing the following information:

- a. **Sources of Funds** - Identify sources and amounts of funds that will be utilized to provide services to the proposed project.
- b. **Budget** - Include a supportive services budget which reflects current and anticipated funding and expenses associated with the provision of services for three (3) years.

17. Accounting Requirements Applicable to all Applications

By submitting this application, the applicant/developer agrees to comply with all reporting, record keeping and on-going monitoring requirements applicable to GO Bond financing of the proposed project.

- 18. Anti-Lobbying Agreement** - By submitting this application, the applicant/developer, its employees, representatives, or agents agree not to discuss the contents of the applicant/developer's application with any member of the AHFC Board of Directors or their staff, Housing Bond Review Committee (HBRC) or staff of NHCD/AHFC (other than the designated Single Point of Contact) prior to HBRC's meeting to review all applications submitted.

ATTENTION:

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

Community Partnership for the Homeless
 Sweeney Circle Preservation & Revitalization Project - Phase II
 Development Budget - As of 04/01/09



SOURCES OF FUNDS	Funding (\$)
HUD Supportive Housing Program Grant	\$0
City of Austin GO Bond Funds	\$2,000,000
City of Austin HUD CHDO HOME Funds	\$0
TDHCA Loan	\$0
Private Bank Financing	\$1,200,000
CPH Private Fundraising*	\$298,691
TOTAL SOURCES OF FUNDS	\$3,498,691

* Community Partnership Private Fundraising is comprised of grants from various private entities, including banks, foundations, and individuals.

USES OF FUNDS	GO Bonds	HOME	TDHCA	Bank	Private Funds	Total Cost (\$)	Cost/Sq Ft (\$)	Cost/Unit (\$)
Predevelopment								
Engineering	\$0	\$0	\$0	\$0	\$8,000	\$8,000	\$0.35	\$167
Survey & Environmental	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$0.22	\$104
Demolition	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Market Study/Appraisal	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$0.22	\$104
Architectural	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$0.22	\$104
Fees	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$0.22	\$104
Total Predevelopment	\$0	\$0	\$0	\$0	\$28,000	\$28,000	\$1.21	\$583
Acquisition								
Site and/or Land	\$1,296,000	\$0	\$0	\$0	\$0	\$1,296,000	\$55.98	\$27,000
Closing Costs/Legal	\$18,000	\$0	\$0	\$0	\$0	\$18,000	\$0.78	\$375
Total Acquisition	\$1,314,000	\$0	\$0	\$0	\$0	\$1,314,000	\$56.76	\$27,375
Hard Costs - Construction								
Demolition	\$11,849	\$0	\$0	\$0	\$0	\$11,849	\$0.51	\$247
Utility Connections	\$11,586	\$0	\$0	\$0	\$0	\$11,586	\$0.50	\$241
Framing Materials	\$19,748	\$0	\$0	\$0	\$0	\$19,748	\$0.85	\$411
Plumbing	\$71,094	\$0	\$0	\$0	\$0	\$71,094	\$3.07	\$1,481
Electrical	\$78,993	\$0	\$0	\$0	\$0	\$78,993	\$3.41	\$1,646
HVAC	\$115,925	\$0	\$0	\$68,392	\$0	\$184,317	\$7.96	\$3,840
Roofing	\$0	\$0	\$0	\$47,396	\$0	\$47,396	\$2.05	\$987
Windows & Doors	\$0	\$0	\$0	\$137,974	\$0	\$137,974	\$5.96	\$2,874
Insulation	\$0	\$0	\$0	\$45,816	\$0	\$45,816	\$1.98	\$954
Painting	\$0	\$0	\$0	\$110,590	\$0	\$110,590	\$4.78	\$2,304
Drywall	\$0	\$0	\$0	\$36,863	\$0	\$36,863	\$1.59	\$768
Flooring	\$0	\$0	\$0	\$94,792	\$0	\$94,792	\$4.09	\$1,975
Interior Trim Mat & Labor	\$0	\$0	\$0	\$39,496	\$0	\$39,496	\$1.71	\$823
Hardware & Tools/Supplies	\$0	\$0	\$0	\$17,115	\$0	\$17,115	\$0.74	\$357
Cabinets	\$0	\$0	\$0	\$184,317	\$0	\$184,317	\$7.96	\$3,840
Appliances	\$0	\$0	\$0	\$105,324	\$0	\$105,324	\$4.55	\$2,194
Cleanup Building	\$0	\$0	\$0	\$35,547	\$0	\$35,547	\$1.54	\$741
Landscaping & Irrigation	\$0	\$0	\$0	\$92,158	\$0	\$92,158	\$3.98	\$1,920
Supervision/Off Site Cost	\$0	\$0	\$0	\$6,319	\$0	\$6,319	\$0.27	\$132
Warranty Costs	\$0	\$0	\$0	\$7,899	\$0	\$7,899	\$0.34	\$165
Insurance & Other Indirect Costs	\$0	\$0	\$0	\$4,805	\$0	\$4,805	\$0.21	\$100
Construction Contingency	\$0	\$0	\$0	\$121,815	\$68,585	\$190,400	\$8.22	\$3,967
Total Hard Costs	\$309,195	\$0	\$0	\$1,156,620	\$68,585	\$1,534,400	\$66.28	\$31,967
Soft Costs/Other								
Professional Fees								
Architect - Design/Construction	\$0	\$0	\$0	\$26,880	\$0	\$26,880	\$1.16	\$560
Engineering	\$0	\$0	\$0	\$9,000	\$0	\$9,000	\$0.39	\$188
Construction Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Legal (including syndication)	\$0	\$0	\$0	\$5,000	\$0	\$5,000	\$0.22	\$104
Accounting/Audit	\$0	\$0	\$0	\$2,500	\$0	\$2,500	\$0.11	\$52
Material Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Total Professional Fees	\$0	\$0	\$0	\$43,380	\$0	\$43,380	\$1.87	\$904

