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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 2011-12 Action Plan goals and policy direction from the Austin City Council.

Project Name: Guadalupe -Saldana Net Zero Subdivision Home Ownership

Project Address: 1126 Tillery & 2711 Goodwin. Webberville Rd, Tillery St, Goodwin Ave **Zip Code** 78702

Total # units in project: 90 to 110

Total #units to be assisted with AHFC Funding: 4 in this phase. 90-110 in final project build out

Project type: Acquisition Rehabilitation Acquisition & Rehabilitation New construction

Amount of funds requested: \$703,450 **Terms Requested:** 0%, 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 **Contact Telephone #** **E-mail address**

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]
Signature of Authorized Officer

October 11, 2011
Date

Executive Director
Title

Scanned
10-11-11

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 is requesting \$703,450 in Austin Housing Finance Corporation (AHFC) financing to construct four homeownership units, as indicated on the attached site plan, to be located at the Guadalupe-Saldana Net Zero subdivision. One of these units has been designed as a fully accessible unit.

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

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. Phase I of the infrastructure improvements, which include the sites for these four homes, are underway. These improvements are scheduled to be completed and ready for housing construction in April of 2012.
2. One hundred percent of the predevelopment and design work, including construction documents, for all 90 units of single-family and townhouse units have been completed. Housing construction is now permit-ready.
3. At this point in time, the AHFC has invested less than \$30,000 per unit in a 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 specific housing units before September 30, 2012 or Austin Energy's commitment will be in serious jeopardy. The installation of the solar arrays is dependent on the start of housing construction by no later than May 2012. At least one of the four proposed homes will be fully net-zero energy and the remaining three, if not net-zero, are designed as "net-zero capable".
5. GNDC is working to ensure that these homes 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, even if a traditional mortgage is used, it is anticipated that mortgages will range from as little as \$50,000 to no more than \$140,000. This means the Project will offer homeownership opportunities to a greater range of low-income households than non-land trust projects.

To provide perspective on comparable sales in the area, the average listing price for homes in the 78702 zip code was \$224,969 as of September 2011. In most instances, homes for sale in the 78702 zip code are older and in need of costly repairs and upgrades. At this average price, only households at 80% MFI or above can qualify for the mortgage needed to purchase these homes. Also, only households with these higher income levels can afford the property tax burden and upkeep.

Financial investment from AHFC will provide low-income households, the majority being from the neighborhood and GNDC's service area, an opportunity to own their home and the ability sustain this ownership through minimal taxes, and unprecedented energy efficient design.

The 2011 Texas Legislature made progress in establishing a community land trust by passing Senate Bill 402. This bill, effective January 1, 2012, will allow a city and/or county to designate a nonprofit organization as a community land trust that would acquire and hold land for the purpose of providing affordable housing. The governing body of any taxing unit can adopt the 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 Austin City Council, Travis County Commissioners and Travis County Appraisal District in designating organizations for land trusts and developing an appropriate method for tax exemption and property valuation for land trust properties.

The community land trust is beneficial to the homebuyer, GNDC and the City of Austin. It is beneficial to the homebuyer because it significantly reduces the mortgage amount they would need to secure to buy the property and reduces the annual tax burden because only the improvements will be taxed. It benefits 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.

Because a land trust home is still unprecedented in the Texas, it is currently impossible for eligible buyers to secure a mortgage for an improvements-only property sold in a community land trust arrangement. This means that private loans for the construction of housing in a land trust simply do not exist.

Even grants from foundations are difficult to obtain for this type of project. In June of 2011, GNDC submitted a \$50,000 grant application to the Texas Foundation Funds 2011 to assist with the construction costs of the fully-accessible unit, but was unsuccessful.

AHFC financial assistance appears to be the only source that allows GNDC to proceed with housing construction and effectively provides homebuyers a mortgage because GNDC can establish a mortgage payment based solely on the buyers ability to pay. GNDC not only will be able to service the mortgage but will also be able to adjust it as necessary when taxes or insurance amounts increase so that the mortgage should remain affordable throughout its term. Because property taxes for land trusts have never been applied in Texas, being able to adjust the mortgages for these first land trust homebuyers will avoid the possibility that the homeowner will "be taxed out" of their new home.

