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RENTAL HOUSING DEVELOPMENT ASSISTANCE (RHDA)
Application for Rental Development Financing

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: East 7th Street TOD Housing: The Guad TOD

Project Address: 908-916 East 7th Street **Zip Code** 78702

Total # units in project/property: 10

Total # units to be assisted with RHDA Funding: 10

Project type: Acquisition Rehabilitation New construction Refinance Rent Buy-Down

Amount of funds requested: \$952,000 **Terms Requested:** 99 years, deferred, forgivable

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**

[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

Mark C. Rogers
Signature of Authorized Officer

Nov 15, 2011
Date

Executive Director
Title

5. _____ Any other population **not defined above** but who would otherwise be eligible for or need permanent supportive housing services.
 NUMBER OF UNITS _____

NOTE: APPLICANTS CHECKING C.1, C.2, C.3, or C.4 ABOVE MUST COLLECT AND REPORT INFORMATION INTO THE HOMELESS MANAGEMENT INFORMATION SERVICE (HMIS)

4. Project Description. Provide a brief project description that addresses items “A” through “L” below.

a. Describe the tenant population, income levels, and services, if any, to be provided to or made available to residents.

GNDC is requesting funding to assist with the construction of a ten-unit multi-family project located within the Plaza Saltillo Neighborhood Center Transit-Oriented Development District. This housing will serve tenants with incomes that range from 0%-80% of the Area Median Family Income and will provide a 99-year affordability period. GNDC owns the land for this project free and clear and will donate it for this development.

A two-bedroom-two bath unit will be set aside as a permanent supportive housing unit that will assist families with children that are homeless, near homeless, or those that are transitioning from emergency shelter/transitional housing due to abuse or natural disasters, such as the recent wildfires that affected several parts of Central Texas and destroyed over 1,400 units of housing. GNDC’s goal is to provide a family in need with very affordable housing in addition to connecting them with appropriate case management and supportive services that will foster stability and self-sufficiency.

GNDC anticipates that the supportive housing needs of the family occupying the supportive housing unit are unique and should be tailored to the family being served. GNDC will act as a service coordinator for the occupant and will connect them with an appropriate case manager and services that may include mental health counseling, classes in financial literacy, job training, parenting skills and referrals to community resources that range from transportation, health services, and child care to name a few.

Included with this application are letters of intent from nearby supportive service providers Any Baby Can and Caritas (located within walking distance from the site,) and SafePlace.

GNDC recently completed an analysis of its tenant population. The assessment revealed the following:

- Nearly twenty percent of GNDC’s clients have a household member with a disability.
- Twenty percent of GNDC’s clients are elderly.
- Fifty two percent of GNDC’s tenants are female-headed households.
- Ten percent of GNDC’s tenants maintain incomes at or below 30% of the AMFI.
- Fifty percent of GNDC’s tenants maintain incomes at 30%-50% AMFI
- Ninety eight percent of GNDC’s residents are racial minority
- The average GNDC tenant income per household is \$28,654.90

GNDC recently completed an analysis of its extensive waitlist. The assessment revealed the following:

- There are over 485 applicants on the GNDC waitlist with generational ties to GNDC’s service area.
- Fifty four percent of GNDC’s waitlist maintain incomes at or below 30% of the AMFI.

b. Include the type of structure (multi-family or single-family), number and size of units in square feet.

The proposed housing is a multi-family project with the following unit mix:

<u>Unit Mix</u>	<u># of Units</u>	<u>SqFt</u>
2 Bedroom 2 Bath	2	1,468

2 Bedroom 2 Bath Permanent Supportive Housing Unit	1	1,042
3 Bedroom 2.5 Bath	2	1,552
1 Bedroom 1 Bath	3	600
Efficiency/SRO units	2	500
TOTALS	10	9,882

Attached to this application are schematic plans and an elevation developed to date for this project.

- c. Indicate whether the property is occupied at the time this application is being submitted.** There are two, three bedroom- two bathroom houses currently on site (with occupants) that will be demolished at GNDC's expense. The relocated tenants will have priority at the new housing development. GNDC has experience in relocating tenants in compliance with URA requirements and will develop a relocation plan suitable to the funding source guidelines.

GNDC anticipates relocating the household residing at 914 East 7th Street to another GNDC rental housing by November 1, 2011 for reasons unrelated to this application and proposed housing. Therefore, GNDC has prepared the following relocation budget, per Section 104(d) of the Uniform Relocation Act, for the household residing at 908 East 7th street. If comparable GNDC rental housing is unavailable and or un-agreeable to the household to be relocated, GNDC will assist the household in finding suitable and comparable market rent housing and will provide the tenant with replacement housing payments so that the tenant's housing expenses and rental payments remain unchanged due to relocation. GNDC has calculated a Total Tenant Payment of \$8,760 which has been developed based on the following criteria:

- Current fair market rent for a three bedroom unit is \$1,296.
- The household to be relocated is currently paying \$975 in monthly rent with an average utility payment of \$175. \$1,150 represents 30% of the tenant's monthly household income.
- Replacement housing payments under section 104(d) are calculated on a 60 month period.

Total Tenant Payment= Comparable Dwelling Rent – Rent and Utilities = \$1,296 - \$975 - \$175 = \$146 X 60 months = \$8,760

\$8,760 is the estimate amount of rental assistance that the displaced household is eligible to receive based on a rent-to-rent calculation

<u>Relocation Budget</u>	<u>Estimate Costs</u>
Reasonable moving costs and related moving expenses*	\$3,500
Total Tenant Payment	\$8,760
TOTALS	\$12,260

*Reasonable moving expenses include: transportation, packing and unpacking of personal property, disconnection and reinstallation/reassembly of household appliances and other personal property, temporary storage up to 12 months, transfer of telephone services and similar utility reconnections, and insurance for the replacement value of the personal property being relocated.

Tenants at 914 East 7th Street have provided a Move-Out Notification dated August 31, 2011, prior to this application for funding. The unit will become vacant as of November 1, 2011, and will remain vacant until a determination of funding availability for this application is provided.

- d. Indicate whether the project meets the requirements of the City's Vertical Mixed-Use (VMU) Ordinance, or is in a Planned-Unit Development (PUD) or Transit Oriented Development (TOD).**

Yes. The project is located within the Plaza Saltillo Neighborhood Center Transit-Oriented Development District.

- e. Indicate whether the project will preserve existing affordable rental units.**

- e. **Indicate whether the project will preserve existing affordable rental units.**
Yes. GNDC will construct affordable housing on a site that has been dedicated as affordable housing for almost 30 years. Although the existing housing is affordable, the property no longer has any legal requirements for affordability. The new housing will have legal requirements for AN affordability period of 99 years.
- f. **If there are existing structures, provide documentation from the taxing authority or another third-party source indicating the year the structure was built.**
See attachment for TCAD documentation for existing structures on site.
- g. **Indicate the number of units reserved for Housing Choice Voucher holders (Section 8).**
One unit will be reserved for a household with a Section 8 voucher. Eligible applicants with Section 8 vouchers will be selected on a first-come, first-served basis.
- h. **Indicate the number of units that are or will be made accessible and adaptable for persons with mobility, sight or hearing disabilities.**
The units will be adaptable for persons with mobility disabilities and will be adaptable for persons with hearing or sight disabilities.
- i. **Demonstrate the Project's compatibility with current Neighborhood Plan (if applicable).**
The proposed project is in compliance and compatible with the Central East Austin Neighborhood Plan.
- j. **In addition to providing an Itemized Development Budget through your response to Question 12 below, summarize the key financials of the project, clearly indicating the total project cost, the amount and intended use of AHFC funds being requested, and the amount(s) and provider(s) of other funding and the stage of those funding commitments.**

Total development costs, including the demolition of the existing structures, is estimated at \$1,999,760. Hard construction costs (including materials, labor, contingency, and construction fees) are projected to be \$1,375,000. GNDC is contributing the land to this development at a value of \$362,199. GNDC is also contributing funding for demolition of the two existing structures at a value of \$13,000.

GNDC is requesting \$952,000 in RHDA funds set as a 0% interest, 99-year, forgivable loan from AHFC for all ten units, or \$95,200 per unit. GNDC is seeking private financing, in the amount of \$535,000 set at 6% for a 30 year term. GNDC has received \$10,000 in grant funding from Bank of America that has been applied to the predevelopment costs associated with this project. The majority of this grant funded the architectural schematic design developed to date. GNDC has not secured additional financing to date.

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

- k. A map (8 1/2" x 11") indicating the property location and the distance to the nearest Capital Metro Transit Stop to which residents will have access.

See attached location map with nearest Capital Metro stops.

- l. **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. The census tract is 9.01.

5. Site Control and Demonstration of Value

Include evidence of site control such as a warranty deed or an current earnest money contract, and provide a real estate appraisal or current tax documentation that substantiates the value of the project. Included with this application are TCAD documentation for the site confirming ownership by GNDC.

A comparable ten-unit project within close proximity to the proposed housing project is difficult to locate. In lieu of a real estate appraisal, enclosed are tax documents for the nearby 12th Street Place Condominiums

12th Street Place Condominiums

Address	Description	TCAD Total Value
4103 E 12 th Street #1	3 bedroom/ 2.5 bath	\$193,576
4103 E 12 th Street #2	3 bedroom/ 2.5 bath	\$194,976
4105 E 12 th Street #1	3 bedroom/ 2.5 bath	\$187,496
4105 E 12 th Street #2	3 bedroom/ 2.5 bath	\$190,717
4107 E 12 th Street #1	3 bedroom/ 2.5 bath	\$189,323
4107 E 12 th Street #2	3 bedroom/ 2.5 bath	\$194,379
TCAD Value of 6 units:		\$1,150,467

41 Waller Condominiums

Address	Description	TCAD Total Value
41 Waller Unit #102	2 bedroom/ 1 bath	\$190,000
41 Waller Unit #103	2 bedroom/ 1 bath	\$199,363
41 Waller Unit #104	2 bedroom/ 1 bath	\$199,363
41 Waller Unit #105	2 bedroom/ 1 bath	\$199,363

TCAD Value of 4 units: \$788,089

Combined Total Value of 10 units: \$1,938,556

6. 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. Should the project be approved for funding, the appropriate zoning must be in place prior to execution of loan documents.

Attached.

7. 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.

8. Development Team. Identify below the persons or entities anticipated to be involved in the project, such as lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, property managers and consultants. Also, indicate if any person or entity involved 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 Neighborhood Development Corp.			X
Developer	Guadalupe Neighborhood Development Corp.			X
Architect	H+UO Architects			
Engineer				
Construction Lender	Mercy Loan Fund/Wells Fargo TBD			
Other Lenders				
Attorney	Texas RioGrande Legal Aid			X

Other Lenders				
Attorney	Texas RioGrande Legal Aid			X
Accountant	Montemayor Hill & Company	X	X	
General Contractor				
Consultant (if Applicable)				
Property Management Provider	Guadalupe Neighborhood Development Corporation (Yolanda Aleman-Limon)			X
Other:				

9. **Development Schedule.** Complete the grid below. You may re-order the steps according to the appropriate sequence for your project and to add in any other significant steps integral to your project's development. If the multiple properties are involved, provide a development schedule for each property.

	DATE(S)
Acquisition and/or holding	completed
Environmental and/or historic review (AHFC)	completed
Securing and packaging project financing	January, 2012
Architectural Design, Construction Specifications and Cost estimates	February, 2012
Construction Bids	June, 2012
Construction Start	August, 2012
Anticipated Draws (list all)	July, 2012 August, 2012 September, 2012 October, 2012 November 2012 December 2012 January 2013 February 2013
End Construction	February, 2013
Start of Rent-up	March, 2013
Completion & Operation	April, 2013

10. **Accessible and Adaptable Units.** Indicate the number of units proposed to be **accessible and adaptable** for persons with mobility, sight and hearing disabilities as required by RHDA Program Guidelines.

- 10 Units adaptable for persons with mobility disabilities
- 1 Units accessible for persons with mobility disabilities
- 10 Units adaptable for persons with sight and hearing disabilities
- 0 Units accessible for persons with sight and hearing disabilities

11. **Experience and Qualifications – Rental Development and Property Management**

- a. Is this the developer's first housing project? Yes No
- b. Completed projects (please list below):

COMPLETED PROJECTS BY APPLICANT				
Address	Number of Units	New or Rehab	Type of Property	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
RHDA 7-Unit Rental Project	7	New	Rental	2005-07
Lydia Street Alley Flat	1	New	Rental	2008
La Vista de Guadalupe	22	New	Rental	2008
1000 Lydia	1	Rehab	Rental	2009
Rental at Sol	8	New	Rental	2009
Home Ownership at Sol	6	New/Acquisition	Homeownership	2010

- c. Describe the **experience and qualifications** and the developer's ability and capacity to implement the proposed project.

The Developer has extensive experience with single-family and multi-family developments. Because there will be only nine units, the project will not require Davis-Bacon and other Federal Labor Standards. It is anticipated that one of the households living in the existing houses will be relocated. The relocated tenants will have first priority at the new housing development. GNDC has experience in relocating tenants and will develop a relocation plan suitable to the funding source guidelines. The presence or use products containing lead or asbestos is not an issue because the homes were constructed in 1983.