Community Partnership for the Homeless
 Sweeney Circle Preservation & Revitalization Project - Phase II
 Development Budget - As of 04/01/09



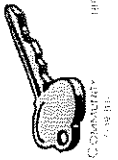
<u>Developer-Related Costs</u>								
General Liability Insurance	\$0	\$0	\$0	\$0	\$20,000	\$20,000	\$0.86	\$417
Real Estate Taxes	\$0	\$0	\$0	\$0	\$16,000	\$16,000	\$0.69	\$333
Permits, Inspections, Impact Fees	\$0	\$0	\$0	\$0	\$20,000	\$20,000	\$0.86	\$417
Advertising/Marketing/Outreach	\$0	\$0	\$0	\$0	\$10,800	\$10,800	\$0.47	\$225
Furnishings	\$0	\$0	\$0	\$0	\$26,400	\$26,400	\$1.14	\$550
Equipment	\$0	\$0	\$0	\$0	\$4,800	\$4,800	\$0.21	\$100
Replacement Reserve	\$0	\$0	\$0	\$0	\$12,000	\$12,000	\$0.52	\$250
Development Fee	\$318,063	\$0	\$0	\$0	\$0	\$318,063	\$13.74	\$6,626
Construction Interest	\$0	\$0	\$0	\$0	\$13,440	\$13,440	\$0.58	\$280
Construction Period Insurance	\$0	\$0	\$0	\$0	\$2,500	\$2,500	\$0.11	\$52
Financing Fees - Permanent	\$0	\$0	\$0	\$0	\$6,720	\$6,720	\$0.29	\$140
LIHTC Monitoring/Compliance/Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Operating Reserve	\$58,742	\$0	\$0	\$0	\$0	\$58,742	\$2.54	\$1,224
Rent-Up Reserve	\$0	\$0	\$0	\$0	\$54,446	\$54,446	\$2.35	\$1,134
Soft Cost Contingency	\$0	\$0	\$0	\$0	\$15,000	\$15,000	\$0.65	\$313
Total Developer-Related Costs	\$376,805	\$0	\$0	\$0	\$202,106	\$578,911	\$25.00	\$12,061
Total Soft Costs	\$376,805	\$0	\$0	\$43,380	\$202,106	\$622,291	\$26.88	\$12,964
TOTAL USES OF FUNDS	\$2,000,000	\$0	\$0	\$1,200,000	\$298,691	\$3,498,691	\$151.12	\$72,889

