

## Project Summary Form

<b>1) Project Name</b> Pathways at Chalmers Courts	<b>2) Project Type</b> 100% Affordable	<b>3) New Construction or Rehabilitation?</b> New Construction
<b>4) Location Description</b> (Acreage, side of street, distance from intersection) SE Corner of Comal Street and E. 4th Street		<b>5) Mobility Bond Corridor</b> 
<b>6) Census Tract</b> 9.02	<b>7) Council District</b> District 3	<b>8) Elementary School</b> SANCHEZ EL
<b>9) Affordability Period</b> 40 years		
<b>10) Type of Structure</b> Multi-family	<b>11) Occupied?</b> No	<b>12) How will funds be used?</b> 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?
- 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>		<u>Uses</u>	
Debt	13504131	Acquisition	2000
Third Party Equity	14097180	Off-Site	0
Grant	151260	Site Work	2454443
Deferred Developer Fee	875000	Sit Amenities	580757
Other	0	Building Costs	14339770
<b>City of Austin</b>	<b>1000000</b>	Contractor Fees	<b>2226237</b>
		Soft Costs	4417053
		Financing	2107311
		Developer Fees	3500000
<b>Total \$</b>	<b>29,627,571</b>	<b>Total \$</b>	<b>29,627,571</b>

<b>Project Name</b>	Days 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>		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	14	# of rental units at < 30% MFI
District Goal	2.22%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	2.81%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	10.65%	% 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
<b>SCORE</b>	<b>3</b>	<b>% of Goals * 20</b>
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	55	# of rental units at < 50% MFI
District Goal	8.74%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	11.04%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	41.83%	% 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
<b>SCORE</b>	<b>9</b>	<b>% of Goals * 15</b>
< 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
<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>		
Continuum of Care	8	Total # of units provided up to 100 per year
Permanent Supportive Housing Score	1	(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	1	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	22	Total Affordable 2 Bedroom units
3 Bedroom Units	10	Total Affordable 3 Bedroom units
4 Bedroom Units	5	Total Affordable 4+ Bedroom units
Family Friendly Score	11	Multi-bedroom Unit/Total Units * 20
TEA Grade	78	Elementary School Rating from TEA
Family Friendly Weighted Score	3	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
Accessible Units	20	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	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
<b>Initiatives and Priorities Score</b>	<b>23</b>	<b>MAXIMUM SCORE = 200</b>
<b>UNDERWRITING</b>		
AHFC Leverage	7%	% of total project cost funded through AHFC request
Leverage Score	23	25 - (% leverage * 25)
AHFC Per Unit Subsidy	\$14,492.75	Amount of assistance per unit
Subsidy per unit score	23	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$7,936.51	Amount of assistance per bedroom
Subsidy per Bedroom Score	24	(\$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
<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>