Project Description

Basic Building Features

Oak Springs Housing First will be a mixed-use building containing at least 50 units of Housing First. The project will be located at 3000 Oak Springs Drive in Austin, Texas. Units will be approximately 500 square feet and will include a kitchenette and full bathroom in each unit. Total square footage of the project is estimated to be just under 40,000 square feet. Of the 50 units, 10 will be made accessible for persons with mobility impairments, at least 1 unit each for persons with sight or hearing disabilities, and 100% of the units will be adaptable for those with mobility impairments. Visitability is also important and all units will have a 36" entryway and five foot turning radius to allow tenants who use a wheelchair or walker to visit with other tenants. If final design includes a two story residential building, the second story will be elevator served. Pedestrian-friendly commercial uses will be housed on the ground floor of the building to meet our zoning requirements. These could be common space for the units and offices for use by staff, or a leased-use to another nonprofit organization. In either case, they will be designed to appear commercial in nature and interact with the streetscape.

Tenant Population

The project will operate under a Housing First model and will serve individuals who have experienced chronic homelessness and who have one or more barriers to maintaining housing. These barriers may include a mental health diagnosis and/or chronic alcohol or substance use issues. All tenant referrals will come from Austin's Ending Chronic Homelessness Organization's Coordinated Assessment Community Priority PSH list.

We anticipate that the target population will have incomes well below 30% of the 2014 Austin Median Family Income of $15,840 for a 1-person household. A typical ATCIC client served by the community outreach team has no income or only Social Security or Supplemental Security Disability Insurance benefits. Average income for tenants in current ATCIC housing programs ranges from roughly $7,800 per year to just over $9,100 per year, or roughly 15% of the Median Family Income for a 1-person household. Tenants will pay no more than 30% of their income for rent and utilities with a minimum monthly payment of $50. ATCIC will develop an alternate policy so as not to exclude tenants with zero income.

Services

Tenants will have access to a full range of supportive services. ATCIC provides person-centered services based on the identified needs of each individual served. Consumer choice is very important in determining the level of care provided. Consumers are assessed every 6 months to determine their level of care. Long-term clients tend to receive less intensive services while new consumers may be assessed every week and may receive up to daily visits. All service participation is voluntary, and the focus is on housing stability. Services are described in detail in Consideration Item 6, but will include ongoing case management, and linkage and access to mainstream services such as SSI/SSDI, Medicaid, Food Stamps, TANF,

and local health care (MAP Cards), including primary care and specialty behavioral health care.

Tenant Screening
Using the principles of Housing First, this project will address the most important barriers to obtaining housing in our community such as criminal justice history, substance use disorders, poor rental and credit histories, and discrimination faced by mental health consumers. ATCIC will employ strategic solutions to house individuals experiencing homelessness and criminal histories. The team will not veer from its goal to assist these individuals, regardless of the difficulties, on their pathway home.

Our admission policies are one tool for implementation of these values. Through careful coordination with the property management team, all potential tenants referred to Oak Springs Housing First will meet the initial eligibility criteria. After screening for eligibility, property management and ATCIC will use prioritization criteria to evaluate potential tenants. These policies are outlined below.

Admission Policies
All Housing First residents must meet the following eligibility criteria upon admission: be Chronically Homeless, have a documented disability, and be an unaccompanied adult, age 18 or above (or otherwise emancipated youth).

In order to maintain the well being of our community, the project will have three restrictions related to the background of the potential tenant. Potential tenants with the following characteristics *may* be denied tenancy at Housing First Oak Springs:

- Convicted sex offenders subjected to a lifetime registration;
- Previous conviction for arson; and
- Drug convictions for methamphetamines.

Arson and methamphetamine convictions are not immediate consideration for exclusion and will be reviewed for consideration on a case-by-case basis.

Income is not required to apply for residency, but applicants with no income will be expected to work with staff to develop a plan for income.

