AUSTIN HOUSING FINANCE CORPORATION

Application for Financing for Homeownership Projects

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PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2011-12 Action Plan goals and policy direction from the Austin City Council.

Project Name: Guadalupe-Saldana Affordable Homes Subdivision - Infrastructure Phase II

Project Address: near intersection of Goodwin Ave, Webberville Rd, and Tillery Street **Zip Code** 78702

Total # units in project: 90 to 110 **Total # units to be assisted with AHFC Funding**: 51

Project type: ☐Acquisition ☐Rehabilitation ☐Acquisition & Rehabilitation ☑New construction

Amount of funds requested: $1,626,500 **Terms Requested**: 0% interest, 99-year deferred, forgivable loan

Role of applicant in Project (check all that apply): ☑ Owner ☑ Developer ☐ Sponsor

1. Applicant Information (If applicant is not acting as the developer, please provide all of the information below for the developer as well as for the applicant. If the developer involves multiple entities, is a partnership or joint venture, please provide duplicative information for each, and identify the entity that will serve as the "lead" organization).

Guadalupe Neighborhood Development Corporation
Name

813 East 8th Street
Street Address

Austin — **City**
Texas, 78702 — **State, Zip**
512-479-6275 — **Telephone #**

Mark C. Rogers — **Contact Person**
512-479-6275 — **Contact Telephone #**
gndc@sbcglobal.net — **E-mail address**

[redacted]
Federal Tax ID Number or SS#

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. ***Unsigned/undated submissions will not be considered.***

Guadalupe Neighborhood Development Corporation
Legal Name of Developer/Entity

Signature of Authorized Officer

09/29/2011
Date

Executive Director
Title

2. **For non-profit applicants/developers only, include copies of the following:**
   a. Articles of Incorporation
   b. Certificate of Incorporation filed with the State of Texas
   c. Federal IRS certification granting non-profit status
   d. Names, addresses, and phone numbers of current board members
   e. Certified financial audit for most recent year, which include the auditor's opinion and management letters.
   f. Board resolution approving the proposed project and authorizing the request for funding

3. **Project Description** – Provide a brief project description that addresses items "A" through "G" below.

GNDC currently is requesting $1,626,500 of AHFC Home-Ownership funds for Phase II infrasture work at its Guadalupe-Saldana Net-Zero Subdivision (G-S Subdivision). On March 25, 2010, GNDC had submitted a rental and a homeownership funding request for all of the infrastructure improvements on the 11-acre G-S Subdivision site that would eventually support 90 to 110 units of rental and home-ownership housing for households with extremely low to moderate incomes. At that time, GNDC anticipated approval of the subdivision in July or August 2010 and planned to begin site and infrastructure work soon afterwards. Due to funding limitations, NHCD established a moratorium on processing applications and the applications that GNDC submitted on March 25, 2010 were never processed. Because of 2010-2011 funding limitations, GNDC decided to phase the infrastructure improvements and requested 2010-2011 AHFC funding to improve only part of the 11-acre site; approximately 3 acres of the 7-acre multi-family site and all of the adjacent single-family, 4-acre tract. In December 2010, AHFC awarded GNDC $1,500,000 in CDBG funding for Phase I infrastructure construction and, in January of 2011, GNDC received the required site development permits (attached) to begin construction on the infrastructure improvements. In June and July 2011, GNDC solicited bids for the infrastructure and site remediation work. Jones-Carter, GNDC's engineer for the Project, posted an advertisement in the Austin American Statesman for the infrastructure work and ACDDC, a design and development consultant working with GNDC, solicited bids from qualified environmental remediation companies. Jones-Carter opened the infrastructure bids on August 30, 2011 and, after reviewing the proposals, GNDC selected Chasco Construction as the contractor to complete the infrastructure work. SWS Environmental Services, the low-bidder of the 2 qualified bidders for the environmental work, was selected for that work. GNDC issued a Notice to proceed to both contractors on September 26, 2011 and anticipates breaking ground by October 7, 2011.

GNDC is making this request for $1,626,500 to AHFC to finance the remaining infrastructure improvements. Phase II Infrastructure work will include the private streets, sidewalks, wet and dry utilities, and the water quality controls (rain gardens and drainage) required for 51 units of housing with construction drawings already prepared for the remainder of the 7-acre tract. GNDC will be able to begin Phase II infrastructure improvements shortly after AHFC approves funding and a contract is prepared. If this happens in a timely manner, work could begin in the spring of 2012; ideally in alignment with the completion of the Phase I infrastructure improvements and the start of the first housing units. GNDC is requesting financing from AHFC Home-Ownership funds because no-interest or low-interest funding sources are unavailable at this time. It is anticipated GNDC will borrow private funds and seek public gap funding for construction of the home-ownership and rental units on the site.

GNDC is currently exploring the guidelines and the scoring criteria of the Multifamily Tax Credit Program and is preparing to submit a pre-application in January of 2011 and a comprehensive application in March of 2012. These applications will request construction financing for the rental and ownership housing to be located in this subdivision. GNDC will need a determination from AHFC for this financing request prior to the January tax credit pre-application deadline to determine the development costs, sources and uses, and the tax credit request amount. Due to the competitiveness of the tax credit program, the likelihood for tax credit funding is dramatically increased when the tax credit request amount is relatively small. AHFC financing for Phase II infrastructure work will definitely reduce the tax credit request amount and will increase GNDC's chances in securing tax credit financing for housing construction.

There are several reasons why AHFC funds are the best source for funding this phase of the development process.

1. The Planning Commission approved the Guadalupe-Saldana Net Zero Subdivision on September 28, 2010 and the subdivision was completed and recorded in January 2011. The site development permits are attached to this application.
2. One hundred percent of the predevelopment and design work, including construction documents, for 90 units of housing have been completed. Housing construction is now permit-ready.
3. At this point in time, the AHFC has invested less than $40,000 per unit in a 90 to 110-unit project that will provide maximum long-term affordability to households with extremely low to moderate-income levels. Additional funds are appropriate.
4. Austin Energy has committed to provide solar arrays for 60 units, at a value of approximately $1,575,000, yet some of these funds must be obligated to housing units by September 30, 2012 or the project is in serious jeopardy of losing this commitment. The installation of the solar arrays is dependent on the completion of infrastructure improvements and the start of housing construction.
5. Major grant sources have been used for pre-development expenses totaling over $200,000. Additionally, the City of Austin has invested $555,000 in General Obligation Bond dollars to fund the predevelopment design work. Because additional no-interest or low-interest sources are unavailable to fund infrastructure and site improvement costs, these previous pre-development investments would be threatened if the infrastructure development stalls due to a lack of financing. This is because additional design work and predevelopment services such as soil testing and engineering services may have to be repeated at additional cost.
6. Finally, the 50% CHDO property tax exemption for vacant land may be terminated if work towards construction ceases. This would add considerable annual costs for carrying the land.
7. As discussed above, an award from AHFC for Phase II infrastructure improvements would improve GNDC's chances of receiving a tax credit award because the TDHCA would look favorably on an application that has additional funding commitments, such as AHFC financing, since it would reduce the tax credit request amount needed to meet development costs. GNDC is confident that it can score competitively for tax credit financing based on the priorities and scoring criteria established in the TDHCA's 2012 Qualified Allocation Plan (QAP) which prioritizes project readiness and developer's experience. Considering the funding sources GNDC has secured to date, the City of Austin's generous support for this project, and the fact that plans, specifications are now permit ready, GNDC is confident in its ability to secure tax credit financing for housing construction.

   Lastly, GNDC has partnered with the Jeremiah Program to develop a 20 unit supportive rental housing community to be located in the Phase I portion of the Guadalupe- Saldana Net Zero subdivision. Jeremiah Program is a highly successful non-profit organization that assists single mothers and their children to break the cycle of poverty by providing a supportive community of affordable housing, developmental childcare, Life Skills programming, individual coaching and Empowerment Training. The Jeremiah Program recently received a $500,000 grant for 2011 from the Moody Foundation to finance the predevelopment costs related to this housing community. They also received a $1,000,000 conditional commitment for 2012 from the Moody Foundation that is to be applied towards construction of the facility. This million dollar grant must be matched with other sources, including tax credits. Therefore, AHFC financing for Phase II of the infrastructure improvements not only assists GNDC in improving its chances for a successful receipt of tax credits in 2012, but would greatly assist the partnership in leveraging additional funds.

a. Indicate the location by providing an area map with the property highlighted.

Included with this application is the final and recorded plat for the Guadalupe-Saldana Net Zero Subdivision

b. Summarize the key financials of the project, clearly indicating total project cost, the amount and intended use of all AHFC funds requested, the amount(s) and provider(s) of other funding and the status of those commitments.

GNDC is requesting $1,626,500 in AHFC funds to finance the Phase II infrastructure improvements associated with 27 units of homeownership and 24 rental units to be located on the remainder of a 7-acre multifamily site.