GNDC intends to leverage this AHFC investment to secure additional financing needed to create more affordable and long-term home ownership opportunities at the Guadalupe-Saldana Net Zero Subdivision. GNDC will also apply mortgage payments collected on these homes towards down payment assistance to future buyers of these homes or other eligible program uses.

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

Attached is the Guadalupe-Saldana Net Zero Subdivision site plan which highlights the four proposed home-ownership units.

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 \$703,450 in AHFC funds (in the form of a 0% interest, 99-year deferred, forgivable loan) to meet the construction costs for these four units. A construction contingency/developer fee of 10% is included in these costs to meet any unforeseen expenses and cost overruns due to changing construction material and labor costs. In exchange, GNDC will provide the City of Austin with a 99-year commitment to maintain 4 affordable homeownership units with an affordability period of 99 years. As mentioned, one of these homes has been designed to be fully-accessible..

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 meet predevelopment and construction costs. They have 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 and the Environmental Protection Agency have contributed approximately \$140,000 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. GNDC has partnered with the Jeremiah Program which received a \$1,500,000 grant to develop a multi-family rental housing community center in this subdivision. \$1,000,000 of this grant is available in 2012 and is conditioned on 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.

1 3-bedroom, 2 bath single-family unit with 1,364 square feet designed as "Net-Zero" and fully-accessible for persons with mobility disabilities

1 3-bedroom, 2 bath single-family unit with 1,396 square feet designed as "Net-Zero capable" and adaptable for persons with mobility disabilities

1 3-bedroom, 2 bath single-family unit with 1,376 square feet designed as "Net-Zero capable" and adaptable for persons with mobility disabilities

1 2-bedroom, 2 bath single-family unit with 980 square feet designed as "Net-Zero capable" and adaptable for persons with mobility disabilities

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 most or all of the homes on the 4-acre site, will be in a land trust. This means the homebuyers of Land Trust homes 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 vary according to the buyer's ability to pay principal after paying for their tax and insurance escrow; while spending approximately 30% of their gross income on the total principal, taxes and insurance. No interest charge is anticipated.

Sales prices will be based on an independent appraisal, but the mortgage will depend on whether or not the unit is part of a land trust sale and on the buyer's income; thus the affordable mortgage, of the buyer. The sales price will be the appraised value of the property (if not in a land trust) or the house/improvements only, if it is in a land trust. Because of the current mortgage lending market and the fact that there has not yet been a house sold in a land trust in Texas, the eligible buyer will not be able to secure a mortgage for an improvements-only property. For this reason, the A & D funds from AHFC will be used, in effect, first to build the homes and then to create a mortgage that

will be based on what is affordable to the low-to-moderate income buyer; applying approximately 30% of their gross income towards principal, taxes, insurance and land lease fee. 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. A minimum principal payment will be determined so that the Buyer will build equity over time as they make payments. The rate at which the Buyer builds equity will depend on the property value increasing above the initial independent appraised value and the owner's payments towards principal.

GNDC will establish a Guadalupe-Saldana Land Trust Account for principal payments that will be used to assist future buyers of the land trust homes in the event home values increase significantly. Ideally, in the near future, traditional mortgage lenders will begin providing mortgages for land trust homes in Texas and future buyers of these first homes will be able to bring a private mortgage to the purchase of these and other land trust homes. This would ensure that funds will be available to assist future buyers, even those with extremely low incomes.

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 opportunities available to first-time homebuyer with a range of incomes between 40% and 80% of the Area Median Family Income.

The target for the overall community 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

Specific to these four home-ownership units, the target is to have 1 of the buyers will be at or below 50% MFI, 2 buyers will be at or below 60% MFI, and the remaining buyer will be at or below 80% of the MFI. Priority will be given to households with generational ties to the Govalle-Johnston Terrace Neighborhood and to GNDC's East Austin service area.

