

### **V.A.1.a. Development Experience and Leveraging**

The Bailey at Berkman development will be a 104-unit affordable housing project, that will have 26 new units of PSH, with the balance of the units being set aside for those making between 30 and 60 percent of the Area Median Income (AMI). This application, if awarded, will provide funds for the PSH units in the property. The property will serve persons transitioning out of homelessness, persons at-risk of homelessness, persons with physical, intellectual, and/or developmental disabilities, youth aging out of foster care, persons unable to secure permanent housing elsewhere due to various barriers, and persons with special housing needs, including protections under the Violence Against Women Act (domestic violence, dating violence, sexual assault, and stalking).

National Community Renaissance of Texas, Inc. (NCRT) is a 501(c)(3) nonprofit organization that will serve as majority owner and manager of the General Partner of the Applicant and Owner - Bailey at Berkman, LP. NCRT is an affiliate of National Community Renaissance (National CORE), which will provide property management to the site. The Hope Through Housing Foundation is the sister nonprofit and supportive service provider, with extensive PSH services expertise, to National Community Renaissance. NCRT has partnered with Diva Imaging LLC, a local Austin developer of affordable and mixed-income housing, to serve as the HUB Partner and Co-Developer.

National CORE has a well-established track record of developing and managing projects similar in scale to Bailey at Berkman. Below are four comparable projects where National CORE has demonstrated success in leveraging substantial federal, state, and local resources.

#### **1. Fairview Heights**

- Address: 923 E. Redondo, CA
- Completion Date: 2022
- Total Units: 101 | PSH Units: 50
- Target Population: Family (30-60% AMI), Homeless (30% AMI)
- Financing:
  - LACDA General Funds – \$2.6M
  - LACDA MHHF – \$6.9M
  - 2nd District Prop A Funds – \$2M
  - 9% Tax Credit Equity – \$27.6M
  - Project-Based Vouchers – 50 Units

Fairview Heights exemplifies the use of public funds alongside federal 9% tax credits to develop a PSH project for both family and homeless populations. This project is a key example of National CORE’s capacity to execute complex financing strategies.

## 2. Legacy Square

- Address: 301 E. Santa Ana Blvd., Santa Ana, CA
- Completion Date: 2023
- Total Units: 93 | PSH Units: 33
- Target Population: Family (30-60% AMI), Homeless (30% AMI)
- Financing:
  - CA HCD Sustainable Communities Program – \$15M
  - CalHFA SNHP Funds – \$1.5M
  - City of Santa Ana – \$3.2M
  - No Place Like Home – \$3.1M
  - 4% Tax Credit Equity – \$17.5M
  - Project-Based Vouchers – 24 Units

This mixed-family and homeless development involved complex financing, including state funding, tax credits, and supportive housing allocations, demonstrating National CORE's experience in handling multi-faceted developments with diverse financing mechanisms.

## 3. Nestor Senior Village

- Address: 1120 Nestor Way, San Diego, CA
- Completion Date: 2024
- Total Units: 73 | PSH Units: 72
- Target Population: Homeless, Seniors (25-30% AMI)
- Financing:
  - No Place Like Home – \$7.5M
  - San Diego Housing Commission – \$3.3M

- City of San Diego Fee Waiver – \$1.2M
- 9% Tax Credit Equity – \$15.9M
- FHLB AHP (Grant) – \$730K
- Project-Based Vouchers – 72 Units

This senior housing project showcases National CORE’s ability to serve elderly populations at risk of homelessness, leveraging both local funding sources (e.g., San Diego Housing Commission) and substantial 9% tax credit equity.

#### 4. **Las Dahlias**

- Address: 4655 E. 3rd St., Los Angeles, CA
- Completion Date: 2024
- Total Units: 78 | PSH Units: 39
- Target Population: Homeless (30% AMI), Families (30-60% AMI)
- Financing:
  - CA HCD Sustainable Communities Program – \$14M
  - Los Angeles County Housing Trust Fund (CDBG & HOME) – \$7M
  - FHLB AHP (Grant) – \$1M
  - 4% Tax Credit Equity – \$23M
  - Project-Based Vouchers – 39 Units

Las Dahlias demonstrates National CORE’s ability to integrate homeless and family housing. This project leverages federal HOME and CDBG funds, as well as state and local grants, reflecting the comprehensive approach to financing similar to Bailey at Berkman.