GNDC has had great success in securing additional financing for this project. The Kresge Foundation has awarded this project $100,000 to fund the project's predevelopment expenses. Enterprise Community Partners has awarded $105,000 to help meet predevelopment and construction costs. Enterprise also made available a $25,000 loan for pre-development expenses. Austin Energy is committed to providing photo-voltaic arrays (solar panels) to this project at a value of $1,575,000. The Austin Brownfields Redevelopment Office has contributed approximately $131,991 for site assessment work. Prior G.O. Bond awards have totaled $1,665,000 and have been applied towards land acquisition and predevelopment expenses for architectural and engineering work. In 2010, GNDC received $1,500,000 in CDBG funding to finance Phase I of the infrastructure improvements. As mentioned above, GNDC has partnered with the Jeremiah Program who was received a $1,500,000 in grant funding for 2011 and 2012 to develop a 20-unit housing development with community meeting space, a child development center, leasing office, and staff offices at this location. $1,000,000 of this grant is available in 2012 but requires a $1,000,000 match.

c. Indicate the type of structure(s) (i.e., single-family detached, etc.), the number of units, the number of bedrooms and bathrooms in each type or style of unit, and the size of the units in square feet.

Phase II of the infrastructure improvements will support the construction of 51 housing units providing a mix of both rental and homeownership opportunities. Twenty four of these units are townhome rental units that have been designed as four separate buildings containing six units each. Each building includes 4 two bedroom units of 1,152 sqft and two three bedroom units of 1,841 sqft. The remaining 27 units will offer both rental and homeownership providing the following unit mix:

__3__ 1-bedroom, 1 bath duplex unit with __656__ square feet
__3__ 2-bedroom, 2 bath duplex unit with __996__ square feet
__8__ 3-bedroom, 2 bath duplex unit with __1,403__ square feet
__4__ 3-bedroom, 2 bath single family with __1,364__ square feet
__5__ 4-bedroom, 2 bath single family unit with __1,636__ square feet
__2__ 2-bedroom, 2 bath duplex unit with __1,067__ square feet
__1__ 2-bedroom, 2 bath single family unit with __950__ square feet
__1__ 5-bedroom, 3 bath single-family unit with __2,087__ square feet

d. Indicate the expected sales price for each type or style of unit.

GNDC is working to ensure that **all of the homes on the 7-acre site** and some or all of the homes on the 4-acre site, will be in a land trust. This means the homebuyers will not be buying the land and will not have to pay taxes on the land (or very minimal taxes). With this type of ownership arrangement it is anticipated that mortgages will range from $50,000 to $150,000. However, no lenders in Texas are willing to provide mortgages for Land Trust sales at this time.

Mortgage amounts will not depend on the "type or style of each unit". Rather, it will depend on whether or not the unit is part of a land trust sale and the income of the buyer. The sales price of the houses will be the appraised value of the home, with no land value, at the time of sale. However, because the eligible buyer will not be able to secure a mortgage for an improvements-only property sold in a community land trust

arrangement, a mortgage will be calculated based upon what they can actually afford, applying approximately 30% of their gross income towards principal, interest, taxes and insurance. GNDC will service the mortgage and adjust it as necessary when taxes or insurance amounts increase so that the mortgage should remain affordable throughout its term. This will avoid the possibility that the owner of the house will "be taxed out" of their home.

The 2011 Texas Legislature took a major step towards establishing a community land trust by passing S.B. No. 402. This bill, effective January 1, 2012, will allow a city, county and other taxing entities to designate a nonprofit organization as "community land trust," that would acquire and hold land for the purpose of developing affordable housing. The governing body of any taxing unit can adopt an exemption for land and housing units owned by community land trusts for the purpose of selling or leasing housing units to qualified low-income people. GNDC, and other proponents of community land trust, are currently working with the Travis County Appraisal District in developing an appropriate method for establishing tax exemption and property valuation for land trust properties.

The community land trust will be beneficial to the homebuyer because it will significantly reduces the mortgage amount they would need to secure to buy the property and will significantly reduce the annual tax burden because only the improvements will be taxed. It will benefit GNDC because the nonprofit will maintain site control and ensure that future owners meet low-to-moderate income requirements. A community land trust is beneficial to both GNDC and the City of Austin because it ensures long-term affordability, therefore, bringing the highest return on the investment of public dollars in the project. If the homeowner decides to sell the home, they must sell it to another low-income household that meets current qualifications as defined by HUD.

e. List the income levels of proposed homebuyers expressed in terms of the percent of Median Family Income for the Austin-Round Rock MSA.

GNDC aims to make the homeownership units available to a first-time homebuyer with a range of incomes between 40% and 80% of the Area Median Family Income. The target is to have:

- 20% of the buyers below 50% MFI
- 50% of the buyers between 50% and 60% MFI
- 30% of buyers between 60% and 80% MFI

f. If there are existing structures, provide documentation from the taxing authority or other third-party source indicating the year the structure was built.

N/A

g. Demonstrate the development's compatibility with current Neighborhood Plan (if applicable).

The proposed project is in compliance with the zoning and uses adopted in the Govalle-Johnston Terrace Neighborhood Plan and it has the support of the Neighborhood Plan Contact Team, the Govalle Neighborhood Association and the Garden Neighborhood Association.

Please attach the following to the description of the above items.

h. Locate on the "Opportunity Map of Austin" the census tract in which the property lies. The map is attached to the Program Guidelines.

According to the Opportunity Map of Austin, the site is located in a moderate ranking area.

4. Site Control and Demonstration of Value

Include evidence of site control such as a warranty deed or a current, receipted earnest, and provide a real estate appraisal that is no older than six months and that uses 3 or more comparables, or current tax documentation that substantiates the value of the project.

Site control documentation and an appraisal were previously submitted with the past G.O. Bond applications.

5. Zoning

Include a letter from the City of Austin's Planning and Development Review Department (PDRD) verifying that the current zoning of the site for the proposed project is compatible with the anticipated use, or include documentation verifying that a request to change current zoning has been submitted to PDRD. If the project is approved for funding, appropriate zoning must be in place prior to execution of loan documents.

Attached.

6. S.M.A.R.T. Housing™

Include a copy of the letter that indicates the project has been reviewed and meets S.M.A.R.T. Housing requirements.

Attached.

7. Development Team

Identify the persons or entities anticipated to be involved in implementing the project including lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, and consultants. Also, indicate if any person or entity is certified by the City of Austin as a minority or women-owned business enterprise **(MBE/WBE)**, or if any of the entities are also non-profit organizations.

	Name(s) & Any Comments on Role	**MBE? (Mark X if Yes)**	**WBE? (Mark X if Yes)**	**Non-profit? (Mark X if Yes)**
Owner	Guadalupe-Saldana Affordable Homes, L.P. & Guadalupe Neighborhood Development Corp.	X	X	X
Developer	Guadalupe Neighborhood Development Corp.			X
Architects	Hatch, Ulland & Owen; Nelsen Partners; KRDB, Momentum Studio			
Project Manager	Austin Community Design and Development Center			X
Engineer (Pre-Design	Raymond Chan & Associates	X		
Engineer (Civil)	Jones-Carter			
Engineering (MEP)	Bothne Engineering		X	
Construction Lender	TBD			
Contractor for Phase I Infrastructure Improvements	CHASCO Constructors			
Other Lenders	Enterprise Community Partners			X
Grant Funding	Kresge Foundation,			X
Grant Funding	Enterprise Community Partners			X
Grant/Donation Funding	City of Austin Brownfields Program			
Grant/Donation Funding	Austin Energy			

8. **Development Schedule.** Complete the grid below. Re-order the steps according to the appropriate sequence for your project, and add in any other significant steps integral to your project's development. If the development schedule differs across several properties to be involved in the project, provide a development schedule for each property. Please be as precise as possible, narrowing dates by 15 day intervals.

	DATE(S)
Acquisition and/or holding	**2005 – 2010 completed**
Environmental and/or historic review (AHFC)	**2008-2011**
Securing and packaging project financing	**In progress**
Construction Specifications and Cost estimates	**Aug. 2011 Completed**
Construction Bids (infrastructure)	**February 2012**
Construction Start (infrastructure improvements)	**March 2012**
Anticipated Draws (list all)	**April 2012, May 2012, June 2012, July 2012, Aug. 2012, Sept. 2012**
A & E Design Work	**Completed for 90 units**
Site Work & Infrastructure Phase I	**October 2011 to April 2012**
Construction Start of Housing (Phase I)	**March 2012**
End/ Completion of Construction	**Ongoing per Phase**
Marketing and Sales	**Ongoing**
Project Completion – Phase I (i.e., all homes) conveyed to low to moderate income buyers)	**September 2013**

9. **Experience and Qualifications – Homeownership Development**

a. Is this the developer's first housing project? ☐ Yes ☑ No

b. Is this the developer's first *affordable* housing project? ☐ Yes ☑ No

c. Completed projects (complete table below):