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 census tract 8.01 and 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 (Design)	Jones-Carter			
Engineering (MEP)	Bothne Engineering		X	
Construction Lender	AHFC (pending)			
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)	2008-11 completed
Securing and packaging project financing	In progress
A & E Design Work	Completed
Construction Specifications and Cost estimates	Sept. 2010 Completed
Construction Bids (infrastructure)	Completed
Construction Start (infrastructure improvements)	October 2011
Site Work & Infrastructure Complete	April 2012
Construction Start of Housing (Phase I)	April 2012
End/ Completion of Construction of 4 homes	September 2012
Marketing and Sales	Ongoing
Project Completion – Phase I (i.e., all homes conveyed to low to moderate income buyers)	October 2012

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 Avenue Conversion Project	7	Rehab	Homeownership	1984
Guadalupe Conservation Project	10	New	Rental	1984
Revolving Loan Repair Program	48	Rehab	Ownership	1984-85
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 Project	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 10 th 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
Rental Units SOL	8	New	Rental	2009
Home Ownership SOL	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.

GNDC plans to build 110 units on the 11-acre subdivision in phases. Housing construction should begin as each phase of infrastructure improvements is completed. With over 30 years of experience, GNDC has completed similar projects although on a smaller scale. Phase I of the infrastructure improvements are currently subject to Davis-Bacon and other Federal Labor Standards. GNDC has experience with such requirements, for example, in 2008 GNDC completed a multi-family project that had Davis-Bacon requirements. Davis-Bacon requirements will not be applicable to the construction of these four houses.

There is no relocation involved in this project, although GNDC has dealt with the U.R.A. and relocation in the past. The presence of soil containing lead is being remediated in this project per State guidelines with assistance from the City of Austin Brownfield Redevelopment Office, the Texas Commission on Environmental Quality, and the United States Environmental Protection Agency.

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	\$194,700		
Geotechnical (soils)		\$22,000		
Sustainable Design	\$16,500			
Architectural	\$12,300	\$288,000		
Landscape Architecture		\$22,000		
Site Design/Engineer's Report	86,228	\$1,800		
Energy Modeling	\$24,672			
Ecological Planning	\$21,000			
HERS Rater	\$15,000	\$1,500		
Environmental Review	\$131,991			
Survey	\$6,800	25,000		
Contingency				
SUB-TOTAL PREDEVELOPMENT	\$336,991	\$555,000		
TOTAL PREDEVELOPMENT	\$891,991	\$555,000		
ACQUISITION				
Site and/or Land		\$1,000,000		1126 Tillery - 4 acres

Land (Donated lot)	\$63,000	\$110,000		Prior A&D 2 lots
Land (Guadalupe-Saldana)	\$86,300			7.2 acres
TOTAL ACQUISITION	\$1,259,300	\$1,110,000		110 Units total planned
CONSTRUCTION				
Infrastructure				
Paving and Dirt/ Site work	\$1,041,081	\$537,210		
Site Erosion Controls	\$102,693	\$86,175		
Water	\$326,596	\$76,010		
Waste Water	\$305,465	\$164,755		
Drainage	\$659,318	\$254,400		
Total Infrastructure costs for 11 Acre site supporting 90 units				Subtotal of infrastructure \$2,435,153
Electrical Infrastructure	\$271,680	\$101,750		
Landscaping		\$167,425		
Solar Electric and Thermal Arrays	\$1,575,000			Austin Energy Donation
New Construction (4 units of 90 total units)	\$13,037,500		\$639,500	Construction costs @ \$125 per sq. ft for 5,116 sq. ft. Higher than usual costs in order to achieve Net -/Zero & Net-Zero capable homes.
Construction Contingency- 10% Construction Costs	\$1,303,750	\$112,275	\$63,950	*\$651,875 will be deferred
TOTAL CONSTRUCTION	\$18,623,083	\$1,500,000	\$703,450	90 Units of 110 planned
SOFT & CARRYING COSTS				
Legal	\$5,000			
Audit/Accounting	\$10,000			
Title/Recording	\$30,000			
Architectural (Inspections)	N/A			Included in predevelopment costs
Construction Interest	\$40,000			
Construction Period Insurance	\$10,000			
Construction Period Taxes	\$10,000			
Marketing				
Davis-Bacon Monitoring				
Developer Fee- 5% hard costs	\$930,000			*For these homes, no developer fee except what remains of construction contingency.
TOTAL SOFT & CARRYING	\$1,035,000			
TOTAL PROJECT BUDGET	\$21,809,374	\$3,165,000	\$703,450	