#### 5. **Oasis Apartments**

- Address: 17251 Beach Blvd, Huntington Beach, CA
- Completion Date: 2025
- Total Units: 62 | PSH Units: 61
- Target Population: Homeless (30% AMI)
- Financing:
  - Project Homekey (Grant) – \$10.8M
  - Orange County (HOME, HOME ARPA, MHSA) – \$5.1M
  - City of Huntington Beach – \$2.4M
  - 9% Tax Credit Equity – \$13.4M
  - Project-Based Vouchers – 61 Units

The Oasis Apartments exemplify National CORE's ability to manage Permanent Supportive Housing (PSH) for vulnerable populations. The project utilized significant federal and local funding sources, including Project Homekey grants and federal tax credits.

The Bailey at Berkman development has secured a 9% tax credit award from the Texas Department of Housing and Community Affairs (TDHCA) amounting to \$19,998,000, which translates into \$16,798,320 in tax-credit equity based on a \$0.84 syndication rate. Additionally, the City of Austin's Rental Housing Development Assistance (RHDA) Program has committed \$5,500,000 to support the project, ensuring robust local financial backing. We have also secured 26 project-based vouchers from the Housing Authority of the City of Austin, 16 of which are VASH vouchers (Veterans Affairs Supportive Housing), further supporting our ability to house veterans and other vulnerable populations. The 26 project-based vouchers are dedicated to the PSH units in the property. These vouchers are expected to generate \$473,928 of annual rent, and over the course of the 20-year Housing Assistance Payment Contract (HAP), the estimated amount of rental assistance for the PBV units is equal to \$9,478,560. The total development cost of Bailey at Berkman is approximately \$28.2 Million.

In this application, we are requesting \$7,500,000 as necessary gap funding to ensure the completion of construction and high-quality resident services. Specifically, this CoCBuilds funding will directly support the 26 Permanent Supportive Housing (PSH) units within Bailey at Berkman, helping to cover capital costs associated with these units and to enhance the services budget dedicated to the PSH residents. This targeted investment will ensure that the PSH units are adequately resourced for the unique needs of individuals experiencing homelessness, particularly veterans and those with specialized housing needs.

The requested CoCBuilds funds will be used to provide housing stabilization and support

services tailored to PSH residents, including intensive case management, trauma-informed care, and on-site service coordination, all of which are critical for sustaining long-term housing stability. These resources, alongside our leveraged funding sources, guarantee that the PSH units are comprehensively supported, aligned with HUD's requirements for Permanent Supportive Housing, and fully integrated within the broader affordable housing community at Bailey at Berkman.

### **V.A.1.b. Managing Homeless Projects**

National CORE has extensive experience managing rental properties for individuals and families experiencing homelessness, including those with disabilities. This includes setting appropriate rent levels, addressing resident concerns, coordinating with service organizations, and maintaining the properties. Our PSH units operate under a Housing First model, promoting immediate access to housing without preconditions.

National CORE manages over 9,000 units of affordable housing across three states, including permanent supportive housing (PSH) for individuals experiencing homelessness and disabilities. Below are four properties that demonstrate our experience:

#### **6. Nestor Senior Village – San Diego, CA**

- **Rent Determination:** Nestor Senior Village includes 73 units, with 72 designated for PSH. Rent is capped at 30% of residents' income, ensuring affordability.
- **Complaints:** The on-site management team addresses participant concerns through a structured process, which includes digital and direct reporting options to prioritize prompt resolution.
- **Service Providers:** National CORE collaborates with the Hope Through Housing Foundation (HTHF) and the San Diego Housing Commission to provide ongoing case management, healthcare services, and employment support.

#### **7. Las Dahlias – Los Angeles, CA**

- **Rent Determination:** With 78 units, 39 designated as PSH, rents are capped at 30% of resident income, ensuring affordability for PSH households.
- **Complaints:** On-site staff manage complaints efficiently through a digital reporting system and regular check-ins with residents.

- **Service Providers:** Services include mental health, substance abuse support, and job placement services provided by HTHF and local providers such as the Los Angeles County Housing Trust Fund.