After initial screening, staff will work to prioritize potential tenants. The project targets eligible persons with the greatest need for Housing First, according to the length of time spent homeless and the nature of their disability. Participants will be selected via the Coordinated Assessment system and in collaboration with Continuum of Care participating providers.

Housing First

ATCIC proposes the creation of a Permanent Supportive Housing program using the principles of Housing First. This program will provide permanent supportive housing to 50 individuals prioritized by the ECHO's coordinated assessment system. Enrollment in services will not be a condition of tenancy however residents will have access to a High Intensity Team (HIT) using the principles of Assertive Community Treatment (ACT). This team will specialize in the provision of intensive housing based case management services to individuals with a history of chronic homelessness, chronic health conditions, multiple hospitalizations, and criminal justice involvement. The proposed program will expand and leverage the existing Healthy Community Collaborative team by providing the onsite resident support required for this best practice model. The Healthy Community Collaborative (HCC) is a community collaborative sponsored by DSHS to provide coordinated assessment, supportive services and housing assistance to homeless individuals with severe mental illness in Travis County.

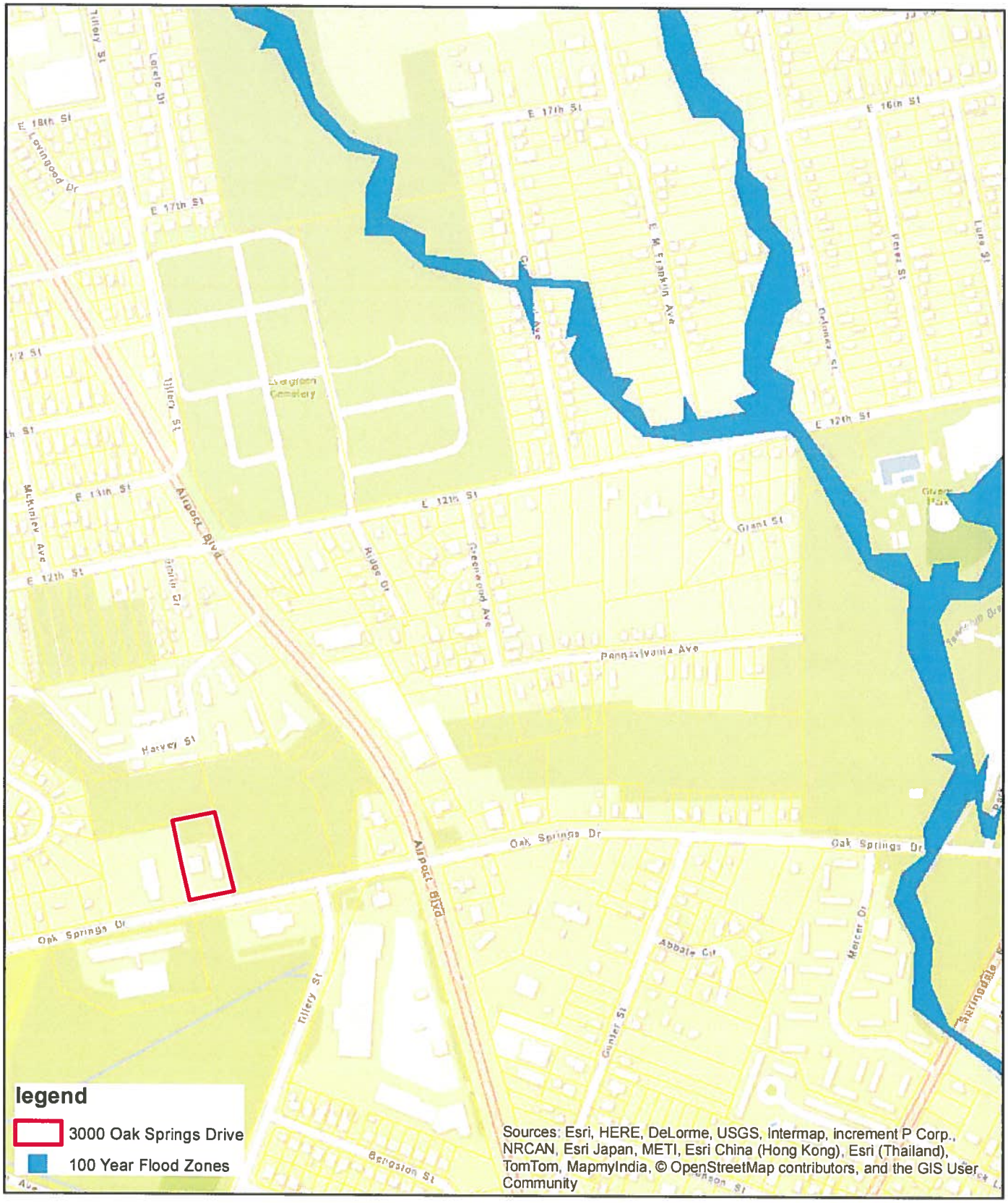
Residents will have access to a variety of services such as: intensive housing stability services, benefits counseling and support, peer support services, furniture assistance, rental assistance, utility assistance, psychosocial rehabilitation, life skills training, medication management, substance abuse treatment, crisis support, 24 hour case management support, nursing services, psychiatric treatment, primary care services and medications.

