

AUSTIN HOUSING FINANCE CORPORATION
Application for Financing for Homeownership Projects

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2012-13 Action Plan goals and policy direction from the Austin City Council.

City of Austin

MAY 03 2013

Project Name: Austin Habitat for Humanity Homebuyer Assistance

NHCD / AHFC

Project Address: Sendero Hills & Devonshire Village **Zip Code** 78724 & 78723

Total # units in project: 8

Total # units to be assisted with AHFC Funding: 8

Project type: Acquisition Rehabilitation Acquisition & Rehabilitation New construction

Amount of funds requested: \$295,000 **Terms Requested:** 0% interest, deferred forgivable loan

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

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

Austin Habitat for Humanity
Name

310 Comal, Ste. 100
Street Address

Austin, TX 78702 512-478-8788 x105
City **State, Zip** **Telephone #**

Ramon Valeriano 512-472-8788 x115 rvaleriano@ahfh.org
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.

Austin Habitat for Humanity
Legal Name of Developer/Entity


Signature of Authorized Officer

May 3, 2013
Date

Executive Director
Title

2. **A. Non-profit applicants/developers, attached copies of the following:**
1. A "certificate of status" issued by the Texas Secretary of State.
 2. Federal IRS certification granting non-profit tax-exempt status.
 3. Certified financial audit for most recent year which include the auditor's opinion and management letters.
 4. Board resolution approving the proposed project and authorizing the request for funding

B. For-profit applicants/developers, attach copies of the following:

1. For Corporations, Limited Partnerships, and Limited Liability Companies, a copy of a "certificate of status" issued by the Texas Secretary of State.
2. A current financial statement
3. Proof of sufficient reserves or a line of credit available, if necessary, in order to complete the proposed project.

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

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

Sendero Hills Subdivision and Devonshire Village are located in East and Central East Austin respectively. See location map (Exhibits A & B).

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

Austin Habitat for Humanity (AHFH) is seeking funding for down payment assistance in approved single-family residential subdivisions owned by AHFH, Sendero Hills Subdivision and Devonshire Village. AHFH is requesting \$295,000 in AHFC funds. AHFH has a current annual production of 25 homes and will utilize the funding for seven (7) in the form of a 2nd lien. AHFH also receives corporate contributions annually that go toward the construction of our homes.

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

AHFH anticipates developing 8 single-family detached homes in the Devonshire Village and/or Sendero Hills Subdivision. AHFH has a portfolio of house plans that range from 900 S.F. to 1,400 S.F. and include 2 bedrooms 1 bath through 5 bedrooms 2 baths.

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

AHFH's portfolio of house plans is of typical bungalow single-family detached homes that are wood-framed with siding. AHFH qualifies prospective homebuyers and provides subsidies to reduce the house price. The house prices and mortgages are as follows:

House Plans	Sales Price	Mortgage	Mortgage Payment	Taxes & Insurance	Total
2-Bedroom	\$105,000	\$65,000	\$181	\$237	\$418
3-Bedroom	\$110,000	\$70,000	\$194	\$250	\$444
4-Bedroom	\$115,000	\$75,000	\$208	\$262	\$470
5-Bedroom	\$120,000	\$80,000	\$222	\$275	\$497

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

AHFH focuses on a clientele that earns 60% or less of the median family income. Families are qualified for a 0% mortgage, provided homeownership counseling, and perform a 300-hour sweat equity contribution.

- f. If there are existing structures, provide documentation from the taxing authority or other third-party source indicating the year the structure was built.
- g. Demonstrate the development's compatibility with current Neighborhood Plan (if applicable).

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

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

4. Site Control and Demonstration of Value

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

5. Zoning

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

6. S.M.A.R.T. Housing™

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

AHFH has applied for S.M.A.R.T. Housing status and meets the requirements as reflected in the letters from NHCD (Exhibit G).

- 7. Development Team and Capacity.** 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.