Community Partnership for the Homeless
Sweeney Circle Preservation & Revitalization Project - Phase II
Operating Pro-Forma



	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 25	YEAR 30
INCOME										
Gross Annual Rental Income	\$336,810	\$336,810	\$346,914	\$357,322	\$368,041	\$426,661	\$494,617	\$573,396	\$664,724	\$770,597
Secondary Income (Laundry, Vending, etc.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
In-Kind Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Potential Gross Annual Income	\$336,810	\$336,810	\$346,914	\$357,322	\$368,041	\$426,661	\$494,617	\$573,396	\$664,724	\$770,597
Vacancy & Collection Loss	(\$25,251)	(\$25,251)	(\$25,019)	(\$26,799)	(\$27,603)	(\$32,000)	(\$37,096)	(\$43,005)	(\$49,854)	(\$57,795)
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Annual Income	\$302,475	\$311,549	\$320,896	\$330,523	\$340,438	\$394,661	\$457,521	\$530,392	\$614,869	\$712,802
EXPENSES										
General & Administrative Expenses	\$8,320	\$8,320	\$8,653	\$8,999	\$9,359	\$11,386	\$13,853	\$16,855	\$20,506	\$24,949
Management Fee	\$9,810	\$10,104	\$10,407	\$10,720	\$11,041	\$12,800	\$14,839	\$17,202	\$19,942	\$23,118
Partnership Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll, Payroll Tax & Employee Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Resident Services Coordinator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desk Auditors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Manager	\$24,024	\$24,024	\$24,985	\$25,984	\$27,024	\$32,879	\$40,002	\$48,668	\$59,212	\$72,041
Maintenance Staff	\$14,560	\$14,560	\$15,142	\$15,748	\$16,378	\$19,926	\$24,243	\$29,496	\$35,886	\$43,661
Assistant Property Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Taxes	\$2,952	\$2,952	\$3,070	\$3,193	\$3,320	\$4,040	\$4,915	\$5,980	\$7,275	\$8,851
Employee Benefits	\$5,568	\$5,791	\$6,022	\$6,263	\$6,514	\$7,925	\$9,642	\$11,731	\$14,272	\$17,365
Janitorial Services & Supplies	\$1,040	\$1,040	\$1,082	\$1,125	\$1,170	\$1,423	\$1,732	\$2,107	\$2,563	\$3,119
Repairs & Maintenance	\$40,390	\$42,432	\$44,129	\$45,894	\$47,730	\$58,071	\$70,652	\$85,959	\$104,583	\$127,241
Utilities (Electric & Gas, Water, Sewer, & Trash)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electricity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water & Sewer	\$17,280	\$17,971	\$18,690	\$19,438	\$20,215	\$24,595	\$29,923	\$36,406	\$44,294	\$53,890
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Extermination & Supplies	\$2,400	\$2,496	\$2,596	\$2,700	\$2,808	\$3,416	\$4,156	\$5,056	\$6,152	\$7,485
Trash Removal	\$1,000	\$1,040	\$1,082	\$1,125	\$1,170	\$1,423	\$1,732	\$2,107	\$2,563	\$3,119
Landscaping	\$3,000	\$3,120	\$3,245	\$3,375	\$3,510	\$4,270	\$5,195	\$6,321	\$7,690	\$9,356
Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Advertising/Marketing	\$1,500	\$1,560	\$1,622	\$1,687	\$1,755	\$2,135	\$2,598	\$3,160	\$3,845	\$4,678
Property Insurance	\$23,011	\$23,932	\$24,889	\$25,884	\$26,920	\$32,752	\$39,848	\$48,481	\$58,985	\$71,764
Property Tax	\$15,000	\$15,600	\$16,224	\$16,873	\$17,548	\$21,350	\$25,975	\$31,603	\$38,450	\$46,780
Replacement Reserve	\$7,200	\$7,488	\$7,788	\$8,099	\$8,423	\$10,248	\$12,468	\$15,169	\$18,456	\$22,454
Legal & Accounting	\$2,500	\$2,600	\$2,704	\$2,812	\$2,925	\$3,558	\$4,329	\$5,267	\$6,408	\$7,797
Supportive Services Assistance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$178,007	\$185,030	\$192,330	\$199,919	\$207,808	\$252,197	\$306,102	\$371,568	\$451,083	\$547,667
Net Operating Income	\$124,468	\$126,520	\$128,566	\$130,604	\$132,630	\$142,464	\$151,419	\$158,823	\$163,787	\$165,135
DEBT SERVICE										
First Deed of Trust Annual Loan Payment	\$99,871	\$99,871	\$99,871	\$99,871	\$99,871	\$99,871	\$99,871	\$99,871	\$99,871	\$0
Total Debt Service	\$99,871	\$99,871	\$99,871	\$99,871	\$99,871	\$99,871	\$99,871	\$99,871	\$99,871	\$0
Operating Surplus/(Deficit)	\$24,597	\$26,649	\$28,695	\$30,733	\$32,759	\$42,593	\$51,548	\$58,953	\$63,787	\$165,135
Net Cash Flow	\$103,994	\$140,170	\$179,456	\$221,877	\$267,497	\$192,822	\$252,547	\$318,882	\$367,618	\$165,135
Debt Coverage Ratio	1.25	1.27	1.29	1.31	1.33	1.43	1.52	1.59	1.63	1.65