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 Funds (Predevelopment, Acquisition, Construction, Soft Costs)
	Term	Interest Rate	Amount	Evidence (Deed, Sales Contract)	
Owner Equity			\$5,429	Deeds	Acquisition \$149,300: 4 of 110 Units
Guadalupe Neighborhood Development Corporation			\$4,667	Receipts	Soft/Carrying Costs: 4 of 90 units
Private Financing (List Lenders Below)					
TBD	TBD	TBD		TBD	
Other Sources (List Below)					
Enterprise Community Partners	Grant		\$4,667	Award & Loan	Predevelopment
Kresge Foundation	Grant		\$4,440	Award	Predevelopment
Austin Energy	Donation		\$26,250	Letter/City Budget	Hard Costs: 1 of 60 units
Austin Brownfields Redevelopment Office	Donation		\$4,800	Email statement	Predevelopment \$131,991: 4 units of 110
Prior G.O. Bond Funds	99-year	0%	\$40,364	Deeds/Contract	Acquisition \$1,110,000: 4 units of 110
Prior CDBG Funds	99-Year	0%	\$54,545	Infrastructure Ph 1	Hard Costs \$1.5M: 4 units of 110
Proposed AHFC Funds	99-year	0%	\$703,450	Housing Construction	Hard Costs: 4 units

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit (4 units)
Predevelopment	\$13,907	\$3,476.75
Acquisition	\$45,793	\$11,448.25
Hard Costs	\$784,245	\$196,061.25
Soft & Carrying Costs	\$4,667	\$1,166.75
Other Costs	\$0	\$0
Total Project Costs	\$848,612	\$212,153

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 AHFC FUNDS	\$757,995
TOTAL OTHER FUNDS	\$90,617
LEVERAGE % – AHFC FUNDS	11%

TABLE D: AFFORDABILITY DATA

	House Model One	House Model Two	House Model Three	House Model Four
	<60% AMFI	<60% AMFI	<60% AMFI	<80% AMFI
Number of Bedrooms	2	3	3	3
Square Footage	980	1,364	1,376	1,396
Anticipated Sale Price <i>*Sales price will be the appraised value of property sold: land & house, or house only</i>	TBD	TBD	TBD	TBD
Borrower Contribution (cash)	\$1,000	\$1,000	\$1,000	\$1,000
Homebuyer Subsidy (List all sources separately)	N/A	N/A	N/A	N/A
	*lien is for appraised value			
Total Maximum Mortgage Amt.	*30% of buyer's income			
Monthly Maximum Land Lease	\$25			
Monthly Maximum Principal				
Monthly Interest				
Estimated Monthly Taxes	\$275			
Estimated Monthly Insurance	\$60			
TOTAL Estimated PITI	\$500 to \$1,200			

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, The Gardens Neighborhood Association and the Govalle-Johnston Terrace Plan Contact Team. 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.



**Scoring Criteria
Acquisition & Development Program**

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

REQUIRED INFORMATION:

- | | | | |
|----------------------------|-------|------------------------------|-------|
| 1. Applicant Information | _____ | 9. Experience/Qualifications | _____ |
| 2. Nonprofit List of Items | _____ | 10. Project Budget | _____ |
| 3. Project Description | _____ | 11. Funds Proposal: | |
| 4. Site Control/Value | _____ | a. Sources | _____ |
| 5. Zoning | _____ | b. Uses | _____ |
| 6. S.M.A.R.T. Housing | _____ | c. Leveraging | _____ |
| 7. Development Team | _____ | 12. Community Engagement | |
| 8. Development Schedule | _____ | 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) 0

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) 0

	<u>CHDO or Non-Profit</u>	<u>For-Profit</u>
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 108

APR 06 1981

CLERK I.C.
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 exclu-~~sively 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 corresponding 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:

<u>NAME</u>	<u>ADDRESS</u>
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:

<u>NAME</u>	<u>ADDRESS</u>
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

Sr. Amalia Rios csc.

SR. AMALIA RIOS

Guadalupe Rios

GUADALUPE RIOS

Joe Sanchez

JOE SANCHEZ

The persons
NAME
Address
Amalia Guajardo
Candelario Hernandez
Mike Gutierrez
Candelario Hernandez
Mary Helen Lopez

817 E. 9th Street, Austin, Texas
1106 E. 8th Street, Austin, Texas
809 E. 9th Street, Austin, Texas
1113 E. 8th Street, Austin, Texas
1113 E. 8th Street, Austin, Texas
1204 E. 6th Street, Austin, Texas

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

My commission expires:

October 31, 1984

Virginia R. Holland

THE STATE OF TEXAS

COUNTY OF TRAVIS

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.