Please also provide narrative information about the skills you or your development team members have in the following areas:

- a. **Project Management**—With more than 300 single-family homes constructed, Austin Habitat staff has several years of project management experience. Collectively our staff brings experience that include all phases of housing development including site acquisition, land development, design, and construction.
- b. **Market Analysis**—With a focus toward affordable housing, our staff has experience in identifying housing demand and capacity for families that earn 30 to 60 percent of the median family income. Austin Habitat established an intake process for prospective families to enter our program. Many have been qualified through our housing counseling and have gone through underwriting to determine their ability to pay a mortgage, and remain on a waiting list.
- c. **Site Selection and Control**—Over the years Austin Habitat has acquired finished lots and raw land that were developed for single-family housing development. We have experience identifying prospective properties and evaluating them for feasibility and appropriateness. We strive to develop neighborhoods in locations where there are community facilities. Our staff acquired tracts in both Sendero Hills and Devonshire Village for this project and is located in an area where residential development exists.
- d. **Planning and Construction**—Austin Habitat staff has experience with the City's Land Development Code, and has the capacity to navigate a housing development project through the entitlement and permitting process. Our organization also employs full-time personnel dedicated

to housing construction, including coordinating a core group of experienced volunteers that consistently work on the houses we build.

- e. **Design, Architecture and Engineering**—Our organization has a portfolio of house plans for single-family residential that range from 2 to 5 bedroom houses. We currently have working relationships with a variety of professionals including architects and engineers who provide design services as needed to complete our housing development projects.
- f. **Legal and Accounting**—Austin Habitat employs the services of legal counsel as needed. They provide assistance in areas of land acquisition and coordinate title closings for our house selling transactions. Our accountant’s provide the necessary services essential to our operation and performs an annual audit that reflects the overall financial position of the organization. We also have on staff a Chief Financial Officer (CFO) and bookkeeping staff that monitor our operating transactions and construction spending activities.
- g. **Federal Funding Rules**—On staff we have several personal that have experience in federal funding programs including CDBG, HOME, and NSP. We have a dedicated grants manager with federal program and contract administration experience, and over the years Austin Habitat has received funding from these sources for housing development and construction.

	Development Team Name(s) and Contact Information	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non-profit? (Mark X if Yes)
Owner	Austin Habitat for Humanity			X
Developer	Austin Habitat for Humanity			X
Architect				
Engineer	NA			
Construction Lender	NA			
Other Lenders				
Attorney	Hancock & McGill			
Accountant	Maxwell Locke & Ritter			
General Contractor	Austin Habitat for Humanity			X
Consultant (if Applicable)	Greenlights for Non-profit Success			X
Other:				

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

	DATE(S)
Acquisition and/or holding	
Environmental and/or historic review (AHFC)	
Securing and packaging project financing	
Construction Specifications and Cost estimates	
Construction Bids	
Construction Start	6/1/2013
Anticipated Draws (list all)	6/30; 7/30; 8/30; 9/30; 10/30;11/30; 12/30
Completion of Construction	12/1/2013
Marketing and Sales	4/1/2013
Project Completion (i.e., all homes conveyed to low to moderate income buyers)	2/1/2014

- 9. Developer Capacity.** Provide narrative information on recent, similar, and successful experience in affordable housing development. Narrative should include information about experience from project conception, execution, and completion. Include experience using multiple fund sources, marketing and sale of homes, and previous working history with the Austin Housing Finance Corporation.

Austin Habitat has been in existence since 1985, and over the years it has built over 300 single-family houses. We are developing two subdivisions (Devonshire Village and Sendero Hills) both of which infrastructure are complete and will likely be built-out by the end of 2014. Our approach to housing development begins with acquisition of finished vacant residential ready-to-build lots, but we do have experience developing subdivisions and retain the services of a civil engineer to assist us with design.

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

DETAILED PROJECT BUDGET				
	Total Project Cost	Prior A&D Funds Used in Project	A&D Funds Being Requested	Description
PREDEVELOPMENT				
Appraisal				
Environmental Review				
Engineering				
Survey	5,760			
Architectural				
TOTAL PREDEVELOPMENT	5,760			
ACQUISITION				
Site and/or Land				
Structures				
Other (specify)				
TOTAL ACQUISITION				
CONSTRUCTION				
Infrastructure				
Site work	14,992			
Demolition				
Concrete	128,000			
Masonry	2,000			
Rough carpentry	67,334			
Finish carpentry	7,200			
Waterproofing & Insulation	9,200			
Roofing & Sheet Metal	18,120			
Plumbing/Hot Water	69,600			
HVAC / Mechanical	31,600			
Electrical	55,560			
Doors/Windows/Glass	29,504			
Lath & Plaster/ Drywall & Acoustical	33,600			
Utilities	13,600			
Soft & Hard Floor	10,800			
Paint/Decorating/Blinds/Shades	2,400			
Specialties/Special Equipment				
Cabinetry/Appliances	18,200			
Trash	8,000			
Other (Fencing)	17,600			
Construction Contingency	3,400			
TOTAL CONSTRUCTION	540,710			