COMPLETED PROJECTS BY APPLICANT				
Address	**Number of Units**	**New or Rehab**	**For Rent or Ownership**	**Year Completed**
Inks Ave. Conversion Project	7	Rehab	Homeownership	1984
Guadalupe Conservation Proj.	10	New	Rental	1984
Sykes Relocation Project	4	Rehab	Rental	1985
Guajardo Estate Project	3	Rehab	Rental	1989
Consortium Project	2	Rehab	Rental	1991
Good Neighbor Project	4	Rehab	Homeownership	1992-present
Major Exterior Rehab Project	16	Rehab	Rental	1993-94
Major Interior Rehab Project	18	Rehab	Rental	1995-96
Montopolis Lease-to-Own Proj.	6	Rehab	Homeownership	1995-99
Brook House & Brook Bungalow	2	Rehab	Rental	1997 & 1999
Garcia Home	1	Rehab	Rental	1999
Guadalupe Area Infill Project	17	New	Homeownership	2000-2004
Guadalupe HIP 1999	2 & 3	New/Rehab	Rental	1999-2003
Guadalupe HIP 2000	4	New	Rental	2001
1008 Brass	1	Rehab	Rental	2002
1009 East 10th Street	1	Rehab	Rental	2004-05
2808 Gonzales Street	1	Acquisition	Rental	2004
RHDA 7-Unit Rental Project	7	New	Rental	2005-07
La Vista de Guadalupe	22	New	Rental	2006-08
1000 Lydia Street	1	Rehab	Rental	2009
904-B Lydia Street	1	New	Rental	2009
SOL Rental	8	New	Rental	2009
SOL Ownership	6	New	Homeownership	2010

d. Describe the **experience and qualifications** and the developer's ability and capacity to implement the proposed project. If the proposed project will involve any of the following three aspects which sometimes pertain to federally-funded projects, it is of particular importance that the developer or a member of the Development Team have experience with successful completion of: a) projects subject to Davis-Bacon and other Federal Labor Standards; b) projects involving temporary or permanent relocation of residents; or c) projects involving the testing and appropriate treatment of lead-based paint and/or asbestos. If this is the applicant's first project of this type, please provide a detailed description of the experience of the other members of the development team with similar projects.

As mentioned above, GNDC plans to build the 90 to 110 units in phases in sequence with the infrastructure improvements that will also be completed in two phases. With over 30 years of experience, GNDC has completed very similar projects to this proposed project. Phase I of the infrastructure improvements are subject to Davis-Bacon and other Federal Labor Standards. GNDC has experience with such requirements. In 2008, GNDC completed a multi-family project with Davis-Bacon requirements. There is no relocation involved in this project, and the presence or use products containing lead or asbestos is being remediated per State guidelines.

10. Detailed Project Budget - Use the following table, or comparable format, to provide a complete project budget. Add line-items as necessary to detail the specific funding being requested. Delineate all prior and currently requested A&D funding by individual line item.

DETAILED PROJECT BUDGET				
	Total Project Cost	**Prior A&D Funds Used in Project**	**A&D Funds Being Requested**	**Description**
PREDEVELOPMENT				
Civil Engineer	$22,500	$169,700		
Geotechnical (soils)		$22,000		
Sustainable Design	$16,500			
Architectural	$12,300	$288,000		
Landscape Architecture		$22,000		
Interior Design		$1,800		
Energy Modeling	$24,672			
Ecological Planning	$21,000			
HERS Rater	$15,000	$1,500		
Environmental Review	$131,991			
Survey	$6,800			
Contingency				
SUB-TOTAL PREDEVELOPMENT	$250,763	$555,000		
TOTAL PREDEVELOPMENT	**$805,763**			
ACQUISITION				
Site and/or Land		$1,000,000		1126 Tillery – 4 acres
Land		$110,000		2 lots
Land	$86,300			7.2 acres
TOTAL ACQUISITION	**$1,196,300**			
CONSTRUCTION				
Infrastructure				
Paving and Dirt/ Site work	$1,041,081	$537,210	$503,871	
Site Erosion Controls	$102,693	$86,175	$ 16,518	
Water	$326,596	$76,010	$250,586	
Waste Water	$305,465	$164,755	$140,710	
Drainage	$659,318	$254,400	$404,918	
Total Infrastructure costs for 11 Acre site supporting 90 units	$2,435,153			
Electrical Infrastructure	$271,680	$101,750	$169,930	
Landscaping		$167,425		

Solar Electric and Thermal Arrays	$1,575,000			Austin Energy Donation
New Construction	$13,037,500			
Construction Contingency	$252,275	$112,275	$139,967	
TOTAL CONSTRUCTION	**$17,571,608**			
SOFT & CARRYING COSTS				
Legal	$5,000			
Audit/Accounting	$10,000			
Title/Recording	$41,000			
Architectural (Inspections)	N/A			Included in predevel.
Construction Interest	$60,000			
Construction Period Insurance	$20,000			
Construction Period Taxes	$ 6,000			
Relocation	$ 3,000			
Davis-Bacon Monitoring				
Developer Fee	$600,000			
TOTAL SOFT & CARRYING	**$745,000**			
TOTAL PROJECT BUDGET	**$20,318,671**	**$3,165,000**	**$1,626,500**	**Phase II Infrastructure for 51 units**

11. Funds Proposal - Provide the following information to facilitate financial review of the proposed project:

a. **Sources and Uses of Funds** – Complete Tables A & B below, identifying all sources and uses of funds to implement project and include evidence of funds anticipated (financial statements, commitment letters, etc.).

TABLE A: SOURCES OF FUNDS SUMMARY					**Intended Use of Fu (Predevelopment, Acquisition, Construction, Soft Costs)**
	Term	Interest Rate	Amount	Evidence (Deed Sales Contract	
Owner Equity					
Guadalupe –Saldana Affordable Homes			$86,300	Deed	Acquisition
Guadalupe Neighborhood Development Corporation			$52,694	Receipts	Carrying Costs
Private Financing (List Lenders Belov					
TBD	TBD	TBD	$13,437,500	TBD	Construction
TBD	TBD	TBD	$745,000	TBD	Soft Cost
Other Sources (List Below					
Enterprise Community Partners	Grant		$105,000	Award	Predevelopment & construction
Enterprise Community Partners	24 month	0%	$25,000	Loan Contract	Predevelopment
Kresge Foundation	Grant		$100,000	Award	Predevelopment
Austin Energy	Donation		$750,000	Letter/Budget	Construction
Austin Brownfields Redevelopment Office	Donation		$131,991	Contract	Predevelopment
Prior G.O. Bond Funds	99-year	0%	$1,665,000	Deeds/Contract	Acquisition
Prior CDBG Funds	99-Year	0%	$1,500,000	Infrastructure	Construction
Proposed AHFC Funds	99-year	0%	$1,626,500	Infrastructure	Phase II Infrastructur and electrical for remainder of site

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit (90 units)
Predevelopment	$805,763	$8,953
Acquisition	$1,196,300	$13,292
Hard Costs	$17,571,608	$195,241
Soft & Carrying Costs	$145,000	$1,611
Other Costs	$600,000	$6,667
Total Project Costs	**$20,318,671**	**$225,764**

b. Leveraging – Complete Table C below. Include evidence of other funds leveraged by AHFC funds to implement the project such as owner equity and commitments from private and/or other public resources.

TABLE C: LEVERAGE SUMMARY	
TOTAL A&D AHFC FUNDS	**$1,626,500**
TOTAL OTHER FUNDS	**$18,692,171**
LEVERAGE % – AHFC FUNDS	**8% A & D**

TABLE D: AFFORDABILITY DATA

	House Model One	House Model Two	House Model Three	House Model Four	House Model Five
Number of Bedrooms	Three	Three	Two	Two	Three
Square Footage	1376	1380	980	991	1362
Anticipated Sale Price	*	*	*	*	*
Borrower Contribution					
Homebuyer Subsidy (List all sources separately)					
***Sales price (mortgage) & assistance will vary about $55,000 to $155,000. Assistance depend on buyer income & ownership arrangement. Both land trust and shared equity will be used.**					
Total Principal Amount of Mortgage					
Anticipated Interest Rate					
Monthly Principal Amount					
Monthly Interest					
Estimated Monthly Taxes					
Estimated Monthly Insurance					
TOTAL Estimated PITI	*	*	*	*	*

13. **Partnership with Non-profit entities.** Include commitments from other non-profit organizations or a City of Austin-certified Community Housing Development Organization (CHDO) to partner on the project in some way.

GNDC an owner, developer & partner on the project is a non-profit CHDO. Other non-profit partners include ACDDC, the Jeremiah Program, Ladybird Johnson Wildflower Center, Enterprise Community Partners, and the Kresge Foundation.

14. **Community Engagement Strategy or Efforts.** Please provide a description of your organization's efforts or plans to engage neighborhood associations and other stakeholders in the area surrounding the proposed development. If no neighborhood association exists, provide an alternative plan to engage area residents, businesses and faith-based organization, for example.

GNDC and its partners have actively engaged the community from the early pre-development stages of this project and beyond. ACDDC and GNDC have organized several charrettes with the neighborhood residents and incorporated neighborhood feedback into the design of the subdivision. GNDC has gained the support for this project from the Govalle Neighborhood Association and The Gardens Neighborhood Association. Included with this application are letters of support from The Govalle Neighborhood Association and The Gardens Neighborhood Association.