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 im-
pressed hereon the Seal of State at my office in
the City of Austin, this

22nd day of October A. D. 19 82

Maud A. Allan
Secretary of State

dem



Internal Revenue Service
District Director

Department of the Treasury

FEB 9 1983

Date: FEB 04 1983

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

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:WBJ

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.

1100 Commerce St., Dallas, Texas 75242

(over)

Letter 1045(DO) (6-77)

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.

Letter 1045(DO) (6-77)

Department of the Treasury
Director, Exempt Organizations

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

Date: MAY 24 2000

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

Employer Identification Number:
[REDACTED]

Document Locator Number:
310069476EO

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**

<u>NAME, POSITION & WORK</u>	<u>ADDRESS & PHONE</u>
Joseph Martinez, President Executive Director Tx Criminal Defense Lawyers Assoc.	301 Canvassback Drive Buda, Texas 78610 Cell [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 <i>Low to mod-income neighborhood resident</i>	1417 Fairwood Rd. Austin, Texas 78722 Cell [REDACTED]
Olivia Montez, Director St. Edwards University Bookkeeper <i>Residence in low to mod-income census tract</i>	1506 Canterbury Austin, Texas 78702 Hm [REDACTED] Cell [REDACTED] Wk 448-8785
Michael Guajardo, Secretary Internal Revenue Service Investigator <i>Residence in low to mod-income census tract</i>	1111 E. 8 th Street Austin, Texas 78702 Hm [REDACTED] Wk 464-3032
Doris Bell, Director Retired <i>Low to mod-income GNDC tenant</i>	1007 Waller Street Austin, Texas 78702 Hm [REDACTED]
Jesse Hernandez, Director Hampton Inn Engineer <i>Low to mod-income GNDC tenant</i>	904-A Lydia Street Austin, Texas 78702 Cell [REDACTED] Hm [REDACTED] Wk [REDACTED]
Johnny Limon, Director Retired <i>Low to mod-income neighborhood resident</i>	908 Calle Limon Austin, Texas 78702 Hm [REDACTED] Cell [REDACTED]

<u>GNDC STAFF</u>	<u>PHONE NUMBERS</u>
Mark Rogers, Executive Director	[REDACTED]
Yolanda Aleman-Limon, Property Manager	[REDACTED]
Cassandra Ramirez, Development Associate	[REDACTED]
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 construction of a housing community center, in partnership with the Jeremiah Program, to be located at the Guadalupe-Saldana Net Zero Subdivision (the "Project"), at a regular meeting of the Board of Directors held on September 26, 2011, unanimously approve that the Executive Director, on behalf of the Corporation, submit an application to the Austin Housing Finance Corporation in the amount needed to construct said housing community center, 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 households 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;