Using Housing First principles, this project will address the most important barriers to obtaining housing in our community such as criminal justice history, substance use disorders, poor rental and credit histories, and discrimination faced by mental health consumers.

ATCIC is an experienced community service provider who creatively employs strategic solutions to house individuals experiencing homelessness and criminal histories. The team will not veer from its goal to assist these individuals, regardless of their difficulties. The subpopulations of the homeless such as the chronic homeless with multiple co-occurring conditions and criminal histories are some of the most difficult to engage and challenging to serve. Low demand housing and harm reduction interventions will enable the engagement needed to assist individuals maintain housing stability and achieve recovery.

In accordance with the principles of Permanent Supportive Housing, which calls for a division of the roles and responsibilities of the property manager and the service delivery team, ATCIC has developed procedures and guidelines to direct and differentiate these two very important operations. This differentiation allows for property management to assume the role of enforcing the regulations of the lease while the supportive service team assists the individual in learning skills to maintain housing stability. The role of the service team will be to respond to the residents needs and to facilitate the relationship between the property manager and the individual. The team

will be responsive to the property management concerns and will assist with crisis intervention when needed. The team will work closely with property management to identify concerns or behaviors prior to concerns becoming lease violations. The team will also intervene early to prevent the resident from violating the lease and will assist with lease violation resolutions if needed. Lastly, the team will provide residents and property management a 24-hour contact phone number for emergencies and will respond immediately. This intensive and individualized service approach will facilitate the positive relationship with residents and property management needed to make this program successful.



STRUCTURE DEVELOPMENT

Evidence of Flood Zone Designation

Housing First | 1165 Airport Boulevard Austin, TX 78702

SITE IS NOT WITHIN THE 100 YEAR FLOODPLAIN

N

Miles

0 0.125 0.25

2014-10-15_Housing_First_Flood.mxd. Data Sources: FEMA 100 Year Flood Zone and World Street. Created by S. Burchett.