ATTENTION:

Please submit with the Application a completed "self-evaluation" using the following Scoring Criteria.

AUSTIN HOUSING FINANCE CORPORATION

Scoring Criteria
Acquisition & Development Program

Applications received will be reviewed and evaluated according to the following criteria:

REQUIRED INFORMATION:

1. Applicant Information _____
2. Nonprofit List of Items _____
3. Project Description _____
4. Site Control/Value _____
5. Zoning _____
6. S.M.A.R.T. Housing _____
7. Development Team _____
8. Development Schedule_____
9. Experience/Qualifications _____
10. Project Budget _____
11. Funds Proposal:
    a. Sources _____
    b. Uses _____
    c. Leveraging _____
12. Community Engagement Strategy or Efforts _____

EVALUATION CRITERIA:

Proposed projects will be reviewed and scored on a competitive basis relative to the evaluation criteria below. A maximum possible score is **160** points. Proposed projects must receive a minimum score of **100** points. A score above the minimum score does not guarantee funding.

1. **EXPERIENCE AND QUALIFICATIONS** (maximum 15 points) 15

15 points: Developer has successfully completed a development similar in size and scope with affordable units.
10 points: Developer has successfully completed a development smaller in size and scope with affordable units.
8 points: Consultant directly involved who has successfully completed a development similar in size and scope with affordable units.
3 points: Developer has completed and sold at least 5 ownership units in the preceding 3 years.

2. **SOURCES & USES OF FUNDS** (maximum 10 points) 10

10 points: All sources and uses of funds are clearly indicated and sufficient evidences of funding availability and/or commitments are included.
5 points: All sources and uses of fund are clearly indicated, but evidence of funding availability or commitments are incomplete.

3. **LEVERAGE (**maximum 10 points) 10

AHFC funding relative to Total Project Costs equals:
10 points: 25% or less
8 points: 26% - 30%
6 points: 31% - 35%
4 points: 36% - 50%
0 points: 51% or greater

4. **AFFORDABLE UNITS** (maximum 25 points) 25

If the development has a mix of units at different income levels, add the results for the percentage of units in each income category up to the maximum of 25 points. If the project has a percentage of units in a given income category that is not an exact multiple of ten as shown in the chart, please round up to the next multiple of 10 and use that point value.

	% of AHFC Assisted Units in Total Development									
% of MFI	**10%**	**20%**	**30%**	**40%**	**50%**	**60%**	**70%**	**80%**	**90%**	**100%**
80%	**0**	**5**	7	**10**	12	**15**	17	**20**	22	**25**
65%	**5**	7	**10**	12	**15**	17	**20**	22	**25**	
60%	7	**10**	12	**15**	17	**20**	22	**25**		
50%	**10**	12	**15**	17	**20**	22	**25**			
30%	12	**15**	17	**20**	22	**25**				

5. **AVERAGE INVESTMENT PER UNIT** (maximum 20 points) 15

	CHDO or Non-Profit	For-Profit
20 Points:	$10,001 - $25,000	$10,001 - $25,000
15 Points:	$25,001 - $35,000	$25,001 - $35,000
10 Points:	$35,001 - $45,000	$35,001 - $45,000
5 Points:	$45,001 - $80,000	$45,001 - $60,000

6. **AFFORDABILITY PERIOD** (maximum 25 points) 25

25 Points: Affordability of project is for 99-years or project is in a Community Land Trust.
15 Points: Affordability period of less than 99 years but enforced through "re-sale" provisions, i.e., home must be re-sold to low- to moderate-income buyer during the affordability period.

7. **PRIORITY LOCATION** (10 points) 0

10 points: Project is located in a Vertical Mixed-Use (VMU) Corridor, or is a Planned-Unit Development (PUD) or Transit Oriented Development (TOD).

8. **GEOGRAPHIC DISPERSION** (maximum 25 points) 15

Project is located in an area identified according to the Kirwan institute's opportunity map of Austin (Map #2) as having greater opportunity for affordable housing for low-income households.

25 points:	Very High
20 points	High
15 points:	Moderate
10 points:	Low
5 points:	Very Low

9. **PROJECT READINESS** (maximum 10 points) 8

New construction
2 points each; maximum 10 points
2 The project meets the normal eligibility requirements under the existing program guidelines.
2 The property is already owned by the developer.
2 The project has completed all necessary design work and received site plan approval.
2 All environmental reviews have been completed.
_____ The project has firm commitments from **all** financing sources.

Acquisition and Rehab
2 points each; maximum 10 points
_____ The project meets the normal eligibility requirements under the existing program guidelines
_____ All environmental reviews have been completed.
_____ The project has firm commitments from all financing sources.
_____ A General Contractor has been selected.
_____ Closing on the acquisition of the property can be achieved in less than 30 days.

Acquisition of Completed Units
2.5 points each (round up to nearest whole number); maximum 10 points

_____The project meets the normal eligibility requirements under the existing program guidelines
_____All environmental reviews have been completed.
_____The project has firm commitments from all financing sources.
_____Closing on the acquisition of the property can be achieved in less than 30 days.

11. **MBE/WBE PROJECT PARTICIPATION** (5 points) 5

5 points: Development team includes registered City of Austin minority or women-owned business enterprises (M/WBE).

12. **PARTNERSHIP WITH NON-PROFIT ENTITIES** (5 points) 5

5 points: Applicant provides evidence of commitment from another certified non-profit organization to partner on the project in some way.

TOTAL SCORE **133**

RECEIVED
SEP 29 2011
BY: PO
2:30 PM

AUSTIN HOUSING FINANCE CORPORATION

Application for Financing for Homeownership Projects

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2010-11 Action Plan goals and policy direction from the Austin City Council.

Project Name: **Guadalupe-Saldana Affordable Homes Subdivision - Infrastructure Phase II**

Project Address: near intersection of Goodwin Ave, Webberville Rd, and Tillery Street Zip Code 78702

Total number of units to be assisted : 51 Total number of units in project: 90

Project type: ☐ Predevelopment ☐ Acquisition ☐ Rehabilitation ☑ New construction

Amount of funds requested: $1,626,500 Terms Requested: 0% interest, 99-year deferred, forgivable loan

Role of applicant in Project (check all that apply): ☑ Owner ☑ Developer ☐ Sponsor

1. Applicant Information (If applicant is not acting as the developer, please provide all of the information below for the developer as well as for the applicant. If the developer involves multiple entities, is a partnership or joint venture, please provide duplicative information for each, and identify the entity that will serve as the "lead" organization).

Guadalupe Neighborhood Development Corporation
Name

813 East 8th Street
Street Address

Austin	**Texas, 78702**	**512-479-6275**
City	State, Zip	Telephone #

Mark C. Rogers	**512-479-6275**	**gndc@sbcglobal.net**
Contact Person	Telephone #	E-mail address

[redacted]
Federal Tax ID Number or SS#

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. ***Unsigned/undated submissions will not be considered.***

Guadalupe Neighborhood Development Corporation — Mark Rogers
Legal Name of Developer — Signature of Authorized Officer

Executive Director — 09/29/2011
Title — Date

Scanned 9/30/11 SC

FILED
In the Office of the
Secretary of State of Texas

APR 06 1981

CLERK I G
Corporation Division

ARTICLES OF INCORPORATION

OF

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

We, the undersigned natural persons of the age of eighteen (18) years or more, all of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE ONE

NAME

The name of the corporation is Guadalupe Neighborhood Development Corporation.

ARTICLE TWO

NONPROFIT CORPORATION

The corporation is a nonprofit corporation.

ARTICLE THREE

DURATION

The period of its duration is perpetual.

ARTICLE FOUR

PURPOSES

(1) The purpose or purposes for which the corporation is organized is to receive and maintain a fund or funds of real or personal property, or both, and, subject to the restriction and limitations hereinafter set forth, to use and apply the whole or any part of the income therefrom and the principal thereof exclusively for charitable and educational purposes relating to the development and rehabilitation of housing for low and moderate income persons and relating to neighborhood improvements, revitalization and preservation activities either directly or by contributions to other organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code and its Regulations as they now exist or as they may hereafter be amended.

(2) No part of the net earnings of the corporation shall inure to the benefit of any Director of the corporation, officer of the corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes), and no Director or officer of the corporation, or any private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation, and the corporation shall not participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

(3) The corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

(4) The corporation shall not engage in any act of self-dealing as defined in Section 1941(d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

(5) The corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1954, or correspondng provisions of any subsequent federal tax laws.

(6) The corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

(7) The corporation shall not make any taxable expenditures as defined in Section 1945(d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

(8) Notwithstanding any other provision of these Articles of Incorporation, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code and its Regulations as they now exist or as they may hereafter be amended, or by an organization, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code and Regulations as they now exist or as they may hereafter be amended.

(9) Upon dissolution of the corporation or the winding up of its affairs, the assets of the corporation shall be distributed exclusively to charitable, religious, scientific, testing for public safety, literary, or educational organizations which would then qualify under the provisions of Section 501(c)(3) of the Internal Revenue Code and its Regulations as they now exist or as they may hereafter be amended.

