

Project Summary Form

1) Project Name City View at Hyde Park	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? New Construction
4) Location Description (Acreage, side of street, distance from intersection) 1000 E 46th Street		5) Mobility Bond Corridor East MLK/FM 969
6) Census Tract 3.04	7) Council District District 9	8) Elementary School RIDGETOP 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		1	1	1		3
Less than 30% MFI		1	1	1		3
Less than 40% MFI		3	3	1		7
Less than 50% MFI		4	9	9		22
Less than 60% MFI		2	5	3		10
Less than 80% MFI		3	7	5		15
Less than 120% MFI						0
No Restrictions						0
Total Units	0	14	26	20	0	60

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
Total Units	0	0	0	0	0	0

15) Initiatives and Priorities

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	3	Continuum of Care Units	
Accessible Units for Sensory Impairments	3		

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?
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop?
- 18) Is the property within 3/4 mile of Transit Service?
- 19) The property has Healthy Food Access?

20) Estimated Sources and Uses of funds

<u>Sources</u>	
Debt	3275000
Third Party Equity	14400000
Grant	0
Deferred Developer Fee	360000
Other	0
City of Austin	3500000

<u>Uses</u>	
Acquisition	4600000
Off-Site	100000
Site Work	950000
Sit Amenities	500000
Building Costs	8160000
Contractor Fees	1260000
Soft Costs	2210000
Financing	1839000
Developer Fees	1916000

Total \$ 21,535,000

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Project Name	City View at Hyde Park	
Project Type	100% Affordable	
Council District	District 9	
Census Tract	3.04	
AHFC Funding Request Amount	\$3,500,000	
Estimated Total Project Cost	\$21,535,000	
High Opportunity	NO	
High Displacement Risk	NO	
High Frequency Transit	No	
Imagine Austin	Yes	
Mobility Bond Corridor	East MLK/FM 969	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	3	# of rental units at < 20% MFI
< 30% MFI	3	# of rental units at < 30% MFI
District Goal	1.65%	% 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	5.69%	% of annual goal reached with units
Geographic Dispersion	5.08%	% of annual goal reached with units
Mobility Bond Corridor	7.07%	% of annual goal reached with units
SCORE	4	% of Goals * 20
< 40% MFI	7	# of rental units at < 40% MFI
< 50% MFI	22	# of rental units at < 50% MFI
District Goal	7.98%	% 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	27.49%	% of annual goal reached with units
Geographic Dispersion	24.58%	% of annual goal reached with units
Mobility Bond Corridor	34.16%	% of annual goal reached with units
SCORE	14	% 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	18	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	14	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	15	Multi-bedroom Unit/Total Units * 20
TEA Grade	75	Elementary School Rating from TEA
Family Friendly Weighted Score	8	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
Accessible Units	6	mobiltiy and sensory units
Non-PSH, Non-Voucher Under 20% MFI	3	Total units under 20% MFI
Accessibility Score	5	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	3	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	31	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	28%	% of total project cost funded through AHFC request
Leverage Score	18	25 - (% leverage * 25)
AHFC Per Unit Subsidy	\$100,000.00	Amount of assistance per unit
Subsidy per unit score	13	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$47,945.21	Amount of assistance per bedroom
Subsidy per Bedroom Score	19	(\$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	50	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	98	THRESHOLD SCORE = 50