- d. Indicate who will provide **property management** services. Provide documentation to demonstrate the entity's level of experience and track record in operating properties of similar size, particularly income-restricted properties.

GNDC will provide property management. It has been managing rental property for over 30 years. Yolanda Aleman-Limon is the current manager. Ms. Aleman-Limon has been GNDC's property manager for eight years and has many years experience with government funded projects.

Please see the attached resume.

12. Detailed Project Budget. Use the following table, or comparable format, to provide a complete project budget. Add line-items as necessary. If this project has already received funding from AHFC, indicate by line item the amounts from the prior award.

DETAILED PROJECT BUDGET				
	Cost	Prior award of RHDA Funds (if any)	RHDA Funds Requested	Description or Comments
PREDEVELOPMENT				
MEP Engineering	\$4,500		\$4,500	
Structural Engineering	\$4,000		\$4,000	
Civil Engineering	\$14,500		\$14,500	
Survey	\$3,000			GNDC
Architectural	\$35,000		\$25,000	GNDC \$10,000
Landscape Design	\$4,000		\$4,000	GNDC
Design contingency	\$5,000			GNDC
TOTAL PREDEVELOPMENT	\$70,000		\$52,000	
ACQUISITION				
Site and/or Land	\$362,000		0	TCAD land value for two existing properties.
Demolition of Structures	\$13,000		0	
Other (specify)				
TOTAL ACQUISITION	\$375,000		0	GNDC land & demolition
CONSTRUCTION				
Costs estimated at \$130 per sq. ft. Total sq. ft estimated at 9,882	\$1,284,660		\$900,000	Private loan: \$435,000
Construction Contingency	\$90,340			Private Loan
TOTAL CONSTRUCTION	\$1,375,000		\$900,000	
SOFT & CARRYING COSTS				
Legal				
Audit/Accounting	\$1,500			
Title/Recording	\$4,500			
Architectural (Inspections)				
Construction Interest	\$24,000			
Construction Period Insurance				
Construction Period Taxes				
Relocation	\$12,260			GNDC Expense
Other: Developer Fee	\$137,500			GNDC Deferred \$77,500 Private Loan: \$60,000
TOTAL SOFT & CARRYING	\$179,760		\$0.00	
TOTAL PROJECT BUDGET	\$1,999,760		\$952,000	

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

- a. **Sources and Uses of Funds** – Complete **Tables A (below) & B (on the following page)**, 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			\$375,000	Deed	Land donation + demo

			\$10,000	Grant Award	Pre-dev. Grant
			\$38,000	Receipt	Survey, design & soft costs
			\$77,500		Deferred Developer Fee
			\$12,260		Relocation Expenses
Private Financing (List Lenders)					
Mercy Loan Fund/Wells Fargo	30 yr	6%	\$535,000		Construction & soft costs
Other Sources (List Below)					
Proposed RHDA Funds			\$952,000		Construction + Predev

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment	\$70,000	\$7,000
Acquisition	\$375,000	\$37,500
Hard Costs	\$1,375,000	\$137,500
Soft & Carrying Costs	\$179,760	\$17,976
Other Costs		
Total Project Costs	\$1,999,760	\$199,976

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 RHDA FUNDS	\$952,000
TOTAL OTHER FUNDS	\$1,047,760
LEVERAGE (%)	52%

c. **Operating Proforma** – In a format comparable to Table D below, prepare a minimum twenty (20) year financial Operating Proforma which realistically reflects the operation of the project relative to current and anticipated revenues, expenses and debt. The Proforma must indicate the anticipated debt coverage ratio (DCR) calculated as follows: net operating income (NOI)/debt service (DS) = DCR. For projects that will not carry debt, use the number “1” as the denominator in the equation.

See Attached.

TABLE D: OPERATING PROFORMA			
Unit Size (BR/BA)	Number of Units	Monthly Rental Income	Annual Rental Income
FULL OCCUPANCY ANNUAL INCOME			
Less Vacancy Loss (Indicate % and Amount of Loss)			
GROSS ANNUAL INCOME			
Inflation Factor - Income			
Inflation Factor - Expenses			

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Annual Income					
EXPENSES					
Utilities					
Insurance					
Maintenance/Repair					
Property Taxes					
Management					
Marketing					
Maintenance Reserve					
TOTAL EXPENSES					
NET OPERATING INCOME (NOI)					
Sources of Funds & Debt Service					
TOTAL ANNUAL Debt Service (DS)					
Cash-flow after Debt Service (CF = NOI - DS)					
Debt Coverage Ratio (DCR = NOI/DS)					

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 has actively engaged the community from the early pre-development stages of this project and will continue to do so once funding becomes available to further develop this project. GNDC has gained the support for this project from the Guadalupe Association for an Improved Neighborhood. A letter of support is included with this application.

15. Description of Supportive Services. If supportive services are NOT to be provided, please stop here. For all other projects, if supportive services are to be provided to residents, provide a description of the services that includes the following information:

a. A description of the supportive services to be provided to residents and/or clients.

GNDC anticipates that the supportive housing needs of the family occupying the PSH unit are unique and should be tailored to the family being served. GNDC will act as a service coordinator for the PSH household and will connect them with an appropriate case manager and services that may include mental health counseling, classes in financial literacy, job training, parenting skills and referrals to community resources that range from transportation, health services, and child care to name a few.

Included with this application are letters of intent from nearby supportive service providers Any Baby Can and caritas (located within walking distance from the site,) as well as SafePlace. Each agency has expressed a great need for the proposed PSH housing unit, can offer appropriate referrals for this housing, and has the resources to collaborate with GNDC as a supportive service partner for a minimum of three years.

b. The number and types of residents/clients expected to be served annually.

GNDC intends to assist one family with children that are homeless, near homeless, or those that are transitioning from emergency shelter/transitional housing due to abuse or other similar circumstances. Priority will be given to families with ties to GNDC’s East Austin service area. This housing will also be available at low cost to families that are without housing due to natural disasters such as the recent

wildfires that affected several parts of Central Texas and destroyed over 1,400 units of housing. GNDC's goal is to provide a family in need with very affordable housing in addition to connecting them with appropriate case management and supportive services that will foster stability and self-sufficiency.

c. Describe the developer's experience and qualifications in providing the services to be offered.

GNDC does not have direct experience as a supportive service provider, although many of the tenants it serves have met permanent supportive housing criteria and GNDC staff has experience connecting tenants to supportive resources, as needed. GNDC will not be providing supportive services to the PSH household, but rather will act as a service coordinator on the household's behalf. GNDC has partnered with a variety of different kinds of supportive service providers that provide housing referrals and can best meet the range of needs that this household may require.

As mentioned, GNDC will connect the family with an appropriate case manager and services that may include mental health counseling, classes in financial literacy, job training, parenting skills and referrals to community resources that range from transportation, health services, and child care to name a few.

d. If services are not provided by the developer of the project, include a description of the organization(s) providing the services and a memorandum of understanding or some other type of agreement that indicates the relationship between the developer and service provider.

Included with this application are several letters of intent from nearby supportive service partners that provide a detailed list of supportive services available.

e. Provide resumes of key personnel who will be actively involved in the delivery of services. Resumes should include information about certifications, licenses, years of experience, and education.

<http://www.abcaus.org/about/our-team> provides a link to the credentials of Any Baby Can's leadership team.

Safe Place:

Coni Huntsman Stogner, Transitional Services Director: Coni has 20 years of experience in the social services field, including 14 years at SafePlace. In her current position, she oversees operations, staff and evaluation of the agency's Supportive Housing Program (which offers transitional housing and supportive services), and non-residential case management programs. Coni serves and provides leadership on various local community entities, including participating in the Ending Community Homelessness Coalition, co-chairing the Basic Needs Coalition of Central Texas, and formerly chairing the Family Violence Task Force. Prior to joining the staff of SafePlace, she worked at the National Domestic Violence Hotline and the National Runaway Hotline. Coni has a B.A. in Psychology from The University of Texas, and an M.A. in Human Services, Psychological & Sociological Services from St. Edward's University.

f. Demonstrate financial capacity to provide support services and/or operate a supportive services program by providing the following information:

1. Sources of Funds: Identify sources and amounts of funds that will be utilized to provide supportive services.
2. Budget: Include a supportive services budget which reflects current and anticipated funding and expenses associated with the provision of services for three (3) years.

ATTENTION:

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

**RHDA PROGRAM
SCORING CRITERIA**

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

REQUIRED INFORMATION:

- | | | | |
|-----------------------------|-------|---|-------|
| 1. Applicant Information | _____ | 9. Accessible/Adaptable Units | _____ |
| 2. Non-profit List of Items | _____ | 10. Experience/Qualifications | _____ |
| 3. Project Description | _____ | 11. Project Budget | _____ |
| 4. Site Control/Value | _____ | 12. Funds Proposal: | |
| 5. Zoning | _____ | a. Sources | _____ |
| 6. S.M.A.R.T. Housing | _____ | b. Uses | _____ |
| 7. Development Team | _____ | c. Leveraging | _____ |
| 8. Development Schedule | _____ | d. Operating Proforma | _____ |
| | | 13. Community Engagement
Strategy or Efforts | _____ |

EVALUATION CRITERIA:

Applications for proposed projects will be reviewed and scored on a competitive basis per the evaluation criteria below. Applications must receive a minimum score of **150** points out of a maximum score of **225** points. PLEASE NOTE: A score above the minimum score does not guarantee funding.

1. **EXPERIENCE AND QUALIFICATIONS** (maximum 15 points) 15
- 15 points:** Developer has successfully completed project similar in size and scope.
10 points: Completed similar project but smaller in size and scope.
8 points: Consultant directly involved who has completed project similar in size and scope.
3 points: Owns or manages income-restricted rental property.

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

10 points: All sources and uses of funds are clearly indicated and sufficient evidence 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. **DEBT COVERAGE RATIO** (maximum 10 points) 10

10 points: DCR of 1.25 or greater
6 points: DCR between 1.21 - 1.24
4 points: DCR between 1.15 - 1.20

4. **LEVERAGE** (maximum 10 points) 4

RHDA Program funding (prior and current) 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

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

If development has a mix of 30%, 40%, and/or 50% MFI units, 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 G.O. Bond-assisted Units in Total Project										
% MFI	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
50%	3	5	7	9	11	13	15	17	19	25
40%	5	7	9	11	13	15	17	19	21	25
30%	7	9	11	13	15	17	19	23	24	25

6. **RHDA COST PER UNIT** in \$1,000s (maximum 10 points) 0

	<u>Acquisition</u>	<u>Refinance</u>	<u>Rehabilitation</u>	<u>For-Profit New Construction</u>	<u>Non-Profit New Construction</u>
10 points	<\$45/unit	<\$30/unit	<\$30/eff.	<\$40/unit	<\$60/unit
8 points	<\$55/unit	<\$40/unit	<\$35/1-bd	<\$50/unit	<\$70/unit
6 points	<\$65/unit	<\$50/unit	<\$40/2-bd	<\$60/unit	<\$80/unit
4 points	<\$75/unit	<\$60/unit	<\$45/3-bd+	<\$70/unit	<\$90/unit

7. **TRANSITIONAL HOUSING** (10 points) 0

10 points: Project will be developed and operated as transitional housing.

8. **PERMANENT SUPPORTIVE HOUSING (PSH)** (maximum 20 points) 20

20 points: Project will reserve units for PSH for the following populations:

- Chronically Homeless as established in the HEARTH Act (24 CFR Part 577)
- Have been in an institution for over 90 days

- Unaccompanied youth or families with children defined as homeless under other federal statutes
- Youth "aging out" of state custody or the foster care or the juvenile probation system

10 points: Project will reserve units for PSH for populations other than those listed above.

9. **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 low-income households.

- 25 points:** Very High priority area
- 20 points:** High priority area
- 15 points:** Moderate priority area
- 10 points:** Low priority area
- 5 points:** Very Low priority area

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

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

11. **PRESERVATION OF AFFORDABLE UNITS** (10 points) 10

10 points: Project is the rehabilitation and preservation of existing affordable housing units, or new units are being constructed to replace existing affordable units at the same location on a one-to-one replacement basis or a greater than one-to-one replacement basis.

12. **AFFORDABILITY PERIOD** (25 points) 25

25 points: Affordability of project is for 99-years.

13. **PROJECT READINESS** (maximum 10 points) 6

New construction

2 points each; maximum 10 points

- The project meets the normal eligibility requirements under the existing program guidelines.
- The property is already owned by the developer.
- The project has completed all necessary design work and received site plan approval.
- 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.10
- Closing on the acquisition of the property can be achieved in less than 30 days.

Acquisition of Completed Units

2.5 points each; maximum 10 points (A total score of 2.5 points will be rounded to 3; a total score of 7.5 points will be rounded to 8.)

- 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.

14. **PROPERTY MANAGEMENT** (maximum 10 points) 10

10 points: Designated Property Management Entity has documented track record of success managing income-restricted properties of similar size and/or similar unit counts, and has the capacity to take on management of the proposed project.