STRUCTURE DEVELOPMENT

Zoning

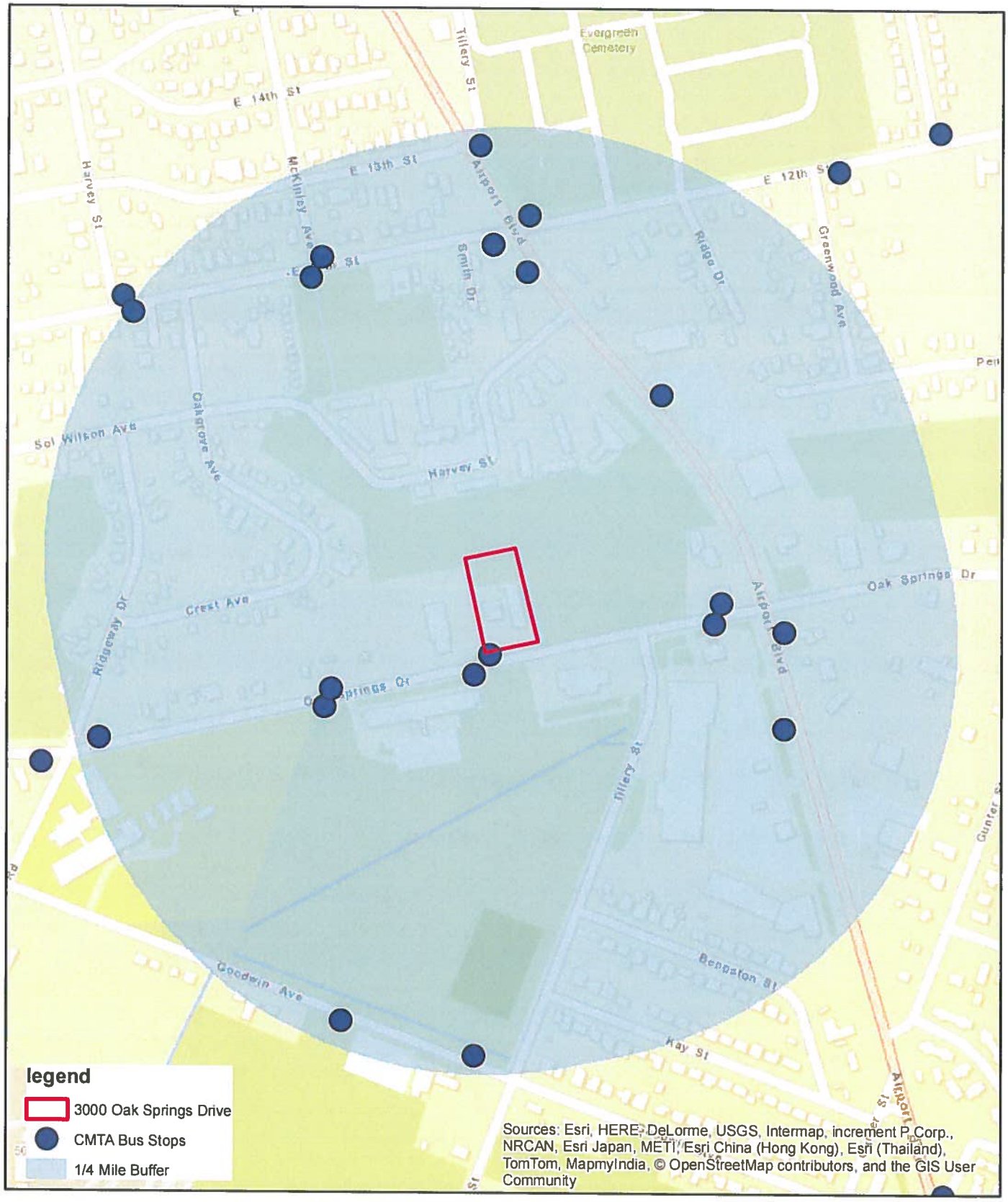
Housing First | 3000 Oak Springs Drive Austin, TX 78702

N

Miles

0 0.125 0.25

2014-10-15_Housing_First_Zoning.mxd. Data Sources: City of Austin Zoning Districts and World Street Map. Created by S. Burchett.