#### 8. **Legacy Square – Santa Ana, CA**

- **Rent Determination:** Legacy Square includes 93 units, with 33 PSH units. Rents are capped at 30% of residents' income for PSH residents.
- **Complaints:** A responsive on-site team handles participant complaints through direct communication and digital platforms, enabling quick response times.
- **Service Providers:** Services coordinated with HTHF and local nonprofits offer PSH residents intensive case management, focused on housing retention, harm reduction, and individualized goals.

#### 9. **Oasis Apartments – Huntington Beach, CA**

- **Rent Determination:** At Oasis Apartments, with 62 units (61 for PSH), rents are capped at 30% of residents' income.
- **Complaints:** The on-site management team employs a digital platform for complaint submission and tracking, ensuring efficient issue resolution.
- **Service Providers:** HTHF, along with local agencies, provides case management, healthcare, and substance use treatment referrals.

National CORE employs a proactive and responsive approach to property maintenance across all developments, ensuring that all units, especially those designated for PSH, remain safe, clean, and well-maintained. Each property has a dedicated maintenance team responsible for conducting routine inspections, identifying potential issues early, and ensuring repairs are completed promptly. Maintenance requests from residents can be submitted through a digital portal or directly to on-site staff, where each request is logged and prioritized. Emergency issues are addressed

within 24 hours, while non-emergency concerns are typically resolved within 48 to 72 hours. Additionally, our team conducts quarterly inspections to uphold high standards of living for all residents, providing follow-up on resident feedback and using data to anticipate future needs. This structured approach to maintenance ensures that National CORE properties remain well-kept and support the stability and well-being of all residents.

Hope Through Housing Foundation (HTHF) will lead the supportive services for all 104 units at Bailey at Berkman. The on-site Residential Services Coordinator (RSC) will coordinate resources for both PSH and general affordable housing residents, incorporating principles of progressive engagement, harm reduction, and individualized support. Services are organized as follows:

**Tier 1 - Community Building:** On-site activities, social events, and food resources are offered weekly to reduce isolation and encourage engagement.

**Tier 2 - Intensive Case Management:** Comprehensive support, including benefits assistance, budgeting, and connection to external services, is provided for PSH residents. Case Managers meet with participants as often as needed to review progress and goals, with case plans reviewed at least every 90 days. Weekly case management meetings are held to review cases and recommend interventions as necessary.

**Tier 3 - Long-Term PSH Services:** For PSH residents, intensive case management through Individualized Service Plans (ISPs) focuses on housing stability, mental health, and long-term wellness. Regular case conferencing ensures continuity of care, and service adjustments are made based on evolving resident needs.



This structure ensures that all residents, particularly PSH participants, receive consistent and responsive support tailored to their unique circumstances and goals.

Regular surveys and assessments will ensure that services align with resident needs, allowing for responsive adjustments based on feedback. Additionally, the Permanent Supportive Housing Healthcare Collaborative (PSH HCC) will provide integrated support to all PSH residents at Bailey at Berkman, connecting them to essential health and wellness services, including primary care, mental health care, substance use recovery, and ongoing social services. Through a coordinated team that includes primary care providers, psychiatrists, behavioral health case managers, and community health workers, PSH HCC will deliver comprehensive, person-centered care. This partnership strengthens Bailey at Berkman's commitment to maintaining housing stability and promoting well-being for Austin's most vulnerable populations.

Bailey at Berkman has excellent access to essential services and public transportation, with a CapMetro bus stop less than 200 feet from the property, on Route 10 – 6500 Berkman/Wheless. This high-frequency route operates from 4:00 AM to 1:00 AM on weekdays and 5:00 AM to 12:00 AM on weekends, connecting residents to Downtown Austin and other areas. National CORE will provide reduced-cost or free CapMetro passes to PSH residents. The property's design includes accessible bicycle parking, and its proximity to sidewalks and bike lanes supports diverse transportation options, ensuring comprehensive mobility for residents.

### **V.A.1.c. Implementation Schedule**

The Bailey at Berkman project, a 104-unit affordable housing and PSH development, is set to provide housing for individuals and families experiencing homelessness and those with special housing needs. The development will follow a carefully structured timeline to ensure that all necessary steps are completed well within the 36-month window from the time of the award.