8 points: Designated Property Management Entity has a documented track record of success managing income- restricted properties of smaller size and/or fewer units, and has the capacity to take on management of the proposed project.

4 points: Designated Property Management Entity has a documented track record of successful property management experience and has the capacity to take on management of the proposed project, but has not managed an income-restricted property.

15. **SUPPORTIVE SERVICES** (maximum 15 points) 10

15 points:

- a. The developer has secured written agreements with organizations that will provide resident services, or has experienced and qualified staff (7 or more years of experience) able to provide the same services.
- b. Funds have been secured for the operation of resident services programs.
- c. A 3-year operating budget for the operation of the resident services programs is provided.

10 points:

- a. The developer has secured letters of intent from organizations that intend to provide resident services, or has experienced and qualified staff (3 to 6 years of experience) able to provide the same services.
- b. Funds have been secured for the operation of the resident services programs.
- c. A 3-year operating budget for the operation of the resident services programs is provided.

5 points:

- a. The developer has experienced and qualified staff (1 to 2 years of experience) able to provide the same resident services.
- b. Funds have been secured for the operation of the resident services programs.
- c. A 3-year operating budget for the operation of the resident services programs is provided.

2 points:

- a. The developer has arrangements with organizations to provide services, or has experienced and qualified staff able to provide the same resident services.
- b. Funds have been not been secured for the operation of the resident services programs.

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

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

17. **PARTNERSHIP WITH OTHER 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 180

**Operating Performance-
7TH STREET TOD HOUSING**

INCOME:

Rent Sch.	Units	Rent	Yr. Rent	MFI	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
Efficiency/SRO	1	250	3,000	<30%	74,700	75,821	76,958	78,112	79,284	80,473	81,680	82,905	84,149	85,411
Efficiency/SRO	1	350	4,200	<40%	1,494	1,516	1,539	1,562	1,586	1,609	1,634	1,658	1,683	1,708
1bd/1	2	500	12,000	<50%										
1bd/1	1	500	6,000	<50%										
2bd/2	1	650	7,800	<50%										
2bd/2	1	900	10,800	<80%										
PSH Unit 2bd/2	1	350	4,200	<30%										
3bd/2.5	1	975	11,700	<80%										
Section 8 Unit 3bd/2.5	1	1250	15,000	<50%										
Gross Rental Income			74,700		74,700	75,821	76,958	78,112	79,284	80,473	81,680	82,905	84,149	85,411
less vacancy					1,494	1,516	1,539	1,562	1,586	1,609	1,634	1,658	1,683	1,708
Other Income														
EFFECTIVE GROSS INCOME (EGI)					73,206	74,304	75,419	76,550	77,698	78,864	80,047	81,247	82,466	83,703

OPERATING EXPENSES:

Utilities	35.00	/unit/mo.	4,200	4,305	4,413	4,523	4,636	4,752	4,871	4,992	5,117	5,245		
Insurance	35	/unit/mo.	4,200	4,305	4,413	4,523	4,636	4,752	4,871	4,992	5,117	5,245		
Maint. & Repairs	25	/unit/mo.	3,000	3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747		
Property Taxes		50%	6,000	6,150	6,304	6,461	6,623	6,788	6,958	7,132	7,310	7,493		
Management & Admin Fee		8.0% of EGI	5,856	5,944	6,033	6,124	6,216	6,309	6,404	6,500	6,597	6,696		
PSH Misc Fee & Reserve			3,000	3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747		
Pest Control			30	31	32	32	33	34	35	36	37	37		
Other			0											
Maintenance Reserve			3,000	3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747		
Subtotal Operating Expenses			29,286	29,960	30,650	31,356	32,078	32,818	33,575	34,351	35,144	35,957		
Resident Services														
TOTAL EXPENSES			29,286	29,960	30,650	31,356	32,078	32,818	33,575	34,351	35,144	35,957		
NET OPERATING INCOME (NOI)			43,920	44,344	44,769	45,194	45,620	46,046	46,471	46,897	47,322	47,746		

Private 1st Lien - \$535,000 @ 6%, 30 yr term \$3,208/mnth

TOTAL DEBT SERVICE (DS)

CASH FLOW (CF)

DCR (NOI / DS)

ROI (CF/EO)

SOURCES:

USES:

AHFC 1st Lien	952,000	Land Cost	375,000
Private loan	535,000	Construction Cost	1,375,000
Owner Equity/Project Donation	435,260	Soft costs	249,760
Owner (GND) Fee Contribution	77,500		1,999,760

Assumptions

Yr. increase in income/rent	1.50%
Yr. increase in expenses	2.50%
Total Units	10

Financing / Terms / Debt Service

Private Lien - \$535,000 @ 6%/30 yrs	38,500
RHDA - \$952,000 @ 0% / 99 yrs	-
Total yearly debt service:	38,500

Long-Term Projections

Affordability Period (based on contract):	Avg. yearly Debt Cov. Ratio for Affordability Period:	Avg. yearly Return on Invest. for Affordability Period:
99 years	1.25	5%

	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20	
86,692	87,993	89,313	90,652	92,012	93,392	94,793	96,215	97,668	99,123		Gross Rental Income
1,734	1,760	1,786	1,813	1,840	1,868	1,896	1,924	1,953	1,982		less vacancy
											Other Income
84,959	86,233	87,526	88,839	90,172	91,524	92,897	94,291	95,705	97,141		EFFECTIVE GROSS INCOME (EGI)
											OPERATING EXPENSES:
5,376	5,511	5,649	5,790	5,934	6,083	6,235	6,391	6,551	6,714		Utilities
5,376	5,511	5,649	5,790	5,934	6,083	6,235	6,391	6,551	6,714		Insurance
3,840	3,936	4,035	4,136	4,239	4,345	4,454	4,565	4,679	4,796		Maint & Repairs
7,681	7,873	8,069	8,271	8,478	8,690	8,907	9,130	9,358	9,592		Property Taxes
6,797	6,899	7,002	7,107	7,214	7,322	7,432	7,543	7,656	7,771		Management Fee
3,840	3,936	4,035	4,136	4,239	4,345	4,454	4,565	4,679	4,796		Case Management Fee + Related Expense
38	39	40	41	42	43	45	46	47	48		Pest Control
3,840	3,936	4,035	4,136	4,239	4,345	4,454	4,565	4,679	4,796		Maintenance Reserve
36,789	37,641	38,513	39,406	40,320	41,256	42,214	43,195	44,199	45,228		Subtotal Operating Expenses
											Resident Services
36,789	37,641	38,513	39,406	40,320	41,256	42,214	43,195	44,199	45,228		TOTAL EXPENSES
48,169	48,592	49,014	49,434	49,852	50,269	50,684	51,096	51,506	51,913		NET OPERATING INCOME (NOI)
											LESS DEBT SERVICE:
38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500		AHFC 1st Lien - 229,000 @ 2% / 30 yrs
											RHDA Loan - 480,000 @ 0% / 20 yrs
38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500		TOTAL DEBT SERVICE (DS)
9,669	10,092	10,514	10,934	11,352	11,769	12,184	12,596	13,006	13,413		CASH FLOW (CF)
1.25	1.26	1.27	1.28	1.29	1.31	1.32	1.33	1.34	1.35		DCR (NOI / DS)
5%	6%	6%	6%	6%	7%	7%	7%	7%	7%		ROI (CF/EO)

- 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

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

Sister Amalia Rios csc.
SR. AMALIA RIOS

Guadalupe Rios
GUADALUPE RIOS

Joe Sanchez
JOE SANCHEZ

of the persons
NAME
Estella Benitez
Narciso Gil
Amalia Guajardo
Jesse Guajardo
Maria Gutierrez
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

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;

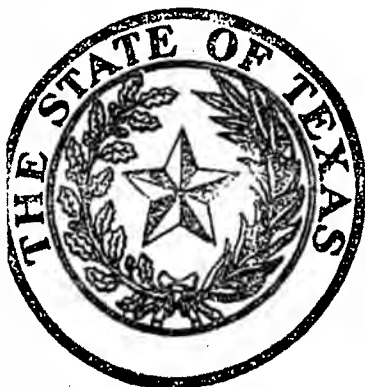
IT IS FURTHER CERTIFIED, that no certificate
of dissolution has been issued, and the corporation
is still in existence.

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

David A. Alan
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.

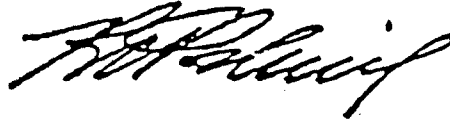
Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

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(D0) (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:

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.


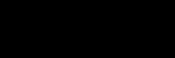
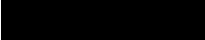
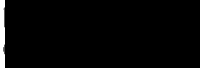


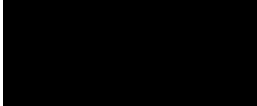
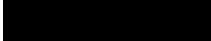
If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

Steven T. Miller
Steven T. Miller
Director, Exempt Organizations

Letter 1050 Modified (DO/CG)

**GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
BOARD MEMBERS
January 2011**

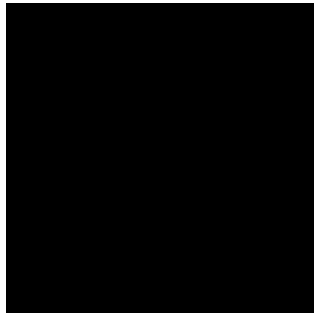
<u>NAME, POSITION & WORK</u>	<u>ADDRESS & PHONE</u>
Joseph Martinez, President Executive Director Tx Criminal Defense Lawyers Assoc.	301 Canvassback Drive Buda, Texas 78610 
Mary Helen Lopez, Vice President Texas Dept. of Transportation Accounts Payable	1012 Catalpa Austin, Texas 78702  Wk 706-4909
Robyn Hembree, Treasurer Texas Workforce Commission <i>Low to mod-income neighborhood resident</i>	1417 Fairwood Rd. Austin, Texas 78722 
Olivia Montez, Director St. Edwards University Bookkeeper <i>Residence in low to mod-income census tract</i>	1506 Canterbury Austin, Texas 78702  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  Wk 464-3032
Doris Bell, Director Retired <i>Low to mod-income GNDC tenant</i>	1007 Waller Street Austin, Texas 78702 
Jesse Hernandez, Director Hampton Inn Engineer <i>Low to mod-income GNDC tenant</i>	904-A Lydia Street Austin, Texas 78702 
Johnny Limon, Director Retired <i>Low to mod-income neighborhood resident</i>	908 Calle Limon Austin, Texas 78702 

GNDC STAFF

PHONE NUMBERS

Mark Rogers, Executive Director
Yolanda Aleman-Limon, Property Manager
Cassandra Ramirez, Development Associate

Ignacio Trevino, Legal Counsel



**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:

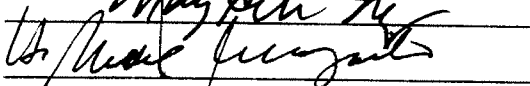
WHEREAS, for the purpose of acquiring financing for the construction of a nine unit transit-oriented multi-family housing project to be located on the 900 block of Seventh Street, at a regular meeting of the Board of Directors held on September 26, 2011, unanimously approve that the Executive Director, on behalf of the Corporation, submit an application to the Austin Housing Finance Corporation in the amount needed to construct said multi-family housing, 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.

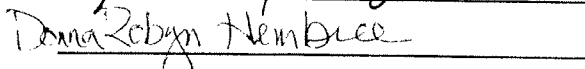
THEREFORE, BE IT FURTHER RESOLVED, that the President, or Vice President, or Executive Director and all other officers of the Corporation are hereby authorized and directed, to execute, attest, and deliver any and all contracts, documents, certificates, instruments and writings necessary to consummate 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

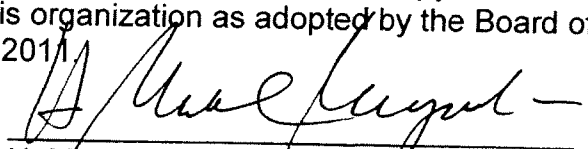

_____, President


_____, Vice President


_____, Secretary

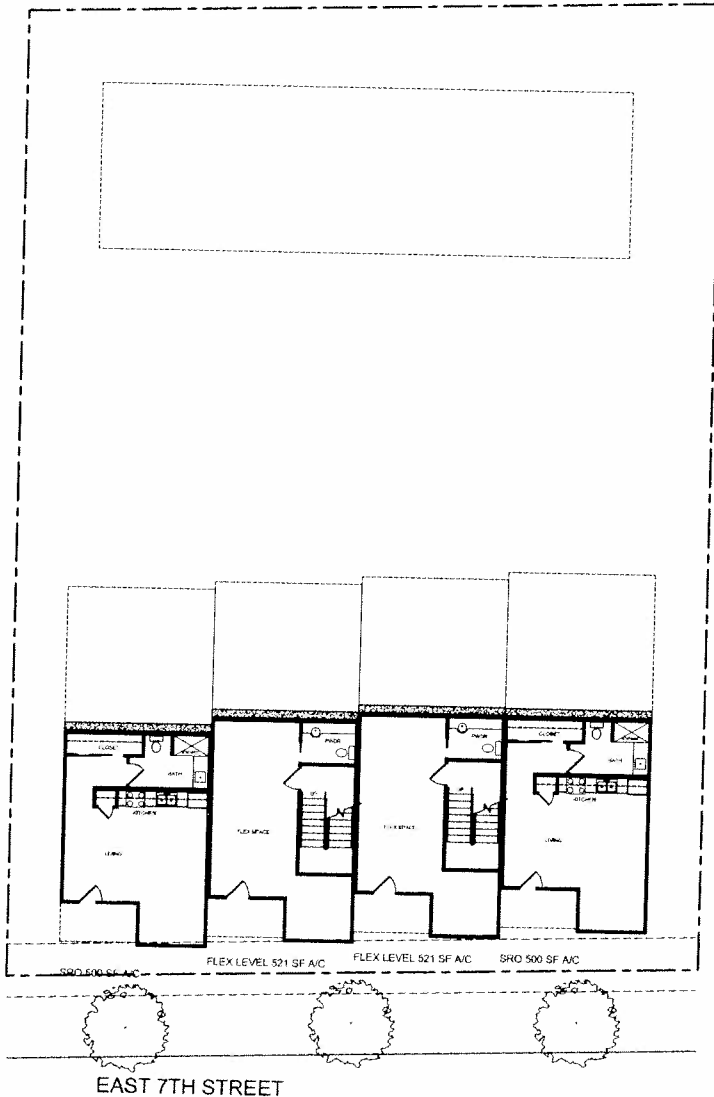

_____, Treasurer


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.