SOFT & CARRYING COSTS				
Legal				
Audit/Accounting				
Title/Recording				
Architectural (Inspections)				
Construction Interest				
Construction Period Insurance				
Construction Period Taxes				
Relocation				
Marketing				
Davis-Bacon Monitoring				
Other: (Program Dev/Delivery)	295,000			
TOTAL PROJECT BUDGET	841,470			

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

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

TABLE A: SOURCES OF FUNDS SUMMARY					Intended Use Funds (Predevelopment, Acquisition, Construction, Soft Costs)
	Amount	Term	Interest Rate	Evidence (Deed, Sales Contract)	
Owner Equity					
Down Payment	4,000				Buyer Contribution
Private Financing (List Below)					
AHFC	542,470	30 Yrs	0%		1 st Lien Mtg
Other Sources (List Below)					
Proposed AHFC Funds	295,000	30yrs	0%		Acquisition/buydown
TOTAL	841,470				

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment	5,760	720
Acquisition		
Hard Costs	540,710	67,589
Soft & Carrying Costs	295,000	36,875
Other Costs		
Total Project Costs	841,470	105,184

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

TABLE C: LEVERAGE SUMMARY	
TOTAL AHFC FUNDS	295,000
TOTAL OTHER FUNDS	546,470
LEVERAGE % – AHFC FUNDS	35%

TABLE D: AFFORDABILITY DATA

	House Model One	House Model Two	House Model Three	House Model Four
Number of Bedrooms	2	3	4	5
Square Footage	900	1095	1200	1400
Anticipated Sale Price	105,000	110,000	115,000	120,000
Borrower Contribution	500	500	500	500
Homebuyer Subsidy (List all sources separately)				
AHFC 2 nd Lien (forgivable)	40,000	40,000	40,000	40,000
Total Principal Amount of Mortgage	64,500	69,500	74,500	79,500
Anticipated Interest Rate	0%	0%	0%	0%
Monthly Principal Amount	181	194	208	222
Monthly Interest	0.00	0.00	0.00	0.00
Estimated Monthly Taxes	199	212	224	237
Estimated Monthly Insurance	38	38	38	38
TOTAL Estimated PITI	418	444	470	497

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

Austin Habitat for Humanity is a 501c3 non-profit affordable housing developer. Austin Habitat partners with the Austin Neighborhood Alliance for Habitat, which is a Community Housing Development Organization.

14. **Good Neighbor Policy.** Please refer to the City’s Good Neighbor Guidelines and demonstrate compliance with the Good Neighbor Policy by completing the Good Neighbor Checklist and providing the documentation requested.

The Devonshire Village is in the adopted neighborhood plan area of Windsor Park Neighborhood Area. Sendero Hills does not sit in an approved Neighborhood Plan area. We are requesting an exemption from the notification policy. The Devonshire Village is consistent with the Windsor Park Neighborhood Plan. Both subdivisions encourages affordable single-family housing, and no land use or zoning changes are required. Both projects preserves existing single-family uses and zoning in older established areas. Both subdivisions has gone through entitlements including platting and currently have active construction permits. Austin Habitat for Humanity (AHFH) has built several homes in each subdivision and currently continues to build. The majority of the homeowners are from AHFH. We will continue to communicate with the Community and Neighborhood residents.. Included in this application is the Good Neighborhood Checklist (Exhibit I).