The project is currently in the pre-construction phase, with the site and building design already underway in collaboration with a local architect and civil engineer. This early coordination ensures that the project remains on schedule, allowing for a construction start date of August 2025. It is anticipated that construction will take approximately 16 months, with the property expected to be ready for move-in no later than December 2026.

In terms of site control, the property at 6405 Berkman Drive, Austin, TX is currently under contract by the developer, with the acquisition closing scheduled for no later than January 24, 2025. This site control positions the project to move smoothly into the construction phase upon closing, ensuring timely progression.

The necessary environmental review is expected to be completed within 60 to 90 days following the notice of award, aligning with federal requirements. Once this review is complete, the project will be prepared to proceed with the next stages of development. Furthermore, efforts will be made to execute the grant agreement as quickly as possible to secure all funding and ensure no delays to the start of construction.

With construction planned to begin in August 2025, the development will move toward completion by December 2026, ensuring that units are available to individuals and families in need of housing support by the end of that year. The City of Austin will issue the occupancy certificate following the completion of construction, allowing tenants to move in immediately thereafter.

The development will be available for occupancy by December 2026, offering critical housing resources to individuals and families experiencing homelessness, and those facing significant housing barriers. This timeline ensures the Bailey at Berkman development will meet its objectives while maintaining compliance with HUD’s 36-month occupancy requirement. Pre-Leasing efforts as well as the marketing kickoff will begin in July 2026, 6 months before the units are ready for occupancy. This includes coordination with the Continuum of Care and local organizations to ensure the units are occupied as soon as possible. The goal is to have all units pre-leased and an established waiting list by December 2026.

By aligning the construction and occupancy schedules, and ensuring all milestones are met, the project team is confident in the feasibility of this implementation plan. National CORE’s experience in managing large-scale developments further supports the likelihood of meeting these deadlines, resulting in a successful project that will serve the Austin community for years to come.

<b>Milestone</b>	<b>Date/Timeline</b>
Site Control	Property under contract – Closing scheduled January 24, 2025
Environmental Review Completion	60-90 days following notice of award
Grant Agreement Execution	As soon as possible following notice of award
Construction Start	August 2025
Pre-Leasing efforts and Marketing kick-off	June 2026
Construction Completion and Certificate of Occupancy	December 2026
Units Available for Occupancy	December 2026

#### **V.A.1.d. Property Maintenance**

The Bailey at Berkman development will be maintained under a comprehensive management plan that ensures the property is well-kept, and all systems are in good working order, preventing unnecessary costly repairs. National Community Renaissance (National CORE) will oversee all maintenance activities, leveraging their extensive experience managing affordable housing communities.

#### **Annual Property Maintenance:**

The property will undergo regular maintenance checks, including inspections for roof leaks, plumbing, electrical systems, and routine upkeep of heating and cooling systems. A preventive maintenance schedule will be followed, as outlined in the management plan, which includes:

- Annual apartment inspections to identify and address any emerging maintenance issues in individual units.
- Scheduled inspections of common areas and equipment, as well as daily, weekly, monthly, and annual checks to ensure the condition of the property.
- Extermination services and landscaping services contracted to maintain cleanliness and order across the site.

Repairs, whether identified during inspections or reported by tenants, will be promptly addressed. Routine maintenance requests will be completed within 72 hours, while emergency repairs, such as those affecting health or safety, will be handled immediately. Emergency protocols include a 24-hour answering service to respond to urgent after-hours repair needs.

**Funding for Maintenance and Repairs:**

A Replacement Reserve Fund will be established, drawing from operating income generated by tenant contributions. This reserve will be used to cover the costs of capital improvements, such as heating and ventilation systems, and other infrastructure replacements. Contributions to the Replacement Reserve Fund will be based on a schedule that considers the useful life and anticipated replacement costs of major items, ensuring the long-term sustainability of the property.

In addition to the Replacement Reserve Fund, an Operating Reserve Account will also be maintained and funded by tenant contribution. This account will ensure that operating expenses, including repairs and maintenance, are funded regularly. The fund will cover expenses arising from unexpected repairs or operating cost overruns, helping to mitigate any financial shortfalls. Both reserves will ensure that the property is maintained in good condition and that replacement costs for appliances, major equipment, and infrastructure are covered without disruption to the community.