Community Partnership for the Homeless
 Sweeney Circle Preservation & Revitalization Project - Phase II
 Rental Income Projection Assumptions



Unit Demographics

Targeted Population	# of Units	% AMI	# of Bdrms	# of Bthrms	Monthly Gross Rent Allowed	Expected Tenant Payment	Expected Subsidy Payment	Utility Allowance	Monthly Net Rent Payment*	Annual Net Rent Payment	Vacancy Allowance	Annual Total Rent Payment
1 5800 Sweeney Circle	24	< 50%	1	1	\$575	\$575	\$0	NA	\$13,800	\$165,600	7.50%	\$153,180
2 5711 Manor Road	14	< 50%	1	1	\$575	\$575	\$0	NA	\$8,050	\$96,600	7.50%	\$89,355
3 5711 Manor Road	8	< 50%	2	1	\$675	\$675	\$0	NA	\$5,400	\$64,800	7.50%	\$59,940
4												
5												
6												
7												
8												
9												
10												
Total	46								\$27,250	\$327,000		\$302,475

Notes:

- Unsubsidized unit rents (i.e., private pay) are limited by maximum amounts affordable to households at respective 2009 income levels. Rents may be lower than max allowed.

2009 FMR for Austin-Round-Rock MSA	Efficiency	1-BR	2-BR	3-BR	4-BR
- Efficiency					
- One Bedroom	\$658	\$385	\$440	\$495	\$550
- Two Bedroom	\$749	\$15,400	\$17,600	\$19,800	\$22,000
- Three Bedroom	\$912	\$641	\$733	\$825	\$916
- Four Bedroom	\$1,228	\$25,650	\$29,300	\$33,000	\$36,650
	\$1,398	\$770	\$880	\$990	\$1,100
		\$30,800	\$35,200	\$39,600	\$44,000

Data Source: <http://www.huduser.org/datasets/fmr.html> Data Source: http://www.ci.austin.tx.us/housing/downloads/mfi_chart_revised_031909.pdf