Scoring Criteria Acquisition & Development Program

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

REQUIRED INFORMATION:

1. Applicant Information	<u> X </u>		
2a. Non-profit List of Items or	<u> X </u>	9. Developer Capacity	<u> X </u>
2b. For-profit List of Items		10. Project Budget	<u> X </u>
3. Project Description	<u> X </u>	11. Funds Proposal:	
4. Site Control/Value	<u> X </u>	a. Sources	<u> X </u>
5. Zoning	<u> X </u>	b. Uses	<u> X </u>
6. S.M.A.R.T. Housing	<u> X </u>	c. Leveraging	<u> X </u>
7. Development Team	<u> x </u>	12. Good Neighbor Checklist	<u> X </u>
8. Development Schedule	<u> X </u>		

EVALUATION CRITERIA:

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

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

- 15 points:** Developer has recent, similar, and successful completion of a development similar in size and scope with income-restricted units.
- 10 points:** Developer has recent, similar, and successful completion of a development **smaller** in size and scope with income-restricted units.
- 8 points:** Consultant directly involved who has successfully completed a development similar in size and scope with income-restricted units.
- 5 points:** Developer has recent, similar, and successful completion of a development similar in size and scope **without** income-restricted units

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

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

3. **LEVERAGE** (maximum 10 points) 6

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

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

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

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

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

	<u>Single-Unit Structures</u>	<u>Multi-Unit Structures</u>
20 points	<\$40/unit	<\$40/unit
16 points	<\$50/unit	<\$45/unit
12 points	<\$60/unit	<\$50/unit
8 points	<\$70/unit	<\$55/unit
4 points	<\$80/unit	<\$60/unit

6. **AFFORDABILITY PERIOD** (maximum 25 points) 15

25 Points: Affordability of project is for 99-years or project is in a Community Land Trust.

15 Points: Affordability period of less than 99 years but enforced through "re-sale" provisions, i.e., home must be re-sold to low- to moderate-income buyer during the affordability period.

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

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

8. **GEOGRAPHIC DISPERSION** (maximum 25 points) 10

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

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

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

New construction

2 points each; maximum 10 points

2 The project meets the normal eligibility requirements under the existing program guidelines.

2 The property is already owned by the developer.

2 The project has completed all necessary design work and received site plan approval.

2 All environmental reviews have been completed.

2 The project has firm commitments from **all** financing sources.

Acquisition and Rehab

2 points each; maximum 10 points

 The project meets the normal eligibility requirements under the existing program guidelines

 All environmental reviews have been completed.

 The project has firm commitments from all financing sources.

- A General Contractor has been selected.
- Closing on the acquisition of the property can be achieved in less than 30 days.

Acquisition of Completed Units

2.5 points each (round up to nearest whole number); maximum 10 points

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

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

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

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

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

TOTAL SCORE 116



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

SUSAN COMBS • COMPTROLLER • AUSTIN, TEXAS 78774

April 5, 2013

CERTIFICATE OF ACCOUNT STATUS

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Susan Combs, Comptroller of Public Accounts of the State of Texas, DO HEREBY CERTIFY that according to the records of this office

AUSTIN HABITAT FOR HUMANITY, INC.

is exempt from payment of franchise tax and consequently is in good standing with this office.

GIVEN UNDER MY HAND AND
SEAL OF OFFICE in the City of
Austin, this 5th day of
April 2013 A.D.

A handwritten signature in cursive script that reads "Susan Combs".

Susan Combs
Texas Comptroller

Taxpayer number: 17423732175
File number: 0073651401

Reports Unit
P.O. Box 12028
Austin, Texas 78711-2028



Hope Andrade
Secretary of State

Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

AUSTIN HABITAT FOR HUMANITY, INC.
File Number: 73651401

The undersigned, as Secretary of State of Texas, hereby certifies that the Nonprofit Periodic Report for the above named entity has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 02/02/2012

Effective: 02/02/2012



A handwritten signature in cursive script, appearing to read "Hope Andrade".

Hope Andrade
Secretary of State

Phone: (512) 475-2705
Prepared by: Bridgetta Smith

Come visit us on the internet at <http://www.sos.state.tx.us/>
Fax: (512) 463-1423
TID: 10307

Dial: 7-1-1 for Relay Services
Document: 407033190002

Internal Revenue Service
District Director

Department of the Treasury

Date: APR 10 1987

AUSTIN HABITAT FOR HUMANITY
310. Comal Street, Suite 100
Austin, TX 78702

FEN: 750109726

Employer Identification Number:
[REDACTED]

Case Number:
757035063EO

Person to Contact:
EO Technical Assistant

Contact Telephone Number:
(214) 767-3526 ED:7213:4913:JS

Our Letter Dated:
August 16, 1985

Caveat Applies:
No

AUSTIN HABITAT FOR HUMANITY, INC.
610 E. 45th Street
AUSTIN, TX 78751

Dear Sir or Madam:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

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 Internal Revenue Code because you are an organization of the type described in section 170(b)(1)(A)(vi). Your exempt status under Code section 501(c)(3) is still in effect.