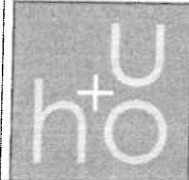
H. Michael Guajardo, Secretary

20'-0" ALLEY



LEVEL 1 

EAST 7TH STREET



hatch + ulland owen
architects

702 San Antonio Street
Austin, Texas 78701
T: 512.474.8548
F: 512.474.8643

www.huoarchitects.com

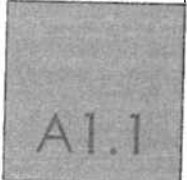
EAST 7TH STREET
QuadTOD

EAST 7TH STREET
Austin, TX
Travis County

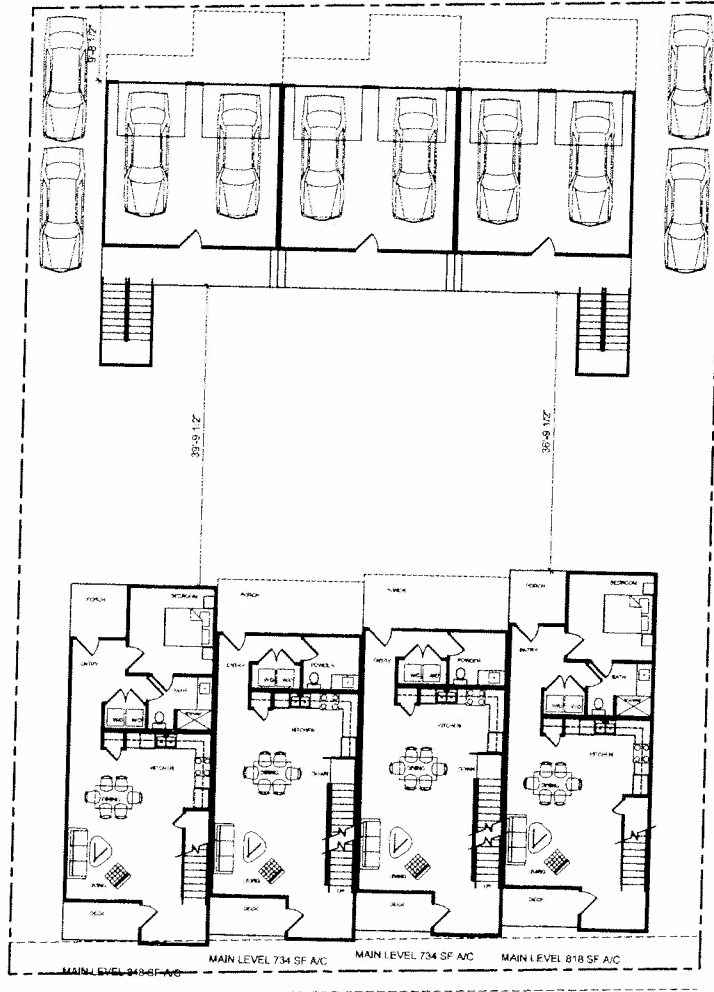
NOTE: This document, the Plans, and design information together, are not to be used for any purpose other than that for which they were prepared. These documents are not to be used or relied upon in any way for any other purpose or project. The user assumes all responsibility for any errors or omissions. The user shall indemnify and hold the architect harmless from any claims, damages, losses, costs, and expenses, including reasonable attorney's fees, arising from any such use of these documents. The user shall also hold the architect harmless from any claims, damages, losses, costs, and expenses, including reasonable attorney's fees, arising from any such use of these documents. The user shall also hold the architect harmless from any claims, damages, losses, costs, and expenses, including reasonable attorney's fees, arising from any such use of these documents.

ISSUE DATES:	
NO.	DATE
02.25.11	SITE PLAN

SCALE: 1/16"=1'-0"



20'-0" ALLEY



EAST 7TH STREET

LEVEL 2



h+u architects
 722 San Antonio Street
 Austin, Texas 78701
 T: 512.474.8548
 F: 512.474.8643
 www.huarchitects.com

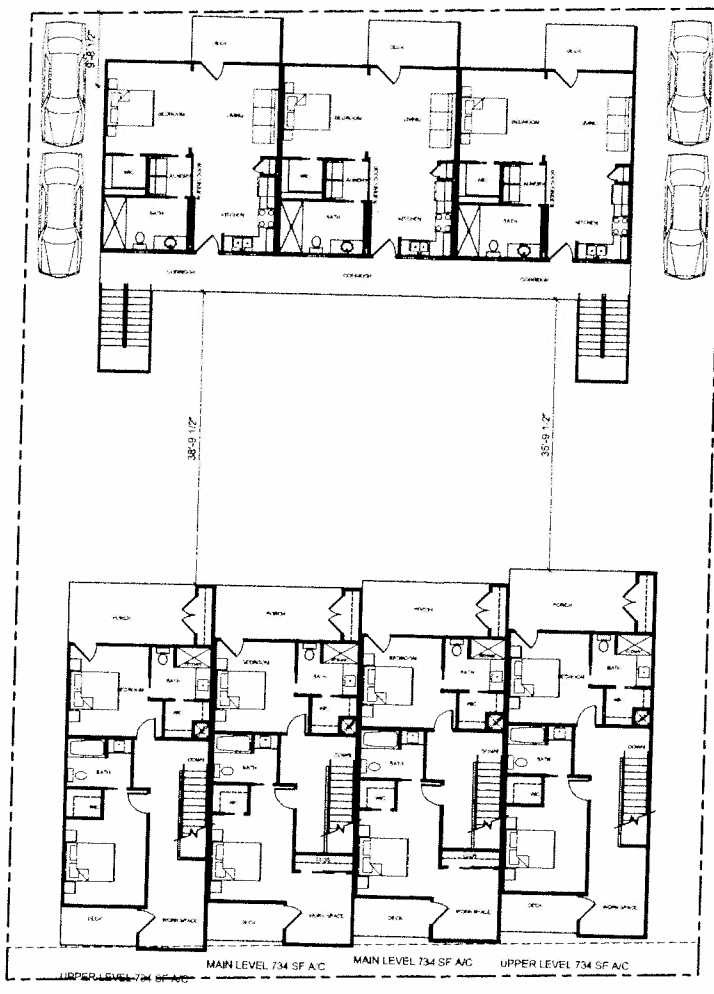
EAST 7TH STREET
 QuadTOD
 EAST 7TH STREET
 Austin, TX
 Travis County

NOTES: 1. The architect is not responsible for the accuracy of the information provided in this plan. 2. The architect is not responsible for the accuracy of the information provided in this plan. 3. The architect is not responsible for the accuracy of the information provided in this plan. 4. The architect is not responsible for the accuracy of the information provided in this plan.

ISSUE DATES:	
02.25.11	SITE PLAN

SCALE: 1/16"=1'-0"
 A1.2

20'-0" ALLEY



EAST 7TH STREET

LEVEL 3 



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architects
702 San Antonio Street
Austin, Texas 78701
T: 512.474.8848
F: 512.474.8643
www.huoarchitects.com

**EAST 7TH STREET
GuadTOD**
EAST 7TH STREET
Austin, TX
Travis County

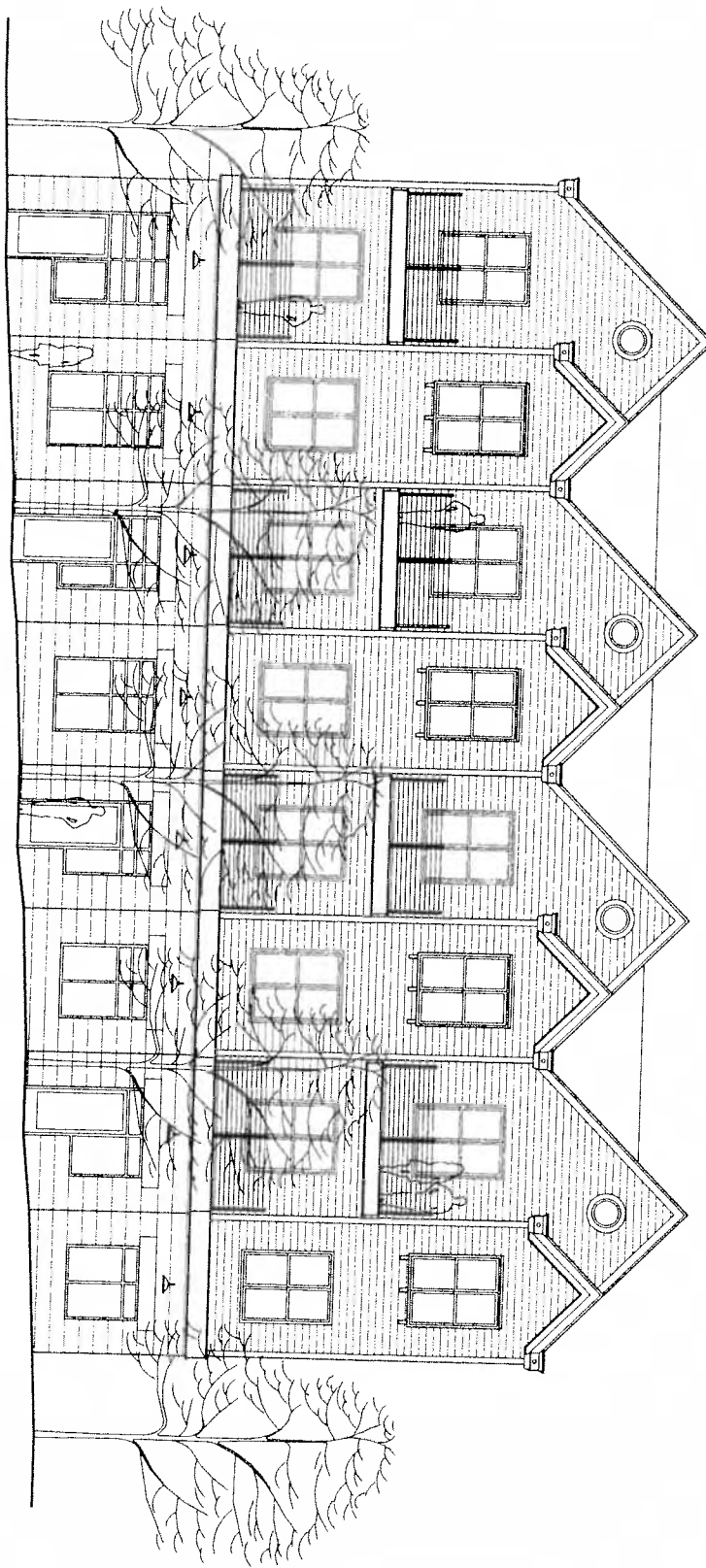
With this stamp the owner hereby certifies that the design of the building has been completed in accordance with the requirements of the applicable codes and ordinances of the City of Austin, Texas. This stamp is not intended to certify the accuracy of the design or the quality of the construction. The architect, engineer, or other professional responsible for the design or construction of the building is not responsible for the accuracy of the design or the quality of the construction. This stamp is not intended to certify the accuracy of the design or the quality of the construction. The architect, engineer, or other professional responsible for the design or construction of the building is not responsible for the accuracy of the design or the quality of the construction.