### **V.A.1.e. Unmet Housing Need**

The Bailey at Berkman project aims to serve individuals experiencing homelessness who also have disabilities and require supportive services to maintain stable housing. This population faces significant barriers to accessing permanent supportive housing (PSH) in the Austin area, where the Continuum of Care (CoC) has documented a substantial unmet need.

According to Austin's 2024 Homeless Data Exchange (HDX) Competition Report, there were 7,600 individuals living in shelters, based on the 2024 Sheltered Point-in-Time (PIT) Count. Of those individuals, 60% or 4,560 are persons with disabilities.

The 2024 Housing Inventory Count (HIC) reports a total of 5,960 beds available in Austin, of which only 1,778 (29%) are dedicated to PSH. The annual turnover rate for these is projected at 6.25%, meaning there are only 111 beds per year available. These figures highlight a severe shortage of PSH units, particularly for individuals with disabilities who often need both housing and supportive services to avoid returning to homelessness.

Based on these numbers, we estimate a gap of 4,382 PSH units, which translates to a ratio of just 2.4 PSH beds per 100 individuals experiencing homelessness (calculated as 111 beds divided by 4,560 individuals, multiplied by 100). This stark shortfall illustrates the urgent need for additional PSH units in Austin, particularly for those facing both homelessness and disability.

Bailey at Berkman aims to address this gap by providing 104 units, of which 26 units will be reserved specifically for individuals requiring PSH. These units, coupled with supportive services, will contribute meaningfully to reducing the housing gap and ensuring that vulnerable populations receive the housing stability and services they need.

**V.A.1.f. Management of Rental Housing**

National CORE manages over 9,000 rental units across 100+ communities in three states, including both senior and permanent supportive housing (PSH) properties. We specialize in providing affordable housing and services for vulnerable populations, including individuals experiencing homelessness and those with disabilities. In partnership with Hope Through Housing Foundation (HTHF), we offer on-site services such as case management, mental health care, and employment support. Our experienced property management team ensures compliance with all regulatory requirements, fostering stable, supportive communities where residents can thrive.

Below is a list of grants received over the last three years. This list is not meant to be exhaustive:

<b>Grant Name/Grantee</b>	<b>Year</b>	<b>Amount</b>	<b>Affordable housing Project</b>
Affordable Housing Program – Federal Home Loan Bank of San Francisco (AHP – FHLB of SF)	2024	\$960,000	Santa Angelina, Placentia CA
AHP – FHLB of SF	2023	\$1,000,000	Cudahy Seniors, Cudahy CA
AHP – FHLB of SF	2023	\$1,000,000	Las Dahlias, Los Angeles CA
AHP – FHLB of SF	2022	\$490,000	Valley Senior Village, Escondido CA
AHP – FHLB of SF	2022	\$500,000	Vista de la Sierra
California Accountable Communities for Health Initiative - Collective Impact Initiative	2023	\$400,000	Rancho San Pedro, San Pedro CA
California Accountable Communities for Health Initiative - Collective Impact Initiative	2022	\$400,000	Arrowhead Grove, San Bernardino CA
California Affordable Housing Sustainable Communities (AHSC) - Grant	2023	\$8,533,000	Las Dahlias, Los Angeles CA
California Affordable Housing Sustainable Communities - Grant	2021	\$10,364,967	Legacy Square, Santa Ana CA
California Energy Commission (CEC) – Green Energy Program	2024	\$8,000,000	Palm City Transit Village, San Diego CA
California Energy Commission (CEC) - Collective Impact Initiative	2022	\$1,000,000	Palm City Transit Village, San Diego CA
US Department of Housing and Urban Development (HUD), Green and Resilient Retrofit Program	2024	\$14,560,000	Countryside Village Apartments, Humble TX

See below list of assisted (PSH) units and non-assisted units. The list includes 416 assisted units, which is 16 times greater than the 26 assisted units proposed at Bailey at Berkman. This list is not exhaustive of all National CORE PSH units.