(10) Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purpose of this corporation.

(11) This corporation is organized pursuant to the Texas Nonprofit Corporation Act and does not contemplate pecuniary gain or profit to the members thereof and it is organized for nonprofit purposes.

ARTICLE FIVE

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 1206 East 9th Street, Austin, Travis County, Texas, and the name of its initial registered agent at such address is Narciso Gil.

ARTICLE SIX

BOARD OF DIRECTORS

The number of directors constituting the initial board of directors of the corporation is 13; and the names and addresses

of the persons who are to serve as the initial directors are:

NAME	ADDRESS
Estella Benitez	811 E. 9th Street, Austin, Texas
Narciso Gil	1000 Lydia, Austin, Texas
Amalia Guajardo	1111 E. 8th Street, Austin, Texas
Jesse Guajardo	1111 E. 8th Street, Austin, Texas
Maria Gutierrez	817 E. 9th Street, Austin, Texas
Mike Gutierrez	817 E. 9th Street, Austin, Texas
Candelario Hernandez	1106 E. 8th Street, Austin, Texas
Mary Helen Lopez	809 E. 9th Street, Austin, Texas
Ramon Maldonado	1000 Willow, Austin, Texas
Sr. Amalia Rios	1113 E. 8th Street, Austin, Texas
Guadalupe Rios	1113 E. 8th Street, Austin, Texas
Joe Sanchez	1204 E. 6th Street, Austin, Texas
Bobbie Sparrow	811 San Marcos, Austin, Texas

ARTICLE SEVEN

INCORPORATORS

The name and street address of each incorporator is:

NAME	ADDRESS
Narciso Gil	1000 Lydia, Austin, Texas
Amalia Guajardo	1111 E. 8th Street, Austin, Texas
Candelario Hernandez	1106 E. 8th Street, Austin, Texas
Ramon Maldonado	1000 Willow, Austin, Texas
Sr. Amalia Rios	1113 E. 8th Street, Austin, Texas
Guadalupe Rios	1113 E. 8th Street, Austin, Texas
Joe Sanchez	1204 E. 6th Street, Austin, Texas

IN WITNESS WHEREOF, we have hereunto set our hands, this 16th day of March, 1981.

Narciso Gil
NARCISO GIL

Amalia Guajardo
AMALIA GUAJARDO

Candelario M. Hernandez
CANDELARIO HERNANDEZ

Ramon Maldonado
RAMON MALDONADO

Sister Amalia Rios C.S.C.
SR. AMALIA RIOS

Guadalupe Rios
GUADALUPE RIOS

Joe C. Sanchez
JOE SANCHEZ

THE STATE OF TEXAS X

COUNTY OF TRAVIS X

I, the undersigned notary public, do hereby certify that on this 16th day of March, 1981, personally appeared before me NARCISO GIL, AMALIA GUAJARDO, CANDELARIO HERNANDEZ, RAMON MALDONADO, SR. AMALIA RIOS, GUADALUPE RIOS and JOE SANCHEZ who, each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Virginia R. Holland
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

Virginia R. Holland

My commission expires:
October 31, 1984

The State of Texas

SECRETARY OF STATE

IT IS HEREBY CERTIFIED, that

Articles of Incorporation

of

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

were filed in this office and a certificate of

incorporation was issued on

April 6, 1981;

IT IS FURTHER CERTIFIED, that no certificate

of dissolution has been issued, and the corporation

is still in existence.

IN TESTIMONY WHEREOF, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in the City of Austin, this

22nd *day of* October, *A. D. 19* 82.

David A. Dean

Secretary of State

dem

THE STATE OF TEXAS

Internal Revenue Service
District Director

Department of the Treasury

FEB 9 1983

Date: FEB 04 1983

Employer Identification Number:
[redacted]
Accounting Period Ending:
OCTOBER 31
Foundation Status Classification:
170(b)(1)(A)(vi) and 509(a)(1)
Advance Ruling Period Ends:
OCTOBER 31, 1986
Person to Contact:
EO TECHNICAL ASSISTOR
Contact Telephone Number:
(214) 767-2728
EO:7215:WHJ

GUADALUPE NEIGHBORHOOD DEVELOPMENT
CORPORATION
1212 EAST 9TH STREET
AUSTIN, TX 78702

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code.

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably be expected to be a publicly supported organization described in section 170(b)(1)(A)(vi) and 509(a)(1).

Accordingly, you will be treated as a publicly supported organization, and not as a private foundation, during an advance ruling period. This advance ruling period begins on the date of your inception and ends on the date shown above.

Within 90 days after the end of your advance ruling period, you must submit to us information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, you will be classified as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, you will be classified as a private foundation for future periods. Also, if you are classified as a private foundation, you will be treated as a private foundation from the date of your inception for purposes of sections 507(d) and 4940.

Grantors and donors may rely on the determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you submit the required information within the 90 days, grantors and donors may continue to rely on the advance determination until the Service makes a final determination of your foundation status. However, if notice that you will no longer be treated as a section 509(a)(1) organization is published in the Internal Revenue Bulletin, grantors and donors may not rely on this determination after the date of such publication. Also, a grantor or donor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section 509(a)(1) status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section 509(a)(1) organization.

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. Also, you should inform us of all changes in your name or address.

Generally, you are not liable for social security (FICA) taxes unless you file a waiver of exemption certificate as provided in the Federal Insurance Contributions Act. If you have paid FICA taxes without filing the waiver, you should call us. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes. If you have any questions about excise, employment, or other Federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

You are required to file Form 990, Return of Organization Exempt from Income Tax, only if your gross receipts each year are normally more than $10,000.* If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. The law imposes a penalty of $10 a day, up to a maximum of $5,000, when a return is filed late, unless there is reasonable cause for the delay.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter, we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

cc: JAMES W. PIPER

ENCLOSURE: 872-C

Sincerely yours,

R. C. Voskuil
District Director

*For tax years ending on and after December 31, 1982, organizations whose gross receipts are not normally more than $25,000 are excused from filing Form 990. For guidance in determining if your gross receipts are "normally" not more than the $25,000 limit, see the instructions for the Form 990.

Department of the Treasury
Director, Exempt Organizations

Internal Revenue Service
P.O. Box 2508
Cincinnati, OH 45201

Date: MAY 24 2000

Employer Identification Number:
[redacted]

Document Locator Number:
310069476EO

Guadalupe Neighborhood Development
Corporation
1113 E 9th St.
Austin, TX 78702

Contact Person - ID Number:
Mr. Evans - 31-02826
Contact Telephone Number:
(877) 829-5500 Toll-Free
Our Letter Dated:
October, 1986
Addendum Applies:
No

Dear Sir or Madam:

We have received your correspondence dated February 23, 2000, which includes Form 8734.

Since your organization was issued its determination letter, the Internal Revenue Code has been revised and organizations exempt under 501(c)(3) are classified as either private foundations or public charities described in 509(a). Our records do not indicate that we have made this determination for your organization.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

Steven T. Miller

Steven T. Miller
Director, Exempt Organizations

Letter 1050 Modified (DO/CG)

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
BOARD MEMBERS
January 2011

NAME, POSITION & WORK	ADDRESS & PHONE
Joseph Martinez, President Executive Director Tx Criminal Defense Lawyers Assoc.	301 Canvassback Drive Buda, Texas 78610 Cel[redacted] Wk [redacted]
Mary Helen Lopez, Vice President Texas Dept. of Transportation Accounts Payable	1012 Catalpa Austin, Texas 78702 Hm[redacted] Cell[redacted]Wk 706-4909
Robyn Hembree, Treasurer Texas Workforce Commission *Low to mod-income neighborhood resident*	1417 Fairwood Rd. Austin, Texas 78722 Cell[redacted]
Olivia Montez, Director St. Edwards University Bookkeeper *Residence in low to mod-income census tract*	1506 Canterbury Austin, Texas 78702 Hm[redacted] Cel[redacted] Wk 448-8785
Michael Guajardo, Secretary Internal Revenue Service Investigator *Residence in low to mod-income census tract*	1111 E. 8th Street Austin, Texas 78702 Hm[redacted] Wk 464-3032
Doris Bell, Director Retired *Low to mod-income GNDC tenant*	1007 Waller Street Austin, Texas 78702 Hm[redacted]
Jesse Hernandez, Director Hampton Inn Engineer *Low to mod-income GNDC tenant*	904-A Lydia Street Austin, Texas 78702 Cell[redacted] Hm Wk [redacted]
Johnny Limon, Director Retired *Low to mod-income neighborhood resident*	908 Calle Limon Austin, Texas 78702 Hm[redacted] Cel[redacted]

GNDC STAFF	PHONE NUMBERS
Mark Rogers, Executive Director Yolanda Aleman-Limon, Property Manager Cassandra Ramirez, Development Associate Ignacio Trevino, Legal Counsel	[redacted]

RESOLUTION BY THE
GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
TO REQUEST FUNDING

WHEREAS, the undersigned Officers of the Guadalupe Neighborhood Development Corporation (the "Corporation"), a Texas non-profit corporation, do hereby take the actions set forth below:

WHEREAS, for the purpose of acquiring financing for the Phase II Infrastructure improvements for the Guadalupe-Saldana Net Zero Subdivision (the "Project"), at a regular meeting of the Board of Directors held on September 26, 2011,the board unanimously approves that the Executive Director, on behalf of the Corporation, submit an application in the amount necessary to finance the remaining infrastructure improvements for the Project, and take reasonable actions necessary to acquire such financing. And, upon securing financing favorable to the Corporation, that said Executive Director is hereby authorized to execute documents, on behalf of the Corporation, necessary to acquire said financing for the purpose of developing affordable housing for qualified household with low-to-moderate income.