ISSUE DATES	DESCRIPTION
02.25.11	SITE PLAN

SCALE: 1/16"=1'-0"

A1.3

7TH STREET ELEVATION



hatch + ullana owen
architects
700 San Antonio Street
Austin, Texas 78701
T: 512.474.8548
F: 512.474.8643
www.hoarchitects.com

EAST 7TH STREET
QuadTOD
EAST 7TH STREET
Austin, TX
Travis County

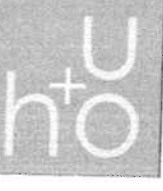
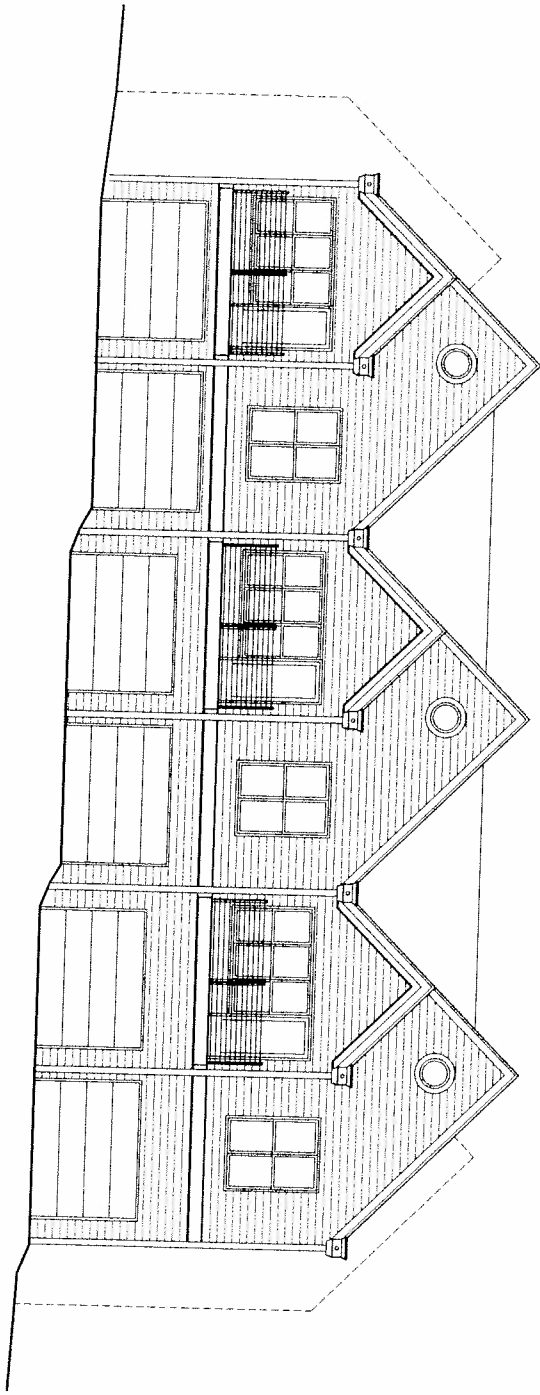
NOTES:
1. This elevation shows the design of the building as intended and is not a construction drawing. It is not to be used for construction purposes. It is intended for informational purposes only.
2. The building is shown as intended and is not a construction drawing. It is not to be used for construction purposes. It is intended for informational purposes only.
3. The building is shown as intended and is not a construction drawing. It is not to be used for construction purposes. It is intended for informational purposes only.

ISSUE DATES:	
NO.	DATE
02.25.11	SITE PLAN

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

A3.1

ALLEY ELEVATION



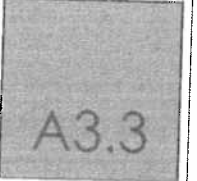
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architects
200 San Antonio Street
Austin, Texas 78701
T: 512 474 8548
F: 512 474 8843
www.huoarchitects.com

EAST 7TH STREET
GuadTOD
EAST 7TH STREET
Austin, TX
Travis County

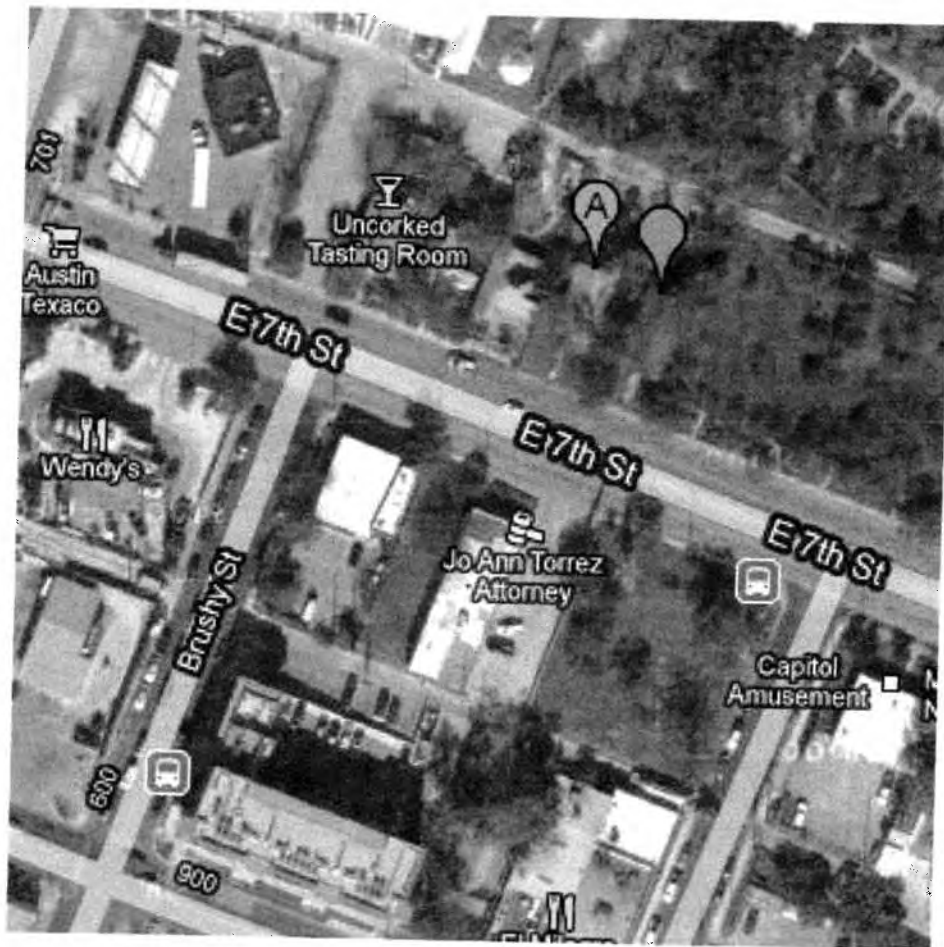
NOTE: This document, its sheets and contents, shall remain the property of Hatch + Ulland Owen Architects, and shall not be distributed, copied, reproduced, or used in any way without the written consent of Hatch + Ulland Owen Architects. The design and construction of the building shall be in accordance with all applicable laws, codes, and regulations. The architect shall not be responsible for the construction of the building. The architect shall not be responsible for the construction of the building. The architect shall not be responsible for the construction of the building.

ISSUE DATES:	
02.25.11	SITE PLAN

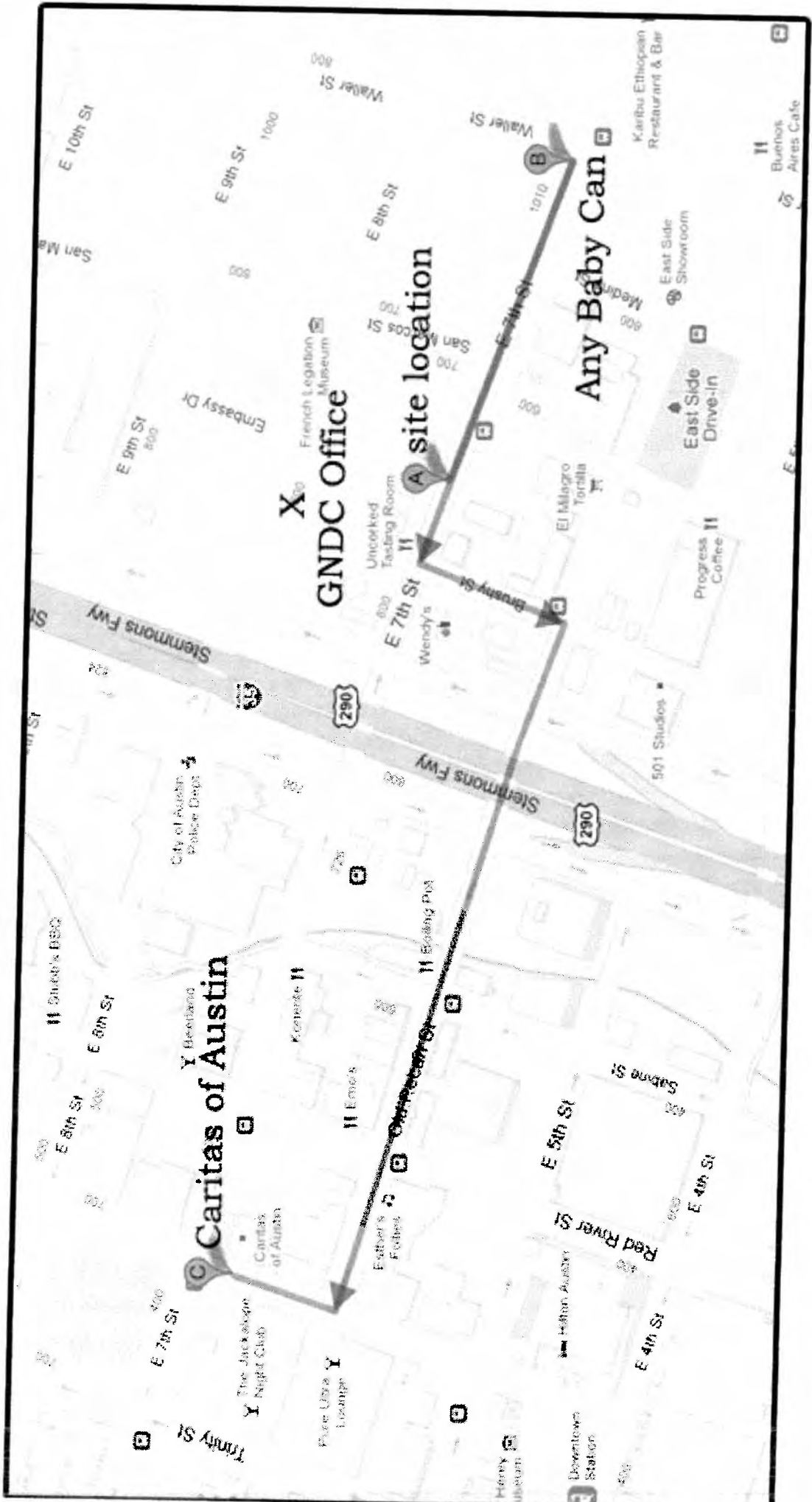
SCALE: 1/8"-1'-0"



Bus stops located near the 900 Block of East 7th Street (Project Site)



Map of Supportive Service providers located within 1 mile of Site.



TaxNetUSA: Travis County Property Information

Property ID Number: **194703** Ref ID2 Number: **02060502180000**

Owner's Name **GUADALUPE NEIGHBORHOOD**

Property Details

Mailing Address
DEVELOPMENT CORP
813 E 8TH ST
AUSTIN, TX 78702-3282

Deed Date 06211983

Location 914 E 7 ST 78702

Deed Volume 08141

Legal LOT 6 BLK 4 OLT 1 DM B ROBERTSON S & L M SOUTH PART

Deed Page 00284

Exemptions TOT

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1352

Block 4

Tract or Lot 6

Docket No.