<b>Project Name and Address</b>	<b>Year Opened</b>	<b>Target Population</b>	<b>Type of PSH Unit</b>	<b>Number of PSH Units</b>	<b>Total Number of Units</b>
Encanto Court Los Angeles, CA	2012	Senior	Homeless with SMI	6	62
Marv's Place Pasadena CA	2016	Family	Homeless	19	20
Oakcrest Heights Yorba Linda CA	2018	Family	Homeless, SMI	14	54
Vista del Puente San Diego CA	2018	Family	Veterans, Homeless, HIV	38	52
Vista Grande Court Glendale CA	2020	Senior	Developmentally Disabled	7	66
San Ysidro Senior San Diego CA	2020	Senior	Homeless, SMI	50	51
Fairview Heights Inglewood, CA	2022	Family	Homeless	50	101
Villa Serena Phase I San Marcos, CA	2022	Family	Homeless	50	85
Valley Senior Village Escondido, CA	2023	Senior	Homeless	8	50
Nestor Senior Village San Diego, CA	2023	Senior	Homeless, SMI	35	74
Legacy Square Santa Ana, CA	2023	Family	Homeless	33	93
Las Dahlias Los Angeles, CA	2024	Family	Homeless	39	78
Greenbrier, Oceanside, CA	2024	PSH	Homeless, Veterans	59	60
Orchard View Gardens Street, Buena Park, CA	2024	Senior	Homeless	8	66



### **V.A.1.g. Coordinated Entry**

The Bailey at Berkman development will utilize the Continuum of Care's (CoC) Coordinated Entry System (CES) to connect individuals and families experiencing homelessness to the project's Permanent Supportive Housing (PSH) units. This system ensures that those most in need are prioritized and efficiently matched with appropriate housing.

#### **Coordinated Entry Process**

The project will adhere to Travis County's CES, managed by the Ending Community Homelessness Coalition (ECHO). The CES operates with a "no wrong door" approach, meaning participants can access services through multiple entry points. Once engaged, they are entered into the CES database, which streamlines access to all housing and support services.

Participants are assessed using the Austin Prioritization Assessment Tool (APAT), which ranks them based on their vulnerability and housing needs. By following the local Austin process, the most in need of PSH are prioritized and referred to Bailey at Berkman for placement.

#### **Placement Process**

Upon referral, Hope Through Housing Foundation (HTHF), the project's service provider, will verify participant eligibility and initiate the lease-up process. At times, this may include seamless coordination with a provider that may already be engaged with the participant. (i.e. Veteran working with VA/VASH team) The Austin area CoC has also funded outreach providers to provide navigation services. Those navigators will assist HTHF as needed to ensure that referrals can successfully move from referral, to enrollment, to move-in. Supports provided could include locating clients, ensuring that clients have necessary eligibility documents, and a warm handoff to the property. Once the participant has moved into their new home, HTHF case managers will then

work with tenants to create Individualized Service Plans (ISPs) that outline goals for maintaining stable housing. Case managers will provide ongoing support to ensure participants are connected to needed services such as healthcare, mental health care, and substance use services.

### **Integration with Supportive Services**

Bailey at Berkman's service model is designed to holistically support residents through comprehensive case management and access to on-site residential services provided by HTHF. These services include mental health support, financial literacy, life skills programs, and healthcare access, ensuring participants receive the assistance needed to maintain housing stability. These are provided by a variety of community expert partnerships in conjunction with the HTHF team.

### **Commitment to Accessibility**

The project is committed to ensuring the CES is accessible to all, including individuals with disabilities. HTHF will work with ECHO and other partners to provide reasonable accommodations and ensure participants can fully engage in the CES and access appropriate housing and services.

By utilizing the CES, Bailey at Berkman ensures that housing resources are equitably distributed and that individuals with the greatest needs receive prompt access to housing and supportive services. This process aligns with HUD requirements for PSH and helps the project achieve its mission of serving Austin's most vulnerable populations.

## **V.A.1.h. Coordination with Housing Providers, Healthcare Organizations, and Social Services Providers**

The Bailey at Berkman project leverages non-CoC funding to support the development and long-term operation of permanent supportive housing (PSH). By coordinating with housing providers and social service organizations, the project secures the necessary resources to ensure a successful development that serves individuals experiencing homelessness and requiring supportive services.