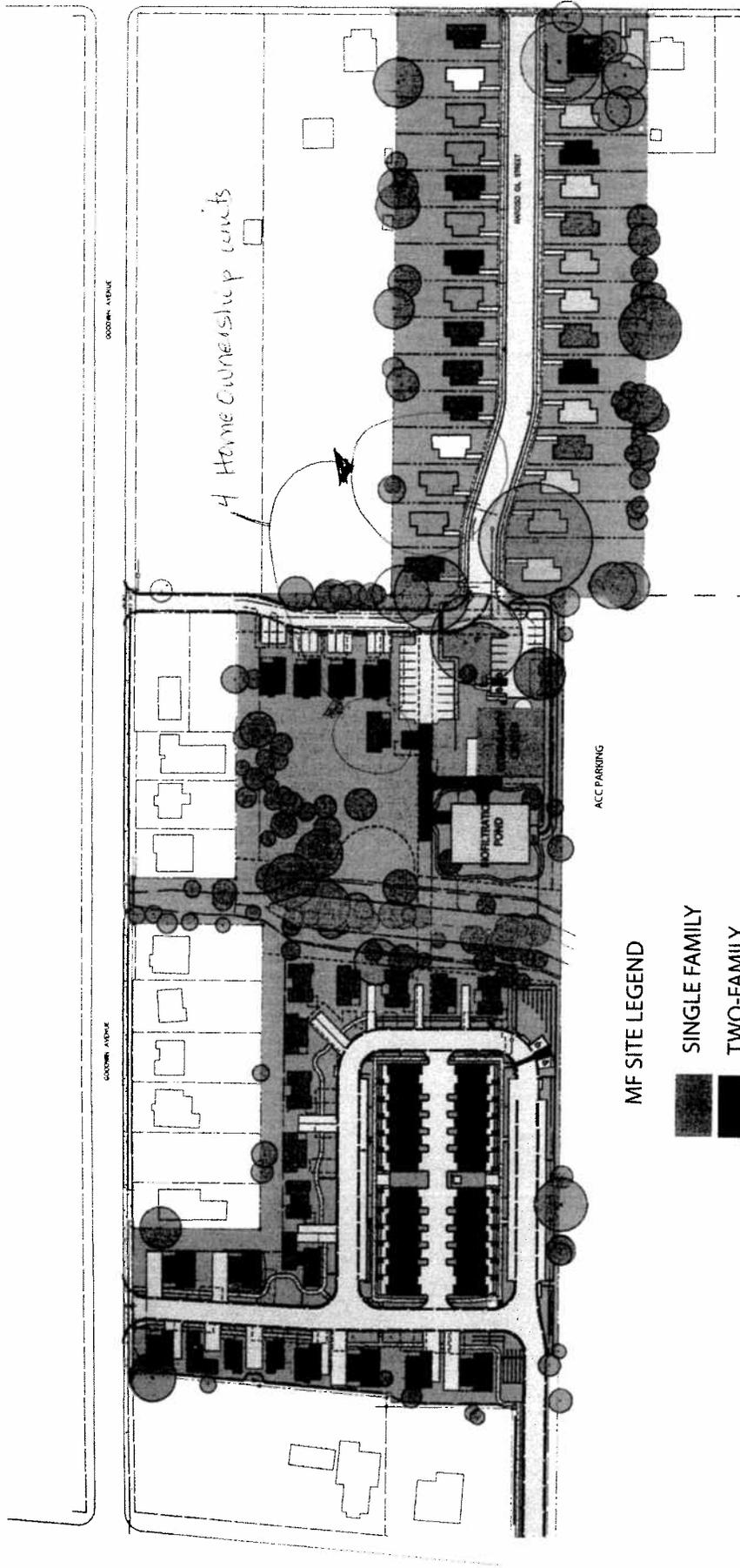
IN WITNESS WHEREOF, this Resolution is made this 26th day of September, 2011

_____, 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

GUADALUPE-SALDANA NET-ZERO SUBDIVISION SITE PLAN



-  SINGLE FAMILY
-  TWO-FAMILY
-  TOWNHOME

4-ACRE SITE LEGEND

- | | | | |
|-------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|--------------|
|  | KRDB |  | HATCH |
|  | STUDIO MOMENTUM (2-BR) |  | HATCH-A (N) |
|  | EXISTING |  | HATCH-B (N) |
|  | KRDB-A (N) |  | HATCH-A (S) |
|  | KRDB-B (N) |  | HATCH-B (S) |
|  | KRDB-C (N) |  | HATCH 2-BR |