THEREFORE, BE IT FURTHER RESOLVED, that the President, or Vice President, or Executive Director and all other officers of the Corporation are hereby authorized and directed, to execute, attest, and deliver any and all contracts, documents, certificates, instruments and writings necessary to consummate entering the contract, and to take all other actions, as may be necessary or appropriate to effect and consummate the real estate contract;

IN WITNESS WHEREOF, this Resolution is made this 26th day of September, 2011

_____, President

_____, Vice President

_____, Secretary

_____, Treasurer

I, Hector Michael Guajardo, Secretary of the Guadalupe Neighborhood Development Corporation, do hereby certify the foregoing is a true and complete copy of the acquisition of real estate resolution of this organization as adopted by the Board of Directors on the 26th day of September, 2011.

_____
H. Michael Guajardo, Secretary

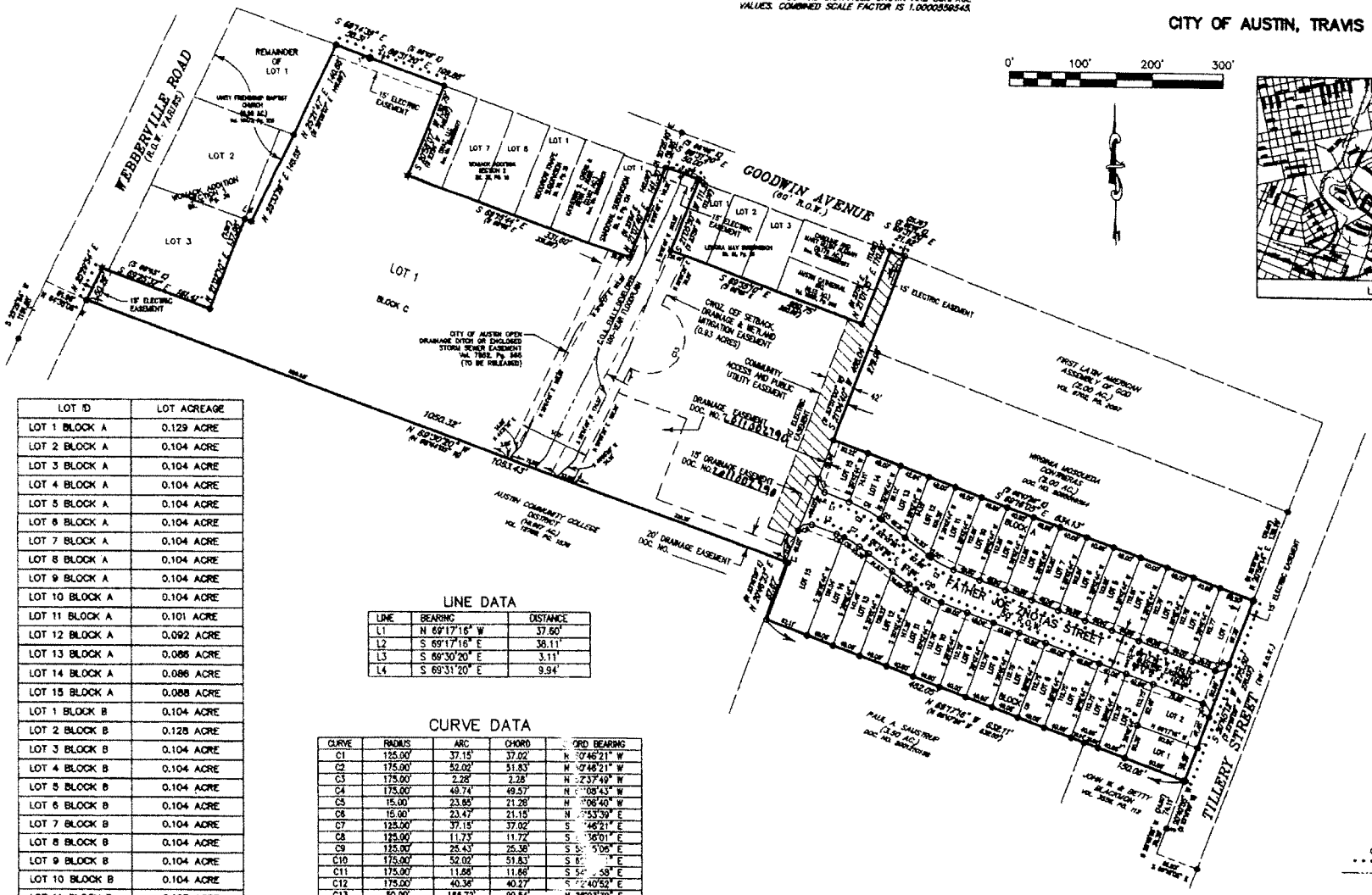
1-6-11 $65.00 201100006

GUADALUPE–SALDANA NET ZERO SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000595545.



0' 100' 200' 300'

LOCATION MAP

LOT ID	LOT ACREAGE
LOT 1 BLOCK A	0.129 ACRE
LOT 2 BLOCK A	0.104 ACRE
LOT 3 BLOCK A	0.104 ACRE
LOT 4 BLOCK A	0.104 ACRE
LOT 5 BLOCK A	0.104 ACRE
LOT 6 BLOCK A	0.104 ACRE
LOT 7 BLOCK A	0.104 ACRE
LOT 8 BLOCK A	0.104 ACRE
LOT 9 BLOCK A	0.104 ACRE
LOT 10 BLOCK A	0.104 ACRE
LOT 11 BLOCK A	0.101 ACRE
LOT 12 BLOCK A	0.092 ACRE
LOT 13 BLOCK A	0.088 ACRE
LOT 14 BLOCK A	0.086 ACRE
LOT 15 BLOCK A	0.088 ACRE
LOT 1 BLOCK B	0.104 ACRE
LOT 2 BLOCK B	0.128 ACRE
LOT 3 BLOCK B	0.104 ACRE
LOT 4 BLOCK B	0.104 ACRE
LOT 5 BLOCK B	0.104 ACRE
LOT 6 BLOCK B	0.104 ACRE
LOT 7 BLOCK B	0.104 ACRE
LOT 8 BLOCK B	0.104 ACRE
LOT 9 BLOCK B	0.104 ACRE
LOT 10 BLOCK B	0.104 ACRE
LOT 11 BLOCK B	0.105 ACRE
LOT 12 BLOCK B	0.112 ACRE
LOT 13 BLOCK B	0.123 ACRE
LOT 14 BLOCK B	0.134 ACRE
LOT 15 BLOCK B	0.218 ACRE
LOT 1 BLOCK C	7.752 ACRES
FATHER JOE ZNOTAS STREET	0.739 ACRE
TOTAL AREA	11.765 ACRES
TOTAL NO. OF LOTS	31

LINE DATA

LINE	BEARING	DISTANCE
L1	N 69°17'16" W	37.60'
L2	S 69°17'16" E	38.11'
L3	S 69°30'20" E	3.11'
L4	S 69°31'20" E	9.94'

CURVE DATA

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	125.00'	37.15'	37.02'	N 60°46'21" W
C2	175.00'	52.02'	51.83'	N 60°46'21" W
C3	175.00'	2.28'	2.28'	N 62°37'49" W
C4	175.00'	49.74'	49.57'	N 60°08'43" W
C5	15.00'	23.86'	21.28'	N 70°06'40" W
C6	15.00'	23.47'	21.15'	N 20°53'39" E
C7	125.00'	37.15'	37.02'	S 60°46'21" E
C8	125.00'	11.73'	11.72'	S 63°36'01" E
C9	125.00'	25.43'	25.38'	S 58°[illegible]06" E
C10	175.00'	52.02'	51.83'	S 60°[illegible] E
C11	175.00'	11.88'	11.86'	S 54°[illegible]58" E
C12	175.00'	40.38'	40.27'	S 72°40'52" E
C13	50.00'	186.72'	99.54'	N 26°03'38" E
C14	15.00'	23.55'	21.21'	S 24°16'02" E
C15	15.00'	23.55'	21.21'	N 65°46'28" E

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND (EXCEPT AS NOTED)
- COTTON SPINDLE FOUND
- 1/2" IRON ROD SET w/ CAP STAMPED "TERRA FIRMA"
- ( ) RECORD INFORMATION
- CEF CRITICAL ENVIRONMENTAL FEATURE
- CWQZ CRITICAL WATER QUALITY ZONE
- SIDEWALK
- CENTERLINE CREEK

DEVELOPER/OWNER:

GUADALUPE-SALDANA AFFORDABLE HOMES, L.P.