STRUCTURE DEVELOPMENT

Proximity to Public Transportation

Housing First | 1165 Airport Boulevard Austin, TX 78702

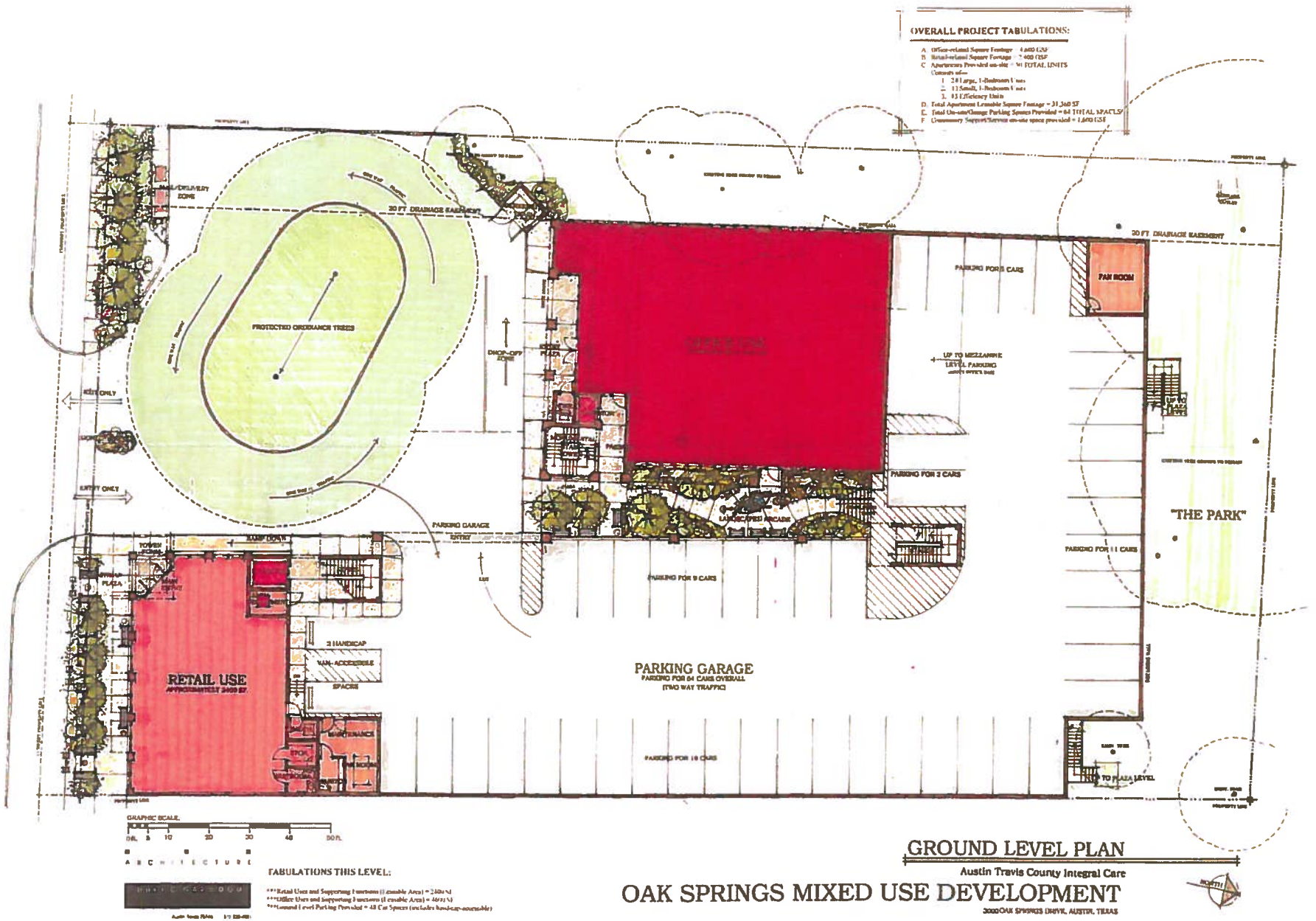
N

Miles

0 0.125 0.25

2014-10-15_Housing_First_Public_Transportation_Proximity.mxd. Data Sources: CMTA Bus Stops and World Street Map. Created by S. Burchett.