Bailey at Berkman is leveraging two primary funding sources beyond what is requested in this application to support new construction: Tax Credit Equity and a City of Austin Rental Housing Development Award (RHDA). Together, these funds provide \$22.298 million, which covers approximately 79% of the total development costs.

The project has secured 9% Low-Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA), totaling \$20 million over ten years. These credits will be sold to Hudson Housing Capital at \$0.84 per dollar, providing \$16.798 million for development. Commitments from TDHCA and Hudson Housing Capital ensure the funds are available during construction and completion.

The Austin Housing Finance Corporation has awarded \$5.5 million through its Rental Housing Development Assistance (RHDA) program. Structured as a soft loan with 0% to 2% interest, this award satisfies tax credit regulations. The loan will be available during construction and repaid from cash flow or deferred for 40 years.

Bailey at Berkman is also leveraging Project-Based Vouchers (PBVs) from the Housing Authority of the City of Austin (HACA) for 26 units (25% of total units). These vouchers ensure that vulnerable individuals have access to deeply affordable housing and necessary services. A letter of commitment from HACA confirms the allocation and value of the vouchers for the

project.

Hope Through Housing Foundation (HTHF) will provide comprehensive on-site supportive services to residents at Bailey at Berkman, ensuring long-term stability. The services will include case management, mental health support, and primary care, delivered in collaboration with local healthcare providers.

HTHF will assign a Residential Services Coordinator (RSC) to Bailey at Berkman to ensure residents access critical services. This role includes coordinating with local healthcare and social service organizations to address residents' individual needs, including behavioral health and substance use disorder treatment.

The value of the services provided by HTHF is estimated at \$7,500 per unit, covering case management, healthcare coordination, and other long-term supports. A formal commitment from HTHF includes the specific value of the services and the timeline for their provision.

Letters of commitment from TDHCA, Hudson Housing Capital, City of Austin, HACA, and HTHF demonstrate the resources and services being provided. These letters confirm the value of funding and dates of availability, ensuring the project will meet both housing and supportive service needs for Bailey at Berkman residents.

### **V.A.1.i. Experience Promoting Racial Equity**

National CORE has a proven track record in promoting racial equity by designing, planning, and implementing affordable housing projects that focus on the needs of Black and Brown communities. Through inclusive outreach, community partnerships, and targeted programs, National CORE ensures that its developments support underserved groups equitably.

#### **Soliciting, Obtaining, and Applying Input from Underserved Groups**

In every project, National CORE actively seeks input from underserved communities to ensure their needs are prioritized. This is achieved through community townhalls, stakeholder meetings, and direct engagement with local residents. For example, in the Las Dahlias project in Los Angeles, public workshops, canvassing, and one-on-one meetings were conducted to gather input from residents, which was later reflected in a Community Benefits Agreement (CBA) that aligned with the community's needs. Similarly, in the Rancho San Pedro revitalization project, National CORE collaborated closely with grassroots organizations to ensure the voices of underserved groups were integrated into the project design. These efforts promote equity by addressing the specific concerns of communities often excluded from the planning process.

#### **Building Community Partnerships**

National CORE has built strong partnerships with grassroots, faith-based, and resident-led organizations to deliver housing, healthcare, and supportive services to underserved communities. In projects such as Nestor Senior Village, partnerships with organizations like PATH (People Assisting the Homeless) ensured that residents, many of whom were from Black and Hispanic backgrounds, had access to comprehensive services. These partnerships provide mental health

support, financial literacy programs, and employment assistance, ensuring that residents receive the support necessary to achieve long-term stability. National CORE's collaborative approach strengthens communities by ensuring that services are tailored to the specific needs of underserved populations.

### **Designing and Operating Programs that Improve Racial Equity**

National CORE has a long history of designing and operating programs that directly improve racial equity. Across its portfolio, the organization prioritizes serving individuals from Black and Brown communities, who are disproportionately affected by homelessness and housing instability. Through partnerships with the Hope Through Housing Foundation (HTHF), National CORE provides wrap-around services, including case management, job training, and healthcare, designed to help residents from underserved communities achieve long-term success. In developments such as Las Dahlias, employment programs and onsite services have been critical in promoting economic mobility for residents from marginalized groups. Furthermore, National CORE has successfully integrated permanent supportive housing (PSH) in 29 communities, serving over 719 previously homeless individuals, many of whom come from Black and Brown communities. These programs are carefully designed to address the systemic barriers that these communities face, ensuring that they not only have access to housing but also the resources they need to thrive.