813 E. 8TH ST.
AUSTIN, TX 78702
(512) 479-6275 (Phone)

SURVEYOR:

terra firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 · Austin, Texas 78744 · 512/328-8373 · Fax 512/445-2284

ENGINEER:

JONES & CARTER, inc.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 DIRECTORS BLVD, STE. 400 AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

SHEET 1 OF 2

FILE:	J:\PROJECTS\A115\000\DWG\SUBMISSION\A115\000 J:\PROJECTS\A115\000\PLANS\A115-000REDLINE.DWG		
JOB NO.	06115-000-00/700	DRAWN BY:	CLW,MRC
DATE:	10-9-2008	CHECKED BY:	CGC
SCALE:	1"=100'	REVISED:	12/01/10

GUADALUPE–SALDANA NET ZERO SUBDIVISION

PHOTOGRAPHIC MYLAR

C8-2009-0112.1A.SH

CITY OF AUSTIN
One Texas Center-505 Barton Springs Road
Site Plan Permit-Desired Development Zone

Application Date: 12/31/2009 **Site Plan Expiration Date: 01/12/2014**
Permit No.: SP-2009-0376C.SH **Project Duration Expiration Date: 12/31/2014**
Project Name (or description): Guadalupe-Saldana Netzero Subdivision
Address or Location Description: 2721 GOODWIN AVE
Watershed: Boggy Creek
Owner of Property: Mark Rodgers, Guadalupe Neighborhood Development Corporation, (512) 479-6275
Address: 813 E 8TH ST AUSTIN TX 78702
Owner's Representative: James Schissler Jones & Carter, Inc. Consulting Engineers, (512) 441-9493
Address: 1701 DIRECTORS BLVD SUITE 400 AUSTIN TX 78744
Legal Description: Guadalupe-Saldana Netzero Subd Block C Lot 1

PERMIT IS HEREBY ISSUED FOR:

The construction of a 2 and 3 story multifamily and duplex 82,213 total SF buildings and amenity center on a total site area of 7.752 acres. The total impervious cover is 45%. The project is located within the Boggy Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's Full-Purpose jurisdiction.

CONDITIONS OF PERMIT

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

SPECIAL CONDITIONS: This project is located in the Desired Development Zone (DDZ). Extensions may be requested under Sec. 25-5-62, however no extensions may be granted beyond 12/31/2014 (5 year pd date).

James M Schissler For GNDC 1-12-11
Signature of Applicant Owner Date

W S Welch January 12, 2011
Permit Approved by City of Austin Date

City of AustinPlanning and Development Review
One Texas Center • 505 Barton Springs Road

CITY OF AUSTIN
Subdivision Development Permit-Rough Cut

Permit No.:C8-2009-0112.1B.SH **Expiration Date:** January 14, 2014
Subdivision: Guadalupe-Saldana Netzero Subdivision
Legal Description: SEE FILE
Location Description: 1126 TILLERY ST
Watershed: Boggy Creek
Owner of Property: Mark Rodgers, Guadalupe Neighborhood Development Corporation
Address:813 E 8TH ST AUSTIN TX 78702 **Phone: (512) 479-6275**
Owner's Representative: James Schissler, Jones & Carter, Inc. consulting engineers
Address: 1701 DIRECTORS BLVD SUITE 400 AUSTIN TX 78744 **Phone: (512) 441-9493**

PERMIT IS HEREBY ISSUED FOR:

Full development of the subdivision including site grading, utilities, ponds, storm drainage systems, street paving, curbing, and other improvements per released plans.

CONDITIONS OF PERMIT

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin, all City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

SPECIAL CONDITIONS:

James M Schissler For GNDC 1-14-11
Signature of Applicant Owner Date

Jennifer L Goode, P.E. January 14, 2011
Permit Issued by City of Austin Date

CITY OF AUSTIN

ZONING VERIFICATION LETTER

1. Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation

Address: 812 E. 12th St.
Austin, TX 78702

2. Property Address

2711 Goodwin Ave.
Austin, TX 78702

3. Tax Parcel Identification Number

02-0714-0107

4. City of Austin Grid Name

L22

5. Current Zoning

MF-3-NP: Multi-Family Residence-Low Density-Neighborhood Plan

6. Zoning Case Number and Ordinance *

C14-02-0183.001 & Ord. No. 030327-11a

7. Zoning Overlays and Neighborhood Plans *

RESDENTIAL DESIGN STANDARDS
Referenced in the Land Development Code of the City of Austin Chapter 25-2-Subchapter F

AIRPORT-CONTROLLED COMPATIBLE LAND USE AREA
Referenced in the Land Development Code of the City of Austin Chapter 25-13-41

GOVALLE-NEIGHBORHOOD PLANNING AREA
Referenced in the City of Austin Ordinance Number: 030327-11a

* To access the zoning ordinance and overlay district documentation, visit the following web page: http://www.cityofaustin.org/

For questions concerning Zoning Compliance or any Development Criteria, Parking, Permitted Use, Zoning Violations, Conditional Uses, Variances, Destruction and Rebuilding, et cetera, Contact the Development Assistance Center of the City of Austin at (512) 974-6370 for a Land Use Planner Correspondence Session.

I, Richard Sigmon, Communications and Technology Management Department, City of Austin, Texas, do hereby certify that the information above is true and correct to the best of my ability, according to the documents filed with this office.

Richard Sigmon

Richard Sigmon

Monday, September 26, 2011

Date

CITY OF AUSTIN

ZONING VERIFICATION LETTER

1. Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation

Address: 812 E. 12th St.
Austin, TX 78702

2. Property Address

Goodwin Ave.
Austin, TX 78702

3. Tax Parcel Identification Number

02-0714-0125

4. City of Austin Grid Name

L22

5. Current Zoning

MF-3-NP: Multi-Family Residence-Low Density-Neighborhood Plan

6. Zoning Case Number and Ordinance *

C14-02-0183.001 & Ord. No. 030327-11a

7. Zoning Overlays and Neighborhood Plans *

RESDENTIAL DESIGN STANDARDS
Referenced in the Land Development Code of the City of Austin Chapter 25-2-Subchapter F

AIRPORT-CONTROLLED COMPATIBLE LAND USE AREA
Referenced in the Land Development Code of the City of Austin Chapter 25-13-41

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Richard Sigmon

Richard Sigmon

Monday, September 26, 2011

Date

CITY OF AUSTIN

ZONING VERIFICATION LETTER

1. Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation

Address: 812 E. 12th St.
Austin, TX 78702

2. Property Address

Goodwin Ave.
Austin, TX 78702

3. Tax Parcel Identification Number

02-0714-0128

4. City of Austin Grid Name

L22

5. Current Zoning

MF-3-NP: Multi-Family Residence-Low Density-Neighborhood Plan

6. Zoning Case Number and Ordinance *

C14-02-0183.001 & Ord. No. 030327-11a

7. Zoning Overlays and Neighborhood Plans *

RESDENTIAL DESIGN STANDARDS
Referenced in the Land Development Code of the City of Austin Chapter 25-2-Subchapter F

AIRPORT-CONTROLLED COMPATIBLE LAND USE AREA
Referenced in the Land Development Code of the City of Austin Chapter 25-13-41

GOVALLE-NEIGHBORHOOD PLANNING AREA
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Richard Sigmon

Richard Sigmon

Monday, September 26, 2011

Date

CITY OF AUSTIN

ZONING VERIFICATION LETTER

1. Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation

Address: 812 E. 12th St.
Austin, TX 78702

2. Property Address

3501 Webberville Rd
Austin, TX 78702

3. Tax Parcel Identification Number

02-0714-0133

4. City of Austin Grid Name

L22

5. Current Zoning

MF-3-NP: Multi-Family Residence-Low Density-Neighborhood Plan

6. Zoning Case Number and Ordinance *

C14-02-0183.001 & Ord. No. 030327-11a

7. Zoning Overlays and Neighborhood Plans *

RESDENTIAL DESIGN STANDARDS
Referenced in the Land Development Code of the City of Austin Chapter 25-2-Subchapter F

AIRPORT-CONTROLLED COMPATIBLE LAND USE AREA
Referenced in the Land Development Code of the City of Austin Chapter 25-13-41

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Richard Sigmon

Richard Sigmon

Monday, September 26, 2011

Date

CITY OF AUSTIN

ZONING VERIFICATION LETTER

1. Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation

Address: 812 E. 12th St.
Austin, TX 78702

2. Property Address

Goodwin Ave.
Austin, TX 78702

3. Tax Parcel Identification Number

02-0714-0138

4. City of Austin Grid Name

L22

5. Current Zoning

MF-3-NP: Multi-Family Residence-Low Density-Neighborhood Plan

6. Zoning Case Number and Ordinance *

C14-02-0183.001 & Ord. No. 030327-11a

7. Zoning Overlays and Neighborhood Plans *

RESDENTIAL DESIGN STANDARDS
Referenced in the Land Development Code of the City of Austin Chapter 25-2-Subchapter F

AIRPORT-CONTROLLED COMPATIBLE LAND USE AREA
Referenced in the Land Development Code of the City of Austin Chapter 25-13-41

GOVALLE-NEIGHBORHOOD PLANNING AREA
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I, Richard Sigmon, Communications and Technology Management Department, City of Austin, Texas, do hereby certify that the information above is true and correct to the best of my ability, according to the documents filed with this office.