OAK SPRINGS DRIVE

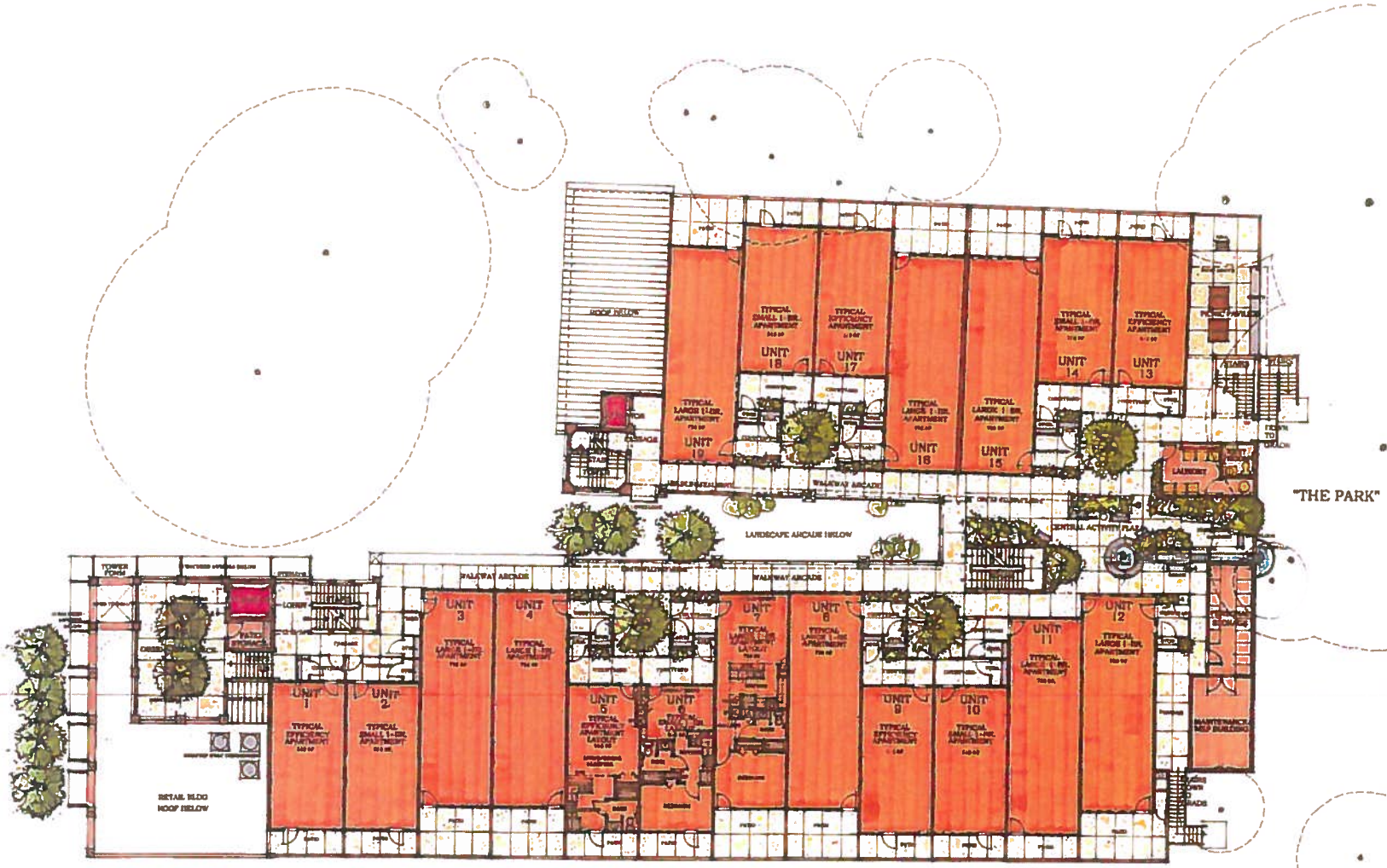


GROUND LEVEL PLAN

Austin Travis County Integral Care

OAK SPRINGS MIXED USE DEVELOPMENT

3000 OAK SPRINGS DRIVE, AUSTIN, TEXAS



ARCHITECTURE

TABULATIONS THIS LEVEL:

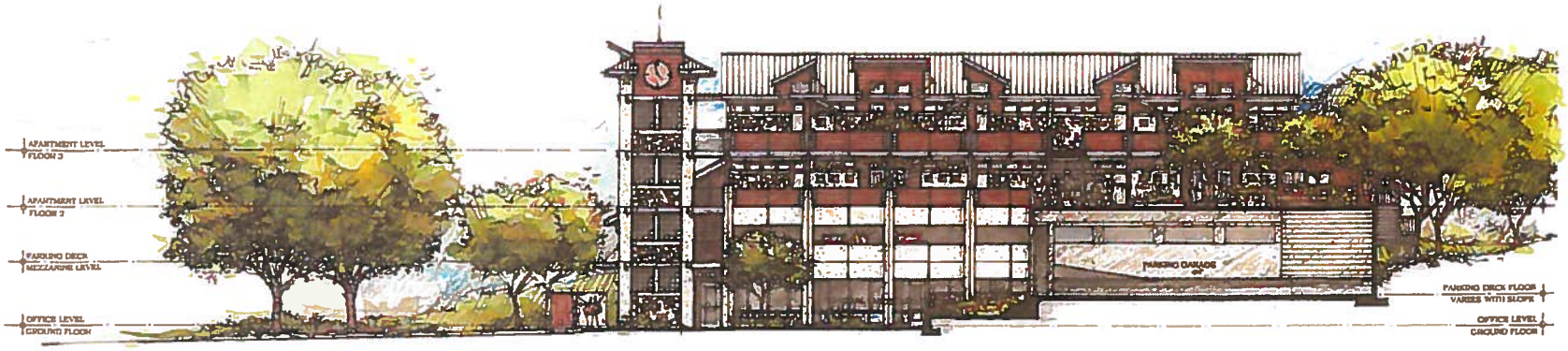
***Apartments Provided – 19 TOTAL, consisting of
9 Large, 1-Bedroom/1 Bath Units (752 SF each)
5 Small, 1 Bedroom/1 Bath Units (512 SF each)
5 Efficiency/1 Bath Units (512 SF each)
***Apartment Total Leasable Square Footage – 11,880 SF
***Community Support Areas (Laundry Facility, Personal Storage, Maintenance areas) – 820 Total SF

SECOND FLOOR PLAN

Austin Travis County Integral Care

OAK SPRINGS MIXED USE DEVELOPMENT

3000 OAK SPRINGS DRIVE, AUSTIN, TEXAS



GRAPHIC SCALE

0FT. 5 10 20 30 40 80FT.

CENTRAL ELEVATION

LOOKING WEST

Austin Travis County Integral Care

OAK SPRINGS MIXED USE DEVELOPMENT

3000 OAK SPRINGS DRIVE, AUSTIN, TEXAS

Oak Springs Housing First Sources and Uses Overview

Oak Springs Project Costs

Land	$676,500
Construction	$14,708,979
Financing Costs	$1,394,320
Developer Fee	$1,895,984
Reserves	$1,273,527
Total	**$19,949,310**

Oak Springs Sources - Construction

Bond Issuance	$ 12,254,310
City of Austin GO Bonds	$ 3,000,000
DSHS	$ 3,695,000
LIHTC Equity	$ 1,000,000
	$ 19,949,310

Oak Springs Sources - Permanent

Sponsor Equity	$ 2,091,810
City of Austin GO Bonds	$ 3,000,000
DSHS	$ 3,695,000
Private Funders	$ 5,162,500
LIHTC Equity	$ 6,000,000
	$ 19,949,310