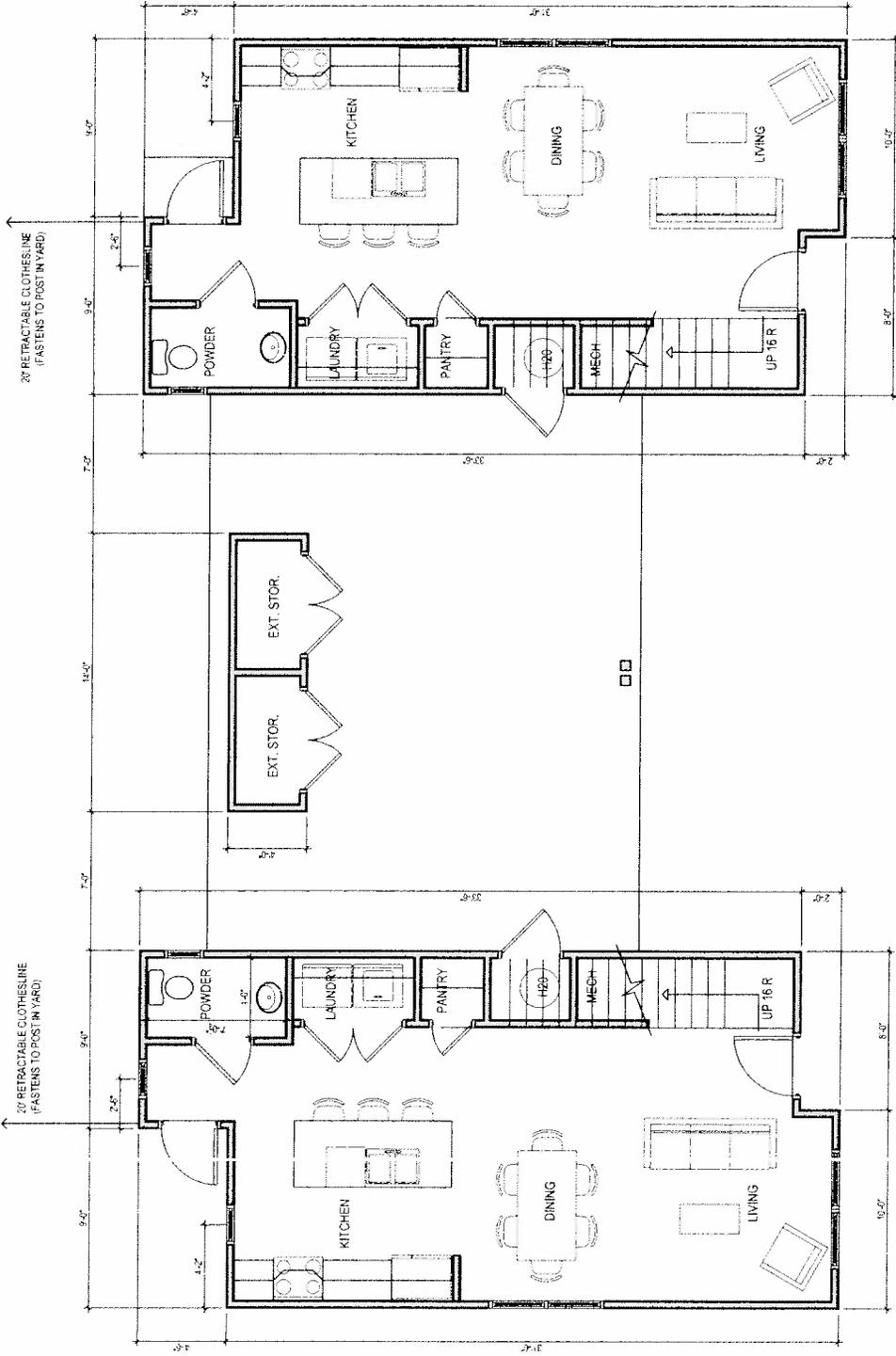


SCALE:

5/3/2010

Map of 11+ acre subdivision indicating nearby bus stops





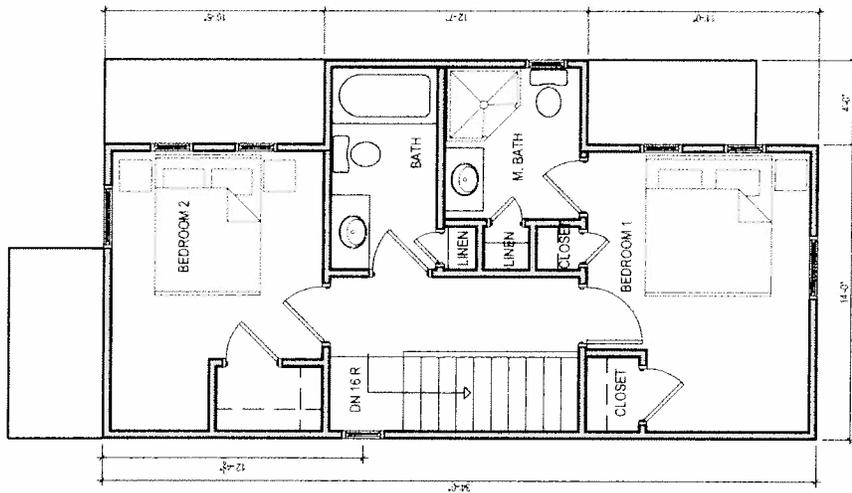
NORTH UNIT

SOUTH UNIT

FIRST FLOOR PLANS

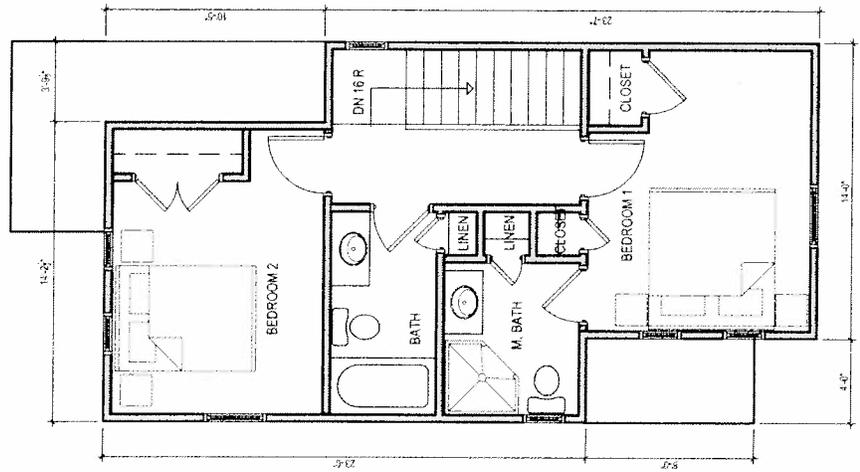
01

SCALE: 1/8" = 1'-0"



NORTH UNIT

01 SECOND FLOOR PLANS
 SCALE: 1/8" = 1'-0"



SOUTH UNIT



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 *

RESIDENTIAL 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 *

RESIDENTIAL 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

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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

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 *

RESIDENTIAL 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

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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

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 *

RESIDENTIAL 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

02-0714-0138

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 *

RESIDENTIAL 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

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 *

RESIDENTIAL 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

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@a.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	Misc. Site Plan Fee	Move House onto Lot
Building Permit	Building Plan Review	Move House onto City Right
Concrete Permit	Construction Inspection	-of-Way Fee
Electrical Permit	Subdivision Plan Review	Land Status Determination
Mechanical Permit	Misc. Subdivision Fee	Board of Adjustment Fee
Plumbing Permit	Zoning Verification	Parkland Dedication (<i>by</i>
Site Plan Review	Demolition Permit Fee	<i>separate ordinance</i>)

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 Foley, Public Works
Chris Yanez PARD
Jennifer Golech, Cap Metro

Bettye Foley, Public Works
Gina Copic, NHCD
John McDonald, WPDOR
Robby McArthur, AWU
Danny McNabb, WPDOR

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@a.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 Construction Inspection Demolition Permit	Regular Zoning Fee Board of Adjustment Fee Zoning Verification	Building Plan Review Parkland Dedication (by separate ordinance)

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
Robby McArthur, AWU
Bettye Holey, PIDR

Chris Yancz, PARC
John McDonald, PIDR
Maureen Meredith, PIDR

Yolanda Parada, PIDR
Jennifer Golech, Cap Metro
Danny McNabb, WPDR

Bryan Bomer, AE
Deborah Fonseca, PIDR
George Zapalac, PIDR

The Gardens Neighborhood Association

908 Calle Limon Austin, TX 78702



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,

A handwritten signature in cursive script that reads "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

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

***GAIN- Guadalupe Association for an Improved
Neighborhood***

1111 East 8th Street - Austin, Texas 78702

512-479-6275

September 26, 2011

To Whom It May Concern:

I am writing on behalf of GAIN to express support for the Guadalupe Neighborhood Development Corporation's funding application to develop a supportive housing community center to be located in the Guadalupe-Saldana Net Zero Subdivision. This project is in collaboration with the Jeremiah Program - a non-profit that assists single moms and their children to break the cycle of poverty by providing a supportive community of affordable housing, licensed developmental childcare, Life Skills programming, individual coaching and Empowerment Training.

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 east Austin.

Funding support from the Austin Housing Finance Corporation can help ensure that GNDC and its partners 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,



Michael Guajardo

President