Abstract Code S11576

Neighborhood Code E0030

Value Information

2011 Certified

Land Value	85,000.00
Improvement Value	95,735.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	180,735.00
10% Cap Value	0.00
Total Value	180,735.00

Data up to date as of 2011-11-01

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
- HOMESTEAD EXEMPTION FORM
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		180,735.00	0.00	180,735.00	180,735.00
01	AUSTIN ISD	1.227000	180,735.00	0.00	180,735.00	180,735.00
02	CITY OF AUSTIN	0.457100	180,735.00	0.00	180,735.00	180,735.00
03	TRAVIS COUNTY	0.465800	180,735.00	0.00	180,735.00	180,735.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.071900	180,735.00	0.00	180,735.00	180,735.00
68	AUSTIN COMM COLL DIST	0.095100	180,735.00	0.00	180,735.00	180,735.00

Improvement Information

Improvement ID	State Category	Description
158514		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
158514	183532	1ST	1st Floor	WWW4-	1983	1,056
158514	745808	011	PORCH OPEN 1ST F	*4-	1983	44
158514	745809	011	PORCH OPEN 1ST F	*4-	1983	84
158514	745810	251	BATHROOM	**	1983	1

Total Living Area **1,056**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
192718	LAND	A1	F	0.135	0	0	5,888

TaxNetUSA: Travis County Property Information

Property ID Number: 194704 RefID2 Number: 02060502190000

Owner's Name **GUADALUPE NEIGHBORHOOD**

Mailing Address: DEVELOPMENT CORP
813 E 8TH ST
AUSTIN, TX 78702-3282

Location: 906 E 7 ST 78653

Legal: LOT 7 BLK 4 OLT 1 DV B ROBERTSON S & L M SOUTH PART

Property Details

Deed Date: 06211983
Deed Volume: 08141
Deed Page: 00284
Exemptions: TOT
Freeze Exempt: F
ARB Protest: F
Agent Code: 0
Land Acres: 0.1352
Block: 4
Tract or Lot: 7
Docket No:
Abstract Code: S11576
Neighborhood Code: E0030

Value Information

2011 Certified

Land Value: 85,000.00
Improvement Value: 96,464.00
AG Value: 0.00
AG Productivity Value: 0.00
Timber Value: 0.00
Timber Productivity Value: 0.00
Assessed Value: 181,464.00
10% Cap Value: 0.00
Total Value: 181,464.00

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
- HOMESTEAD EXEMPTION FORM
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP (TIFF)
- PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		181,464.00	0.00	181,464.00	181,464.00
01	AUSTIN ISD	1.227000	181,464.00	0.00	181,464.00	181,464.00
02	CITY OF AUSTIN	0.457100	181,464.00	0.00	181,464.00	181,464.00
03	TRAVIS COUNTY	0.465800	181,464.00	0.00	181,464.00	181,464.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	181,464.00	0.00	181,464.00	181,464.00
68	AUSTIN COMM COLL DIST	0.095100	181,464.00	0.00	181,464.00	181,464.00

Improvement Information

Improvement ID	State Category	Description
158515		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
158515	183533	1ST	1st Floor	WW4-	1983	1,056
158515	745811	011	PORCH OPEN 1ST F	*4-	1983	44
158515	745812	011	PORCH OPEN 1ST F	*4-	1983	128
158515	745813	251	BATHROOM	**	1983	1
158515	745814	320	OBS DRMEWAY	SSC*	1983	1
Total Living Area						1,056

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
192719	LAND	A1	F	0.135	0	0	5,888

show history

TaxNetUSA: Travis County Property Information

Property ID Number: **702895** Ref ID2 Number: **02101807020000**

Owner's Name **OKEEFE DEBORAH F**

Property Details

Mailing Address 4103 E 12TH ST
AUSTIN, TX 78721-1959

Deed Date 10202005

Location 4103 E 12 ST #1 78721

Deed Volume

Deed Page

Exemptions HS

Legal UNT 4103-1 12TH STREET PLACE CONDOMINIUMS AMENDED PLUS 5.0 %
INT IN COM AREA

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.2873

Value Information

2011 Certified

Land Value	31,290.00
Improvement Value	162,286.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	193,576.00
10% Cap Value	0.00
Total Value	193,576.00

Block

Tract or Lot 4103-1

Docket No. 2005198469TR

Abstract Code C01021

Neighborhood Code E00H0

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
 - APPOINTMENT OF AGENT FORM
 - FREEPORT EXEMPTION
 - HOMESTEAD EXEMPTION FORM
 - PRINTER FRIENDLY REPORT
 - PROTEST FORM
 - RELIGIOUS EXEMPTION FORM
 - PLAT MAP
 - PLAT MAP
- (TIFF) (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		193,576.00	193,576.00	193,576.00	193,576.00
01	AUSTIN ISD	1.227000	193,576.00	178,576.00	193,576.00	193,576.00
02	CITY OF AUSTIN	0.457100	193,576.00	193,576.00	193,576.00	193,576.00
03	TRAVIS COUNTY	0.465800	193,576.00	154,861.00	193,576.00	193,576.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	193,576.00	154,861.00	193,576.00	193,576.00
68	AUSTIN COMM COLL DIST	0.095100	193,576.00	188,576.00	193,576.00	193,576.00

Improvement Information

Improvement ID	State Category	Description
618717		TOWNHOMES/CONDOS

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
618717	4002723	1ST	1st Floor	WW5-	2005	727
618717	4002724	2ND	2nd Floor	WW5-	2005	823
618717	4002725	011	PORCH OPEN 1ST F	*5-	2005	96
618717	4002726	011	PORCH OPEN 1ST F	*5-	2005	85
618717	4002727	031	GARAGE DET 1ST F	WW5-	2005	324
618717	4002728	251	BATHROOM	**	2005	3
618717	4002729	512	DECK UNCOVERED	*5-	2005	153
618717	4002730	095	HVAC RESIDENTIAL	**	2005	1,550
Total Living Area						1,550

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
628234	LAND	A4	T	0.287	0	0	12,516

show history

TaxNetUSA: Travis County Property Information

Property ID Number: **702896** RefID2 Number: **02101807030000**

Owner's Name **CASE JAIME & AMY P**

Property Details

Mailing Address 4103 E 12TH ST
AUSTIN, TX 78721-1959

Location 4103 E 12 ST #2 78721

Legal UNT 4103-2 12TH STREET PLACE CONDOMINIUMS AMENDED PLUS 5.0 %
INT IN COM AREA

Deed Date 01122006
Deed Volume
Deed Page
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1073
Block
Tract or Lot 4103-2
Docket No 2006009102TR
Abstract Code C01021
Neighborhood Code E00H0

Value Information

2011 Certified

Land Value 23,365.00
Improvement Value 171,611.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 194,976.00
10% Cap Value 0.00
Total Value 194,976.00

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
 - APPOINTMENT OF AGENT FORM
 - FREEPORT EXEMPTION
 - HOMESTEAD EXEMPTION FORM
 - PRINTER FRIENDLY REPORT
 - PROTEST FORM
 - RELIGIOUS EXEMPTION FORM
 - PLAT MAP
 - PLAT MAP
- (TIFF) (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		194,976.00	194,976.00	194,976.00	194,976.00
01	AUSTIN ISD	1.227000	194,976.00	179,976.00	194,976.00	194,976.00
02	CITY OF AUSTIN	0.457100	194,976.00	194,976.00	194,976.00	194,976.00
03	TRAVIS COUNTY	0.465800	194,976.00	155,981.00	194,976.00	194,976.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	194,976.00	155,981.00	194,976.00	194,976.00
68	AUSTIN COMM COLL DIST	0.095100	194,976.00	189,976.00	194,976.00	194,976.00

Improvement Information

Improvement ID	State Category	Description
675226		TOWNHOMES/CONDOS

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
675226	4002652	1ST	1st Floor	WW5-	2006	884
675226	4002653	2ND	2nd Floor	WW5-	2006	751
675226	4002654	011	PORCH OPEN 1ST F	*5-	2006	25
675226	4002655	011	PORCH OPEN 1ST F	*5-	2006	112
675226	4002656	251	BATHROOM	**	2006	3
675226	4002657	095	HVAC RESIDENTIAL	**	2006	1,635
675226	4002658	512	DECK UNCOVERED	*5-	2006	110
675226	4002659	031	GARAGE DET 1ST F	WW5-	2006	324
Total Living Area						1,635

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
628235	LAND	A4	T	0.107	0	0	4,673

show history

TaxNetUSA: Travis County Property Information

Property ID Number: 702897 RefID2 Number: 02101807040000

Owner's Name **DAO PATRICK PHONG HUY**

Property Details

Mailing Address
UNIT 1
4105 E 12TH ST
AUSTIN, TX 78721-1959

Location 4105 E 12 ST #1 78721

Legal UNT 4105-1 12TH STREET PLACE CONDOMINIUMS AMENDED PLUS 5.0 %
INT IN COM AREA

Deed Date 11012006
Deed Volume
Deed Page
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1073
Block
Tract or Lot 4105-1
Docket No. 2006214823TR
Abstract Code C01021
Neighborhood Code E00H0

Value Information

2011 Certified

Land Value 23,365.00
Improvement Value 164,131.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 187,496.00
10% Cap Value 0.00
Total Value 187,496.00

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREIGHT EXEMPTION
- HOMESTEAD EXEMPTION FORM (TIFF) (PDF)
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP
- PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		187,496.00	187,496.00	187,496.00	187,496.00
01	AUSTIN ISD	1.227000	187,496.00	172,496.00	187,496.00	187,496.00
02	CITY OF AUSTIN	0.457100	187,496.00	187,496.00	187,496.00	187,496.00
03	TRAVIS COUNTY	0.465800	187,496.00	149,997.00	187,496.00	187,496.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	187,496.00	149,997.00	187,496.00	187,496.00
68	AUSTIN COMM COLL DIST	0.095100	187,496.00	182,496.00	187,496.00	187,496.00

Improvement Information

Improvement ID 618639 State Category Description TOWNHOMES/CONDOS

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
618639	4002140	1ST	1st Floor	WW5-	2006	732
618639	4002154	2ND	2nd Floor	WW5-	2005	844
618639	4002155	011	PORCH OPEN 1ST F	*5-	2005	55
618639	4002156	011	PORCH OPEN 1ST F	*5-	2005	112
618639	4002157	251	BATHROOM	**	2005	3
618639	4002158	095	HVAC RESIDENTIAL	**	2005	1,576
618639	4128203	031	GARAGE DET 1ST F	WW5-	2006	324
Total Living Area						1,576

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
628236	LAND	A4	T	0.107	0	0	4,673

show history

TaxNetUSA: Travis County Property Information

Property ID Number: **702898** RefID2 Number: **02101807050000**

Owner's Name HUNTINGTON CRAIG G & ROBIN S

Property Details

Mailing Address: CRAIG & ROBIN HUNTINGTON FAMILY TRUST
6768 THORNHILL DR
OAKLAND, CA 94611-1345

Location: 4105 E 12 ST #2 78721

Legal: UNT 4105-2 12TH STREET PLACE CONDOMINIUMS AMENDED PLUS 5 0 %
INT IN COMAREA

Deed Date: 03142008
Deed Volume:
Deed Page:
Exemptions:
Freeze Exempt: F
ARB Protest: F
Agent Code: 0
Land Acres: 0.1073
Block:
Tract or Lot: 4105-2
Docket No.: 2008049416TR
Abstract Code: C01021
Neighborhood Code: E00H0

Value Information

2011 Certified

Land Value: 23,365.00
Improvement Value: 167,352.00
AG Value: 0.00
AG Productivity Value: 0.00
Timber Value: 0.00
Timber Productivity Value: 0.00
Assessed Value: 190,717.00
10% Cap Value: 0.00
Total Value: 190,717.00

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
 - APPOINTMENT OF AGENT FORM
 - FREIGHT EXEMPTION
 - HOMESTEAD EXEMPTION FORM
 - PRINTER FRIENDLY REPORT
 - PROTEST FORM
 - RELIGIOUS EXEMPTION FORM
 - PLAT MAP
 - PLAT MAP
- (TIFF) (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		190,717.00	190,717.00	190,717.00	190,717.00
01	AUSTIN ISD	1.227000	190,717.00	190,717.00	190,717.00	190,717.00
02	CITY OF AUSTIN	0.457100	190,717.00	190,717.00	190,717.00	190,717.00
03	TRAVIS COUNTY	0.465800	190,717.00	190,717.00	190,717.00	190,717.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	190,717.00	190,717.00	190,717.00	190,717.00
68	AUSTIN COMM COLL DIST	0.095100	190,717.00	190,717.00	190,717.00	190,717.00

Improvement Information

Improvement ID	State Category	Description
618644		TOWNHOMES/CONDOS

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
618644	4002176	1ST	1st Floor	WW5-	2005	884
618644	4002177	2ND	2nd Floor	WW5-	2005	739
618644	4002178	011	PORCH OPEN 1ST F	*S-	2005	25
618644	4002179	011	PORCH OPEN 1ST F	*S-	2005	112
618644	4002180	251	BATHROOM	**	2005	3
618644	4002181	095	HVAC RESIDENTIAL	**	2005	1,623
618644	4128202	031	GARAGE DET 1ST F	WW5-	2006	324
Total Living Area						1,623

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
628237	LAND	A4	T	0.107	0	0	4,673

show history

TaxNetUSA: Travis County Property Information

Property ID Number: **702899** Ref ID2 Number: **0210180706000**

Owner's Name **GARCIA EDUARDO**

Property Details

Mailing Address
UNIT 1
4107 E 12TH ST
AUSTIN, TX 78721-1959

Location
4107 E 12 ST #1 78721

Legal
UNT 4107-1 12TH STREET PLACE CONDOMINIUMS AMENDED PLUS 5 0 %
INT IN COM AREA

Deed Date 01202009
Deed Volume
Deed Page
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1077
Block
Tract or Lot 4107-1
Docket No. 2009007989TR
Abstract Code C01021
Neighborhood Code E00H0

Value Information

2011 Certified

Land Value 23,465.00
Improvement Value 165,858.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 189,323.00
10% Cap Value 0.00
Total Value 189,323.00

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
- HOMESTEAD EXEMPTION FORM (TIFF) (PDF)
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP
- PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		189,323.00	189,323.00	189,323.00	189,323.00
01	AUSTIN ISD	1.227000	189,323.00	174,323.00	189,323.00	189,323.00
02	CITY OF AUSTIN	0.457100	189,323.00	189,323.00	189,323.00	189,323.00
03	TRAVIS COUNTY	0.465800	189,323.00	151,458.00	189,323.00	189,323.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	189,323.00	151,458.00	189,323.00	189,323.00
68	AUSTIN COMM COLL DIST	0.095100	189,323.00	184,323.00	189,323.00	189,323.00