By prioritizing racial equity in its housing developments and services, National CORE ensures that Black and Brown communities benefit from affordable housing and supportive services that address their unique needs. These efforts are integral to creating inclusive, equitable communities that offer opportunities for all residents to succeed.

### **V.A.1.j. Community Integration for Persons with Disabilities**

The Bailey at Berkman development promotes community integration for individuals and families experiencing homelessness, including those with disabilities. As a mixed-use development, where not all residents have disabilities, Bailey at Berkman empowers participants to make choices about housing, healthcare, and services while participating fully in the community.

#### **Meaningful Choices in Housing, Health Care, and Support**

Residents will work with Hope Through Housing Foundation (HTHF) to develop Individualized Service Plans (ISPs) that provide access to healthcare, mental health services, and long-term supports. This person-centered approach ensures that residents with disabilities have the autonomy to make decisions that support their independence and well-being. HTHF coordinators will engage with residents individually to identify goals and help connect them to tailored resources that promote stable, independent living.

#### **Non-Segregation of Individuals with Disabilities**

Bailey at Berkman ensures non-segregation by providing housing for individuals with and without disabilities throughout the development. Committed to inclusivity, the development does not designate specific sections or floors exclusively for residents with disabilities. Instead, residents live side-by-side, fostering a diverse and supportive environment that promotes community connection and prevents social isolation.

#### **Section 504 Compliance**

The entire Bailey at Berkman development will comply with Section 504 of the Rehabilitation Act, ensuring that individuals with disabilities have equal access to housing and amenities. In line with Section 504 standards, the development includes ADA-compliant units and common areas,

providing accessibility throughout, including features like accessible entryways, wide hallways, and ADA-compliant kitchens and bathrooms to support independent living for residents with disabilities.

### **Access to Services and Community Engagement**

On-site supportive services, including mental health care, financial literacy, and life skills training, are available to all residents. These services empower individuals with disabilities to fully participate in employment, education, and social activities within the community. To support a thriving, inclusive environment, Bailey at Berkman will provide various community-building activities that encourage social interaction among residents, regardless of ability. Communal spaces such as recreational rooms and shared outdoor areas are designed to foster social cohesion and engagement.

### **Inclusive Design and Accessible Amenities**

The development's design integrates universal accessibility principles, ensuring all common areas, amenities, and units are accessible to residents with disabilities. Bailey at Berkman is committed to creating a fully inclusive and supportive environment, enabling residents with disabilities to live independently, comfortably, and engage meaningfully within the broader community. This inclusive approach helps build a neighborhood where everyone can thrive, participate, and feel at home.



### **V.A.1.k. Section 3 Requirement**

National CORE is dedicated to complying with Section 3 of the Housing and Urban Development Act of 1968, creating employment and economic opportunities for low- and very low-income individuals. We incorporate Section 3 compliance early in our projects, ensuring adherence to federal, state, and local hiring requirements, including Davis-Bacon and Related Acts (DBRA). Our team maintains detailed documentation, conducts payroll reviews, and provides training to contractors to ensure prevailing wage requirements are met.

### **Promoting Diversity and Inclusion**

National CORE actively promotes participation from Disadvantaged Business Enterprises (DBE), Minority Business Enterprises (MBE), Women Business Enterprises (WBE), and Section 3 businesses. We engage local business organizations, directories, and chambers of commerce to build a diverse network of suppliers and contractors.

### **Outreach and Engagement**

National CORE implements aggressive outreach at the start of each project to identify qualified contractors. By partnering with local authorities, housing agencies, and community organizations, we ensure that economic opportunities are accessible to low-income individuals and Section 3 businesses.

Our procurement processes are designed to encourage equitable participation and regularly monitored to ensure compliance with diversity goals. National CORE's commitment to economic inclusion aligns with our mission to uplift communities and expand opportunities for low-income households.