Richard Sigmon — Richard Sigmon

Monday, September 26, 2011 — Date

CITY OF AUSTIN

ZONING VERIFICATION LETTER

1. Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation

Address: 812 E. 12th St.
Austin, TX 78702

2. Property Address

1128 Tillery St.
Austin, TX 78702

3. Tax Parcel Identification Number

02-0714-0308

4. City of Austin Grid Name

L22

5. Current Zoning

SF-3-NP: Family Residence-
Neighborhood Plan

6. Zoning Case Number and Ordinance *

C14-02-0183.001 & Ord. No. 030327-11a

7. Zoning Overlays and Neighborhood Plans *

RESDENTIAL DESIGN STANDARDS
Referenced in the Land Development Code of the City of Austin Chapter 25-2-Subchapter F

AIRPORT-CONTROLLED COMPATIBLE LAND USE AREA
Referenced in the Land Development Code of the City of Austin Chapter 25-13-41

GOVALLE-NEIGHBORHOOD PLANNING AREA
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Richard Sigmon

Richard Sigmon

Monday, September 26, 2011

Date

City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department
Gina Copic, S.M.A.R.T. Housing Program Manager
(512) 974-3180, Fax: (512) 974-3112, regina.copic@ci.austin.tx.us

April 21, 2010 (revised from May 29, 2008)

S.M.A.R.T. Housing Certification (#60349)
GNDC Tillery 4-Acre Project

TO WHOM IT MAY CONCERN:

The Guadalupe Neighborhood Development Corporation (development contact: Mark Rogers; 512-479-6275 (o); gndc@sbcglobal.net) is planning to develop a **28 to 30 unit single family** development in the Govalle Neighborhood Planning Area at 1126 Tillery Street.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because 100% of the units will serve a household with income at or below 80% MFI (including 50% of units at or below 60% MFI and 25% of units at or below 50% MFI), the development will be eligible for 100% waiver of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council. Expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit
Site Plan Review

Misc. Site Plan Fee
Building Plan Review
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification
Demolition Permit Fee

Move House onto Lot
Move House onto City Right –of-Way Fee
Land Status Determination
Board of Adjustment Fee
Parkland Dedication (*by separate ordinance*)

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer 482-5449).
- Submit plans demonstrating compliance with accessibility and transit-oriented standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that accessibility and transit-oriented standards have been met.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 512/974-3154 if you need additional information.

Javier V. Delgado
Neighborhood Housing and Community Development

Cc:
Meredith Highsmith, Capital Metro
Deborah Fonseca, PDR
Bettye Holey, Public Works
Chris Yanez PARD
Jennifer Golech, Cap Metro

Bettye Holey, Public Works
Gina Copic, NHCD
John McDonald, WPDR
Robby McArthur, AWU
Danny McNabb, WPDR

Maureen Meredith, NPZD
George Zapalac, PDR
Yolanda Parada, PDR
Bryan Bomer, Austin Energy
John Umphress, Austin Energy

City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department
Gina Copic, S.M.A.R.T. Housing Program Manager
(512) 974-3180, Fax: (512) 974-3112, regina.copic@ci.austin.tx.us

April 21, 2010 (revised from January 15, 2008 & March 2, 2006)

S.M.A.R.T. Housing Certification (#53657)
GNDC: Goodwin Avenue 7-Acre Project

TO WHOM IT MAY CONCERN:

The Guadalupe Neighborhood Development Corporation (Mark Rogers, 479-6275, gndc@sbcglobal.net), is planning to develop for rental and homeownership for ***50 to 60 total units*** **(combination of single family and multi- family units)**at the following addresses or legal descriptions in the Govalle NPA:

1. 2711 Goodwin Ave
2. Goodwin Ave - E 55.45 FT AV OF LOT 1 WOMACK ADDN SEC 1
3. Goodwin Ave - 7.018AC OLT 45&52 DIVISION A
4. 3501 Webberville Rd.
5. Goodwin Ave - 50 X 138 FT OLT 52 DIVISION A

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage, subject to attainment of the required zoning. Please note that this letter does not constitute a staff recommendation for a zoning case. Since all units will serve families at **80%** Median Family Income (MFI) or below (including 80% of units at or below 50-60% MFI), the development will be eligible for **100%** waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. Expected fee waivers include but are not limited to the following:

Capital Recovery Fees	Development Assessment	Subdivision Plan Review	Land Status Determination
Permits (Building, Mechanical, Concrete, Plumbing, Electrical)	Site Plan Review	Regular Zoning Fee	Building Plan Review
	Construction Inspection	Board of Adjustment Fee	Parkland Dedication (*by separate ordinance*)
	Demolition Permit	Zoning Verification	

Prior to filing of building permit applications and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer 482-5449 or John Umphress 482-5303).
- Submit the S.M.A.R.T. Housing Residential Completeness Check, Permit Application, and plans demonstrating compliance with visitability and transit-oriented standards to single-family permit intake staff at One Texas Center, 505 Barton Springs Road.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that Visitability standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the homes, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3154 if you need additional information.

Javier V. Delgado
Neighborhood Housing and Community Development Office

Cc:

M. Highsmith, Cap Metro	Chris Yanez, PARD	Yolanda Parada, PDR	Bryan Bomer, AE
Robby McArthur, AWU	John McDonald, PDR	Jennifer Golech, Cap Metro	Deborah Fonseca, PDR
Bettye Holey, PDR	Maureen Meredith, PDR	Danny McNabb, WPDR	George Zapalac, PDR

The Gardens Neighborhood Association

908 Calle Limon Austin, TX 78702

[redacted]

September 26, 2011

To Whom It May Concern:

I am writing on behalf of The Gardens Neighborhood Association to express support for the Guadalupe Neighborhood Development Corporation's funding application to develop much needed affordable rental and home-ownership opportunities at the Guadalupe-Saldana Net Zero Subdivision. The "Net-Zero" designation is made possible through a generous donation of solar arrays from Austin Energy that make sixty homes capable of producing as much energy as consumed on an annual basis.

GNDC is a 501©(3) neighborhood-based nonprofit corporation dedicated to improve the residential character of the neighborhoods and the quality of life of the residents it serves. During the past 30 years GNDC has emerged as a model for community-based development. It was one of the first non-profit organizations to build affordable new single-family housing in Austin, and it was the first non-profit to develop single-family housing as part of the City of Austin's S.M.A.R.T. Housing™ developer incentive program. GNDC has also moved to a leading position among the builders of "green" affordable housing in Austin, Texas.

GNDC has been easily one of the most active and productive non-profit affordable housing providers in Austin and our neighborhood organization welcomes the additional affordable housing that GNDC has proposed and is very much needed in the east Austin.

Funding support from the Austin Housing Finance Corporation can help ensure that GNDC will continue providing very affordable, high-quality housing in a market that is no longer affordable for many working families in its service area.

Thank you for your consideration, and please contact me with any questions you may have.

Sincerely,

Johnny Limon

Johnny Limon

President

City of Austin
Planning and Development Review Department
C/o Susan Walker
PO Box 1088
Austin, TX 78767-8810

September 10, 2009

Dear Ms. Walker,

I'm writing in support of the two variances sought by the Austin Community Design and Development Center (ACDDC) and the Guadalupe Neighborhood Development Corporation (GNDC) for the Guadalupe/Saldana Net-Zero Subdivision at 2721 Goodwin in East Austin (Case #C15-2009-0099).

I understand that these variances are asking for the following two provisions: a parking reduction from multi-family requirements (135 spaces) to single-family requirements (120 spaces), since the uses (single-family, two-family, and townhome) are all low density and compatible with single-family type development; and, in order to access the homes that are located to the east of the open space/drainage basin, a variance to put the private drive in the compatibility setback which is normally required (25') between multi-family and single-family zoning districts.

In the past few months, ACDDC and GNDC have organized several charrettes with our neighborhood residents through the Govalle Neighborhood Association (GNA). As Co-Presidents of the (GNA), both Corinne Carson and I have publicized these group-think meetings and have attended several of them along with our fellow residents.

The exchanges were informative, inclusive and remained open to input. As a result, I feel comfortable in speaking on behalf of our neighborhood in saying that we see no issue with the two variances requested.

We are excited about the new development, love the idea that it will provide affordable housing to keep east side residents in the area and are pleased with the level of cooperation sought by the ACDDC/GNDC team.

We are proud to have one of Austin's first net-zero, environmentally friendly developments in our midst.

Please know that we support for the variances requested for case #C15-2009-0099).

Coordially,

Nine Francois, Co-President, GNA
3301 Govalle Avenue
Austin, TX 78702
[redacted]

Corinne Carson, Co-President, GNA
3611 Govalle Avenue
Austin, TX 78702