Improvement Information

Improvement ID	State Category	Description
725826		TOWNHOMES/CONDOS

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
725826	4002140	1ST	1st Floor	WW5-	2007	732
725826	4002154	2ND	2nd Floor	WW5-	2007	844
725826	4002155	011	PORCH OPEN 1ST F	*5-	2007	55
725826	4002156	011	PORCH OPEN 1ST F	*5-	2007	112
725826	4002157	251	BATHROOM	**	2007	3
725826	4002158	095	HVAC RESIDENTIAL	**	2007	1,576
725826	4128203	031	GARAGE DET 1ST F	WW5-	2007	324
Total Living Area						1,576

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
628238	LAND	A4	T	0.108	0	0	4,693

show history

TaxNetUSA: Travis County Property Information

Property ID Number: 702900 Ref ID2 Number: 02101807070000

Owner's Name BRYANT LORAIN L REVOCABLE TRUST &

Mailing Address: JOEL E BRYANT
5429 VNING POINT RD
MINNETONKA, MN 55345-

Location: 4107 E 12 ST #2 78721

Legal: UNT 4107-2 12TH STREET PLACE CONDOMINIUMS AMENDED PLUS 5.0 %
INT IN COM AREA

Property Details

Deed Date: 08092010
Deed Volume:
Deed Page:
Exemptions:
Freeze Exempt: F
ARB Protest: F
Agent Code: 0
Land Acres: 0.1077
Block:
Tract or Lot: 4107-2
Docket No.: 2010142581TR
Abstract Code: C01021
Neighborhood Code: E00H0

Value Information

2011 Certified

Land Value: 23,465.00
Improvement Value: 170,914.00
AG Value: 0.00
AG Productivity Value: 0.00
Timber Value: 0.00
Timber Productivity Value: 0.00
Assessed Value: 194,379.00
10% Cap Value: 0.00
Total Value: 194,379.00

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
- HOMESTEAD EXEMPTION FORM
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP
- PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAMS CENTRAL APP DIST		194,379.00	194,379.00	194,379.00	194,379.00
01	AUSTIN ISD	1.227000	194,379.00	194,379.00	194,379.00	194,379.00
02	CITY OF AUSTIN	0.457100	194,379.00	194,379.00	194,379.00	194,379.00
03	TRAVIS COUNTY	0.465800	194,379.00	194,379.00	194,379.00	194,379.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	194,379.00	194,379.00	194,379.00	194,379.00
68	AUSTIN COMM COLL DIST	0.095100	194,379.00	194,379.00	194,379.00	194,379.00

Improvement Information

Improvement ID	State Category	Description
725799		TOWNHOMES/CONDOS

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
725799	4002176	1ST	1st Floor	WW5-	2007	884
725799	4002177	2ND	2nd Floor	WW5-	2007	739
725799	4002178	011	PORCH OPEN 1ST F	*5-	2007	25
725799	4002179	011	PORCH OPEN 1ST F	*5-	2007	112
725799	4002180	251	BATHROOM	**	2007	3
725799	4002181	095	HVAC RESIDENTIAL	**	2007	1,623
725799	4128202	031	GARAGE DET 1ST F	WW5-	2007	324
Total Living Area						1,623

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
628239	LAND	A4	T	0.108	0	0	4,693

show history

TaxNetUSA: Travis County Property Information

Property ID Number: **756619** RefID2 Number: **02000504030000**

Owner's Name **SUPON SEAN**

Property Details

Mailing Address 41 WALLER ST UNIT 102
AUSTIN, TX 78702-
Location 41 WALLER ST 102 78702
Legal UNT 102 41 WALLER LOFTS PLUS 3.3333 % INT IN COM AREA

Deed Date 04042011
Deed Volume
Deed Page
Exemptions
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.0281
Block
Tract or Lot 102
Docket No 2011051811TR
Abstract Code C01482
Neighborhood Code E01G0

Value Information

2011 Certified

Land Value 12,220.00
Improvement Value 177,780.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 190,000.00
10% Cap Value 0.00
Total Value 190,000.00

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
- HOMESTEAD EXEMPTION FORM (TIFF) (PDF)
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP
- PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		190,000.00	190,000.00	190,000.00	190,000.00
01	AUSTIN ISD	1.227000	190,000.00	190,000.00	190,000.00	190,000.00
02	CITY OF AUSTIN	0.457100	190,000.00	190,000.00	190,000.00	190,000.00
03	TRAVIS COUNTY	0.465800	190,000.00	190,000.00	190,000.00	190,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	190,000.00	190,000.00	190,000.00	190,000.00
68	AUSTIN COMM COLL DIST	0.095100	190,000.00	190,000.00	190,000.00	190,000.00

Improvement Information

Improvement ID	State Category	Description
720676		CONDO (STACKED)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
720676	4174197	1ST	1st Floor	WP6	2007	936
Total Living Area						936

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
790659	LAND	A4	T	0.028	0	0	1,222

show history

TaxNetUSA: Travis County Property Information

Property ID Number: **756620** RefID2 Number: **02000504040000**

Owner's Name **LEE EDWIN E & KATHERINE L**

Property Details

Mailing Address: APT 208
41 WALLER ST
AUSTIN, TX 78702-5248

Location: 41 WALLER ST 103 78702

Legal: UNT 103 41 WALLER LOFTS PLUS 3.3333 % INT IN COM AREA

Deed Date: 08032009

Deed Volume

Deed Page

Exemptions

Freeze Exempt: F

ARB Protest: F

Agent Code: 0

Land Acres: 0.0281

Block

Tract or Lot: 103

Docket No: 2009136417TR

Abstract Code: C01482

Neighborhood Code: E01G0

Value Information

2011 Certified

Land Value: 12,220.00

Improvement Value: 187,143.00

AG Value: 0.00

AG Productivity Value: 0.00

Timber Value: 0.00

Timber Productivity Value: 0.00

Assessed Value: 199,363.00

10% Cap Value: 0.00

Total Value: 199,363.00

Data up to date as of 2011-08-03

- AGRICULTURAL (Y-D-1)
- APPOINTMENT OF AGENT FORM
- PREPORT EXEMPTION
- HOMESTEAD EXEMPTION FORM
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP (TIFF)
- PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAMS CENTRAL APP DIST		199,363.00	199,363.00	199,363.00	199,363.00
01	AUSTIN ISD	1.227000	199,363.00	199,363.00	199,363.00	199,363.00
02	CITY OF AUSTIN	0.457100	199,363.00	199,363.00	199,363.00	199,363.00
03	TRAMS COUNTY	0.465800	199,363.00	199,363.00	199,363.00	199,363.00
2J	TRAMS CO HEALTHCARE DIST	0.071900	199,363.00	199,363.00	199,363.00	199,363.00
68	AUSTIN COMM COLL DIST	0.095100	199,363.00	199,363.00	199,363.00	199,363.00

Improvement Information

Improvement ID: 720677

State Category

Description: CONDO (STACKED)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
720677	4174197	1ST	1st Floor	WP6	2007	936
Total Living Area						936

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
790660	LAND	A4	F	0.028	0	0	1,222

show history

TaxNetUSA: Travis County Property Information

Property ID Number: **756621** Ref ID2 Number: **02000504050000**

Owner's Name **LEWIS MARI S**

Property Details

Mailing Address: 9834 LAKEMONT DR DALLAS, TX 75220
 Location: 41 WALLER ST 104 78702
 Legal: UNT 104 41 WALLER LOFTS PLUS 3.3333 % INT IN COM AREA

Deed Date: 06022008
 Deed Volume:
 Deed Page:
 Exemptions:
 Freeze Exempt: F
 ARB Protest: F
 Agent Code: 0
 Land Acres: 0.0281
 Block:
 Tract or Lot: 104
 Docket No: 2008094783TR
 Abstract Code: C01482
 Neighborhood Code: E01G0

Value Information

2011 Certified

Land Value: 12,220.00
 Improvement Value: 187,143.00
 AG Value: 0.00
 AG Productivity Value: 0.00
 Timber Value: 0.00
 Timber Productivity Value: 0.00
 Assessed Value: 199,363.00
 10% Cap Value: 0.00
 Total Value: 199,363.00

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
 - APPOINTMENT OF AGENT FORM
 - FREEPORT EXEMPTION
 - HOMESTEAD EXEMPTION FORM
 - PRINTER FRIENDLY REPORT
 - PROTEST FORM
 - RELIGIOUS EXEMPTION FORM
 - PLAY MAP
 - PLAY MAP
- (TIFF) (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		199,363.00	199,363.00	199,363.00	199,363.00
01	AUSTIN ISD	1.227000	199,363.00	199,363.00	199,363.00	199,363.00
02	CITY OF AUSTIN	0.457100	199,363.00	199,363.00	199,363.00	199,363.00
03	TRAVIS COUNTY	0.465800	199,363.00	199,363.00	199,363.00	199,363.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	199,363.00	199,363.00	199,363.00	199,363.00
68	AUSTIN COMM COLL DIST	0.095100	199,363.00	199,363.00	199,363.00	199,363.00

Improvement Information

Improvement ID	State Category	Description
720678		CONDO (STACKED)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
720678	4174197	1ST	1st Floor	WP6	2007	936
Total Living Area						936

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
790661	LAND	A4	T	0.028	0	0	1,222

show history

TaxNetUSA: Travis County Property Information

Property ID Number: **756622** RefID2 Number: **02000504060000**

Owner's Name **VANNOY BRYAN**

Property Details

Mailing Address
APT 105
41 WALLER ST
AUSTIN, TX 78702-5247

Location
41 WALLER ST 105 78702

Legal
UNT 105 41 WALLER LOFTS PLUS 3.3333 % INT IN COM AREA

Deed Date 05292008
Deed Volume
Deed Page
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.0281
Block
Tract or Lot 105
Docket No. 2008092185TR
Abstract Code C01482
Neighborhood Code E01G0

Value Information

2011 Certified

Land Value 12,220.00
Improvement Value 187,143.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 199,363.00
10% Cap Value 0.00
Total Value 199,363.00

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- PREPORT EXEMPTION
- HOMESTEAD EXEMPTION FORM (TIFF)
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM (PDF)
- PLAT MAP
- PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		199,363.00	199,363.00	199,363.00	199,363.00
01	AUSTIN ISD	1.227000	199,363.00	184,363.00	199,363.00	199,363.00
02	CITY OF AUSTIN	0.457100	199,363.00	199,363.00	199,363.00	199,363.00
03	TRAVIS COUNTY	0.465800	199,363.00	159,490.00	199,363.00	199,363.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	199,363.00	159,490.00	199,363.00	199,363.00
68	AUSTIN COMM COLL DIST	0.095100	199,363.00	194,363.00	199,363.00	199,363.00

Improvement Information

Improvement ID	State Category	Description
720679		CONDO (STACKED)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
720679	4174197	1ST	1st Floor	WP6	2007	936
Total Living Area						936

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
790662	LAND	A4	T	0.028	0	0	1,222

show history



City of Austin

One Texas Center, 505 Barton Springs Rd., Austin, Texas 78704

ZONING VERIFICATION LETTER

October 13, 2010

Party Requesting

Cassandra Ramirez-GNDC
813 E. 8th St.
Austin, Tx. 78702
512-479-6275

Property Owner

GNDC (Guadalupe Neighborhood Development Corp.)
813 E. 8th St.
Austin, Tx. 78702 (512) 479-6275

Address of Property

914 E. 7th St.
Austin, Tx.
78702

Legal Description

Lot 6, Block 4, Outlot 1, Division B, Robertson & LM South Part

Zoning Grid Number

J22

Tax Parcel Identification Number

02-0605-0218

Current Zoning

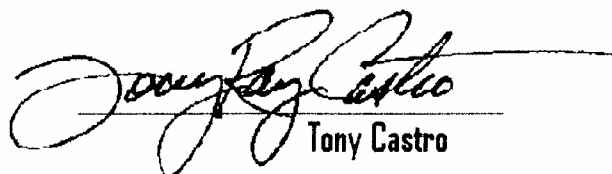
TOD-NP: Transit Oriented Development-
Neighborhood Plan

Zoning Case Number

TOD: C14-2008-0029 & Ord. No.20081211-082
NP: C14-01-0148 & Ord. No.011213-42

For questions concerning Zoning Compliance or any Development criteria, Parking, Permitted Uses, Zoning Violations, Conditional Uses, Variances, Destruction and Rebuilding, etc. contact the Development Assistance Center of the City of Austin at (512) 974-6370 for a Land Use Planner correspondence session.

I, Tony Castro, Communications and Technology Management office, 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.


Tony Castro



City of Austin

Communications and Technology Management

Overlays & Neighborhood Plans relative to parcel number 02-0605-0218 (914 E. 7th St.)

