

**Project Summary Form**

1) **Project Name** Pathways at Chalmers Courts      2) **Project Type** 100% Affordable      3) **New Construction or Rehabilitation?** New Construction

4) **Location Description** (Acreage, side of street, distance from intersection) SE Corner of Comal Street and E. 4th Street      5) **Mobility Bond Corridor**

6) **Census Tract** 9.02      7) **Council District** District 3      8) **Elementary School** SANCHEZ EL      9) **Affordability Period** 40 years

10) **Type of Structure** Multi-family      11) **Occupied?** No      12) **How will funds be used?** tion, Pre-development, and Cons

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Less than 20% MFI						0
Less than 30% MFI		6	5	2	1	14
Less than 40% MFI						0
Less than 50% MFI		26	17	8	4	55
Less than 60% MFI		31	21	9	6	67
Less than 80% MFI						0
Less than 120% MFI						0
No Restrictions		8	5	2	1	16
<b>Total Units</b>	<b>0</b>	<b>71</b>	<b>48</b>	<b>21</b>	<b>12</b>	<b>152</b>

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Less than 60% MFI						0
Less than 80% MFI						0
Less than 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

15) Initiatives and Priorities

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	16	Continuum of Care Units	8
Accessible Units for Sensory Impairments	4		

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

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

17) Is the property within 1/4 mile of a High-Frequency Transit Stop?  No

18) Is the property within 3/4 mile of Transit Service?  Yes

19) The property has Healthy Food Access?  Yes

20) Estimated Sources and Uses of funds

<b>Sources</b>	
Debt	13504131
Third Party Equity	14097180
Grant	151260
Deferred Developer Fee	875000
Other	0
<b>City of Austin</b>	<b>1000000</b>

<b>Uses</b>	
Acquisition	2000
Off-Site	0
Site Work	2454443
Sit Amenities	580757
Building Costs	14339770
Contractor Fees	<b>2226237</b>
Soft Costs	4417053
Financing	2107311
Developer Fees	3500000

**Total \$ 29,627,571**

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<b>Project Name</b>	ays at Chalmers Courts West	
<b>Project Type</b>	100% Affordable	
<b>Council District</b>	District 3	
<b>Census Tract</b>	9.02	
<b>AHFC Funding Request Amount</b>	\$1,000,000	
<b>Estimated Total Project Cost</b>	\$29,627,571	
<b>High Opportunity</b>	NO	
<b>High Displacement Risk</b>	YES	
<b>High Frequency Transit</b>	No	
<b>Imagine Austin</b>	Yes	
<b>Mobility Bond Corridor</b>	0	
<b>SCORING ELEMENTS</b>		Description
<b>UNITS</b>		
<b>&lt; 20% MFI</b>	0	# of rental units at < 20% MFI
<b>&lt; 30% MFI</b>	14	# of rental units at < 30% MFI
<i>District Goal</i>	2.22%	% of annual goal reached with units
<i>High Opportunity</i>	0.00%	% of annual goal reached with units
<i>Displacement Risk</i>	2.81%	% of annual goal reached with units
<i>High Frequency Transit</i>	0.00%	% of annual goal reached with units
<i>Imagine Austin</i>	10.65%	% of annual goal reached with units
<i>Geographic Dispersion</i>	0.00%	% of annual goal reached with units
<i>Mobility Bond Corridor</i>	0.00%	% of annual goal reached with units
<b>SCORE</b>	<b>3</b>	<b>% of Goals * 20</b>
<b>&lt; 40% MFI</b>	0	# of rental units at < 40% MFI
<b>&lt; 50% MFI</b>	55	# of rental units at < 50% MFI
<i>District Goal</i>	8.74%	% of annual goal reached with units
<i>High Opportunity</i>	0.00%	% of annual goal reached with units
<i>Displacement Risk</i>	11.04%	% of annual goal reached with units
<i>High Frequency Transit</i>	0.00%	% of annual goal reached with units
<i>Imagine Austin</i>	41.83%	% of annual goal reached with units
<i>Geographic Dispersion</i>	0.00%	% of annual goal reached with units
<i>Mobility Bond Corridor</i>	0.00%	% of annual goal reached with units
<b>SCORE</b>	<b>9</b>	<b>% of Goals * 15</b>
<b>&lt; 60% MFI</b>	0	# of units for purchase at < 60% MFI
<b>&lt; 80% MFI</b>	0	# of units for purchase at < 80% MFI
<i>District Goal</i>	0.00%	% of annual goal reached with units
<i>High Opportunity</i>	0.00%	% of annual goal reached with units
<i>Displacement Risk</i>	0.00%	% of annual goal reached with units
<i>High Frequency Transit</i>	0.00%	% of annual goal reached with units
<i>Imagine Austin</i>	0.00%	% of annual goal reached with units
<i>Geographic Dispersion</i>	0.00%	% of annual goal reached with units
<i>Mobility Bond Corridor</i>	0.00%	% of annual goal reached with units
<b>SCORE</b>	<b>0</b>	<b>% of Goals * 15</b>
<b>Unit Score</b>	<b>12</b>	<b>MAXIMUM SCORE = 350</b>
<b>INITIATIVES AND PRIORITIES</b>		
<i>Continuum of Care</i>	8	Total # of units provided up to 100 per year
<b>Permanent Supportive Housing Score</b>	1	(total CoC Units/100 + HF Units/50)*20
<b>Access to Healthy Food</b>	Yes	Within 1 Mile of Healthy Food (City GIS)
<b>Permanent Supportive Housing Weighted Score</b>	1	Mobility, Access to Jobs, Community Institutions, Social Cohesion
<i>2 Bedroom Units</i>	22	Total Affordable 2 Bedroom units
<i>3 Bedroom Units</i>	10	Total Affordable 3 Bedroom units
<i>4 Bedroom Units</i>	5	Total Affordable 4+ Bedroom units
<b>Family Friendly Score</b>	11	Multi-bedroom Unit/Total Units * 20
<b>TEA Grade</b>	78	Elementary School Rating from TEA
<b>Family Friendly Weighted Score</b>	3	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
<i>Accessible Units</i>	20	mobiltiy and sensory units
<i>Non-PSH, Non-Voucher Under 20% MFI</i>	0	Total units under 20% MFI
<b>Accessibility Score</b>	6	Accessible Unit/Total Units * 20
<b>Metro Access Service</b>	Yes	Within 3/4 mile of fixed route transit
<b>Accessibility Weighted Score</b>	2	Housing Stability, Health, Mobility, Community Institutions
<b>Initiatives and Priorities Score</b>	<b>23</b>	<b>MAXIMUM SCORE = 200</b>
<b>UNDERWRITING</b>		
<i>AHFC Leverage</i>	7%	% of total project cost funded through AHFC request
<b>Leverage Score</b>	<b>23</b>	<b>25 - (% leverage * 25)</b>
<i>AHFC Per Unit Subsidy</i>	\$14,492.75	Amount of assistance per unit
<b>Subsidy per unit score</b>	<b>23</b>	<b>(\$200,000 - per unit subsidy)*25/\$200,000</b>
<i>AHFC Per Bedroom Subsidy</i>	\$7,936.51	Amount of assistance per bedroom
<b>Subsidy per Bedroom Score</b>	<b>24</b>	<b>(\$200,000 - per bedroom subsidy)*25/\$200,000</b>
<i>Debt Coverage Ratio (Year 5)</i>	0.00	Measured at the 5 Year mark
<b>Debt Coverage Ratio Score</b>	<b>0</b>	<b>Minimum = 1.0; Maximum = 1.5; 1.25 = best score</b>
<b>Underwriting Score</b>	<b>70</b>	<b>MAXIMUM SCORE = 100</b>
<b>APPLICANT</b>		
<b>FINAL QUANTITATIVE SCORE</b>	<b>106</b>	<b>THRESHOLD SCORE = 50</b>