Overlays

Residential Design Standards

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

CURE (Central Urban Redevelopment Combining District)

Referenced in the Land Development Code of the City of Austin Chapter 25-2-163

Plaza Saltillo-Transit Oriented Development

Referenced in City of Austin Ordinance Number 20050519-008

Neighborhood Plans

East Cesar Chavez-Neighborhood Planning Area

Referenced in City of Austin Ordinance Number 001214-20

Attached is information regarding the City of Austin Neighborhood Plans and their status to date. For information concerning these Neighborhood Plans and their current status and relativity to development, please contact the necessary personnel on the form attached with the City of Austin Neighborhood Planning Areas map.



City of Austin

One Texas Center, 505 Barton Springs Rd., Austin, Texas 78704

ZONING VERIFICATION LETTER

October 13, 2010

Party Requesting

Cassandra Ramirez-GNDC
813 E. 8th St.
Austin, Tx. 78702
512-479-6275

Property Owner

GNDC (Guadalupe Neighborhood Development
Corp.)
813 E. 8th St.
Austin, Tx. 78702 (512) 479-6275

Address of Property

906 E. 7th St.
Austin, Tx.
78702

Legal Description

Lot 7, Block 4, Outlot 1, Division B, Robertson
& LM South Part

Zoning Grid Number

J22

Tax Parcel Identification Number

02-0605-0219

Current Zoning

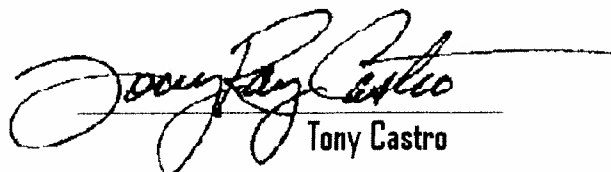
TOD-NP: Transit Oriented Development-
Neighborhood Plan

Zoning Case Number

TOD: C14-2008-0029 & Ord. No.20081211-082
NP: C14-01-0148 & Ord. No.011213-42

For questions concerning Zoning Compliance or any Development criteria, Parking, Permitted Uses, Zoning Violations, Conditional Uses, Variances, Destruction and Rebuilding, etc. contact the Development Assistance Center of the City of Austin at (512) 974-6370 for a Land Use Planner correspondence session.

I, Tony Castro, Communications and Technology Management office, 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.


Tony Castro



City of Austin
Communications and Technology Management

Overlays & Neighborhood Plans relative to parcel number 02-0605-0219 (906 E. 7th St.)

Overlays

Residential Design Standards

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

CURE (Central Urban Redevelopment Combining District)

Referenced in the Land Development Code of the City of Austin Chapter 25-2-163

Plaza Saltillo-Transit Oriented Development

Referenced in City of Austin Ordinance Number 20050519-008

Neighborhood Plans

East Cesar Chavez-Neighborhood Planning Area

Referenced in City of Austin Ordinance Number 001214-20

Attached is information regarding the City of Austin Neighborhood Plans and their status to date. For information concerning these Neighborhood Plans and their current status and relativity to development, please contact the necessary personnel on the form attached with the City of Austin Neighborhood Planning Areas map.

Delivered to
Dario Potter
10/18/10



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

October 4, 2010

S.M.A.R.T. Housing Certification GNDC: 7th Street T.O.D. Housing

TO WHOM IT MAY CONCERN:

The Guadalupe Neighborhood Development Corporation (Mark Rogers, 479-6275, gndc@sbcglobal.net), is planning to develop 6 multi-family units at 906 & 914 East 7th Street in the Plaza Saltillo TOD- Central East Austin NP.

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. Since all six units will serve families at **60% Median Family Income (MFI)** or below, 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 (<i>by separate ordinance</i>)
	Demolition Permit	Zoning Verification	

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

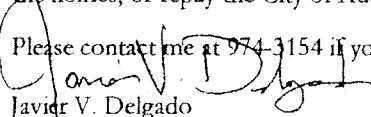
- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer 482-5449 or Jessica Galloway 482-5320).
- ◆ Submit the S.M.A.R.T. Housing 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:

Laurie Shaw, Cap Metro	Chris Yanez, PARD	Jessica Galloway, AE	Bryan Bomer, AE
Robby McArthur, AWU	John McDonald, PDR	Jennifer Golech, Cap Metro	Deborah Fonseca, PDR
Hillary Holey, PDR	Maurcen Meredith, PDR	Danny McNabb, WPDR	George Zapalac, PDR

Yolanda Alemán-Limón

604 Springdale Rd.
Austin, Texas 78702

HM: [REDACTED] Cell: [REDACTED]

Objective: My objective is to serve the community in which I work and live and to give the residents of the service areas of the Guadalupe Neighborhood Development Corporation an opportunity to live in a high-quality, truly affordable home.

Experience

Guadalupe Neighborhood Development Corporation Property Manager- October 1, 2003 - Present

- Receive all correspondence in person, telephone, mail, e-mail and fax
- Receive and record receipts for rental payments for 71 GNDC properties and La Vista de Guadalupe apartment complex
- Receive and receipt payments for 3 mortgage properties.
- Prepare and issue payments for all bills, including taxes, insurance premiums, maintenance and repair of properties, following the established procurement policies.
- Files kept in appropriate settings and locations to accommodate access by authorized Board, Staff, Auditors, Funding Providers, and Investors.
- Collect necessary income information from applicants and from new and existing tenants to determine eligibility for certification or re-certification in various programs.
- Oversee compliance with Federal, State and City guidelines and regulations in accordance to Low-Income Housing Tax Credit; HOME and RHDA programs.
- Prepare new and renewal leases.
- Manage move-out and move-in process.
- Prepare and deliver notices for late rent, late mortgage, lease violations and eviction.

City of Austin: Health and Human Services Department
Senior Patient Account Representative- February 1993 to September, 2009

- Insured Billing and Collection of all first, second and third party billing.
- Verified insurance data from Medicaid Software for accuracy and completeness.
- Managed appeals for Medicaid, Medicare and HMO's in a timely manner to ensure payments were received.
- Managed patient accounts to verify insurance or guarantor payer paid for services rendered.
- Contacted appropriate clinic sites by e-mail, fax or phone
- Prepared memoranda when needed to insure appropriate information was being sent to clinics to ensure corrections were made.
- Managed itemized billing statements for Law Firm Offices and other professional agencies.
- Collected and applied fees for the itemized statements.
- Directed 6 co-workers
- Served as Acting-Supervisor when needed.

City of Austin - WIC Program
Senior Administrative Clerk - October, 1985 to February 1993

- Interviewed clients to ensure eligibility for State and City guidelines.
- Explained program to clients and issued WIC coupons.
- Translated for Spanish-speaking clients.
- Maintained and documented weekly inventory of coupons.
- Prepared reports for State and Federal agency departments.

Education- 1985 G.E.D Austin Community College Austin, Texas.

***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 full support for a funding application to construct a transit-oriented multi-family project along the 900 block of Seventh Street in East Austin.

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 organization welcomes the additional affordable housing that GNDC has proposed to benefit central 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,



Michael Guajardo

President



Any Baby Can

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Bill Wiese

Ellen Balthazar
Executive Director

November 10, 2011

To Whom It May Concern:

Any Baby Can Child and Family Resource Center is excited to learn about the Guadalupe Neighborhood Development Corporation's proposed 10-unit multi-family project to be located on the 900 block of East 7th Street and within the boundaries of the Plaza Saltillo Neighborhood Center Transit-Oriented Development District. The site has several amenities, including public transportation, excellent schools, and close proximity to jobs and services in the downtown area that will be of considerable benefit to the tenants. Additionally, this proposed development will be within walking distance to Any Baby Can's office building.

GNDC is proposing that one of the 10 units be an extremely affordable two-bedroom, two-bath unit of permanent supportive housing. Families receiving supportive services from Any Baby Can are often in need of permanent, low-cost housing as their situations change - they leave emergency shelter, transitional housing or have other circumstances. Any Baby Can is prepared to refer appropriate families for this housing unit and to collaborate with GNDC as a supportive service provider in exchange for this affordable housing opportunity. Priority will be given to families with ties to GNDC's East Austin service area.

Any Baby Can is a non-profit organization that offers a range of supportive services including our Nurse-Family Partnership program for low income, first time mothers; our Healthy and Fair Start program that strengthens families of children prenatally to age three that have or are at risk for neglect, abuse, or developmental delays; our Early Childhood Intervention program for children birth to three with developmental delays; parenting classes; support groups; and mental health counseling to name a few.

Although it is difficult to predict the supportive service needs and associated costs for the family occupying the PSH unit, Any Baby Can feels confident through multiple funding sources like the state, the county and the city, that we will maintain the financial resources necessary to provide services for this household for the next three years as determined by the family. GNDC will also include a small PSH reserve in their operating pro forma that can be applied to the supportive service and housing needs of the tenants, if necessary.

Any Baby Can supports GNDC's funding application to the Austin Housing Finance Corporation and offers this letter of intent as a supportive service partner.

Sincerely,

Ellen Balthazar
Executive Director
Any Baby Can of Austin, Inc.
1121 East 7th Street
Austin, TX 78702



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Julia Spann

To Whom It May Concern:

SafePlace supports the Guadalupe Neighborhood Development Corporation's (GNDC) proposed 10-unit multi-family project, to be located on the 900 block of East 7th Street and within the boundaries of the Plaza Saltillo Neighborhood Center Transit-Oriented Development District. The site has several amenities, including public transportation, good schools, and close proximity to jobs and services in the downtown area that will significantly benefit tenants.

It is our understanding that GNDC is proposing that one of the 10 units be an extremely affordable two-bedroom, two-bath unit of permanent supportive housing. Families receiving supportive services from SafePlace are often in need of permanent, low-cost housing as they exit our emergency shelter and transitional housing. SafePlace is prepared to refer appropriate families for this housing unit, and to collaborate with GNDC as a supportive service provider for this affordable housing opportunity. Priority will be given to families with ties to GNDC's East Austin service area.

SafePlace is a local non-profit organization that offers an array of supportive services to women, children and men hurt by rape, sexual abuse and domestic violence in Austin/Travis County. In addition to our shelter and transitional housing, we also offer a 24-hour Hotline, case management, Life Skills classes, therapeutic counseling, and abuse prevention programming to the community, among other services.

Although it is difficult to precisely predict the supportive service needs and associated costs for the family that will occupy the abovementioned GNDC permanent supportive housing unit, SafePlace estimates that the cost for providing supportive services to one family is \$3,315 annually. That amount is based on anticipated expenses for case management services, staff mileage and program supplies required to provide support to a household of three (the average household size served in our non-residential case management program).

SafePlace supports GNDC's funding application to the Austin Housing Finance Corporation, and offers this letter of intent as a supportive service partner.

Sincerely,

Julia E. Spann, MSW
Executive Director

a project of



Supportive Service Budget Estimate for 1 family household occupying a 2 bedroom unit

Year 1 Budget Estimate		Year 2 Budget Estimate		Year 3 Budget Estimate	
Case Management Services	\$2,500	Case Management Services	\$2,500	Case Management Services	\$2,500
staff mileage	\$315	staff mileage	\$315	staff mileage	\$315
program supplies	\$500	program supplies	\$500	program supplies	\$500

GNDC has included a PSH reserve of \$3,000 annually in the operating proforma and will work with the supportive service provider to cover additional related costs, if any.



CARITAS OF AUSTIN

611 Neches Street
P.O. Box 1947

Austin, TX 78767-1947
www.caritasofaustin.org

ADMINISTRATION

512.479.4610

Fax 512.472.4164

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November 16, 2011

To Whom It May Concern:

Caritas is excited to learn about the Guadalupe Neighborhood Development Corporation's proposed 10-unit multi-family project to be located on the 900 block of East 7th Street and within the boundaries of the Plaza Saltillo Neighborhood Center Transit-Oriented Development District. The site has several amenities, including public transportation, excellent schools, and close proximity to jobs and services, (including Caritas's office,) in the downtown area that will be of considerable benefit to the tenants.

GNDC is proposing that one of the 10 units be an extremely affordable two-bedroom, two-bath unit of permanent supportive housing. Families receiving supportive services from Caritas are often in need of permanent, low-cost housing. Caritas is prepared to refer appropriate families for this housing unit and to collaborate with GNDC as a supportive service provider in exchange for this affordable housing opportunity. Priority will be given to families with ties to GNDC's East Austin service area.

Caritas is a non-profit organization that provides a service continuum for those experiencing poverty that begins with a safety net and links them to resources to achieve self-sufficiency. Housing services range from emergency rent/utilities assistance with case management, transitional housing, and long term housing provision. Additional services include hot meals, a food pantry, financial literacy classes, life skill classes, and employment services, to name a few.

Caritas is confident through multiple funding sources like the state, the county, and the city, that we will maintain the financial resources necessary to provide services for this household for the next three years as determined by the tenant family. GNDC will also include a small PSH reserve in their operating proforma that can be applied to the supportive service and housing needs of the tenants, if necessary.

Caritas supports GNDC's funding application to the Austin Housing Finance Corporation and offers this letter of intent as a supportive service partner.

Sincerely,

Beth Atherton
Executive Director
Caritas of Austin