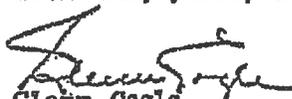
Grantors and contributors may rely on this determination until the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of such status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section 509(a)(1) organization.

If the heading of this letter indicates that a caveat applies, the caveat below or on the enclosure 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,


Glenn Cagle
District Director

District Director, Dallas District

Letter 1050(O-9) (Rev. 3-85)



**AUSTIN HABITAT FOR HUMANITY
BOARD RESOLUTION**

On this 25th day of January 2012:

WHEREAS

Austin Habitat for Humanity and its affiliated entities are non-profit 501(c)(3) organizations who rely on grants for public and private entities in order to fulfill our mission of providing affordable housing and building communities.

BE IT RESOLVED

Austin Habitat for Humanity is authorized to apply for grant funding in support of fulfilling its mission.

BE IT RESOLVED

The Executive Director of Austin Habitat for Humanity, Kelly Weiss, and the VP of Communications & Development, Stephanie Sobotik, are approved as signatories to execute all documents related to such grant applications.

Dr. George Gau
Board Chair, Austin Habitat for Humanity

1/25/12
Date

CERTIFICATE OF CORPORATE RESOLUTION

We, SHERINE THOMAS, President, and ROBERT MILWEST, Secretary, of Austin Habitat for Humanity, Inc., a corporation, certify that:

1. Austin Habitat for Humanity, Inc. is organized and existing under the laws of the State of Texas;
2. All franchise and other taxes required to maintain its corporate existence have been paid and no franchise or other such taxes are delinquent;
3. No proceedings are pending for the forfeiture of its certificate of incorporation or for its dissolution, voluntarily or involuntarily;
4. It is organized under the laws of Texas or is a foreign corporation qualified to do business in the State of Texas and is in good standing with the State of Texas;
5. There are no provisions in the articles of incorporation or bylaws of the corporation limiting the power of its board of directors to pass the resolution set out below;
6. The secretary is the keeper of the records and minutes of the corporation and on Oct. 26, 2011, a meeting of the board of directors of the corporation was held, which was properly called and held in accordance with the law and the bylaws of the corporation;
7. A quorum of the Board of Directors were present at the meeting or have consented to the action taken at the meeting; and
8. At the meeting the following resolution was adopted:

RESOLVED that Kelly Weiss has been appointed by the Board of Directors to serve as the Executive Director of Austin Habitat for Humanity, Inc.

It is further RESOLVED that Ramon Valeriano has been appointed by the Board of Directors to serve as the Director of Family Services of Austin Habitat for Humanity, Inc.

It is further RESOLVED that the Executive Director or the Director of Family Services shall have the authority to execute all contracts for the sale of any home or lot owned or constructed by the Corporation as well as all warranty deeds and other closing documents required to sell, transfer or convey any lot or home owned by the Corporation to a third party purchaser

It is further RESOLVED that the Executive Director or the Director of Family Services shall have the authority to execute any and all documents for the purchase of any property as well as any deeds of trust and other closing documents required to borrow funds for the purchase of any property to be acquired by the Corporation.

Any purchaser or seller of Corporation owned property and any title company issuing title policies on titles conveyed by the Corporation may rely upon an affidavit setting forth the name of the Executive Director or the Director of Family Services.

We certify that the above resolution has not been altered, amended, rescinded or repealed and is now in full force and effect.

We also certify that Sherrine Thomas is the president of the corporation and Robbi Milles is the secretary.

Signed on _____ by the president and secretary of the corporation.

Sherrine Thomas
President

Robbi Milles
Secretary

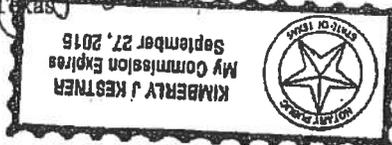
State of Texas
County of Travis



This instrument was acknowledged before me on Oct 26, 2011 by Sherrine Thomas, President of Austin Habitat for Humanity, Inc., a corporation, on behalf of said corporation.

Kimberly J. Kestner
Notary Public, State of Texas

State of Texas
County of Travis



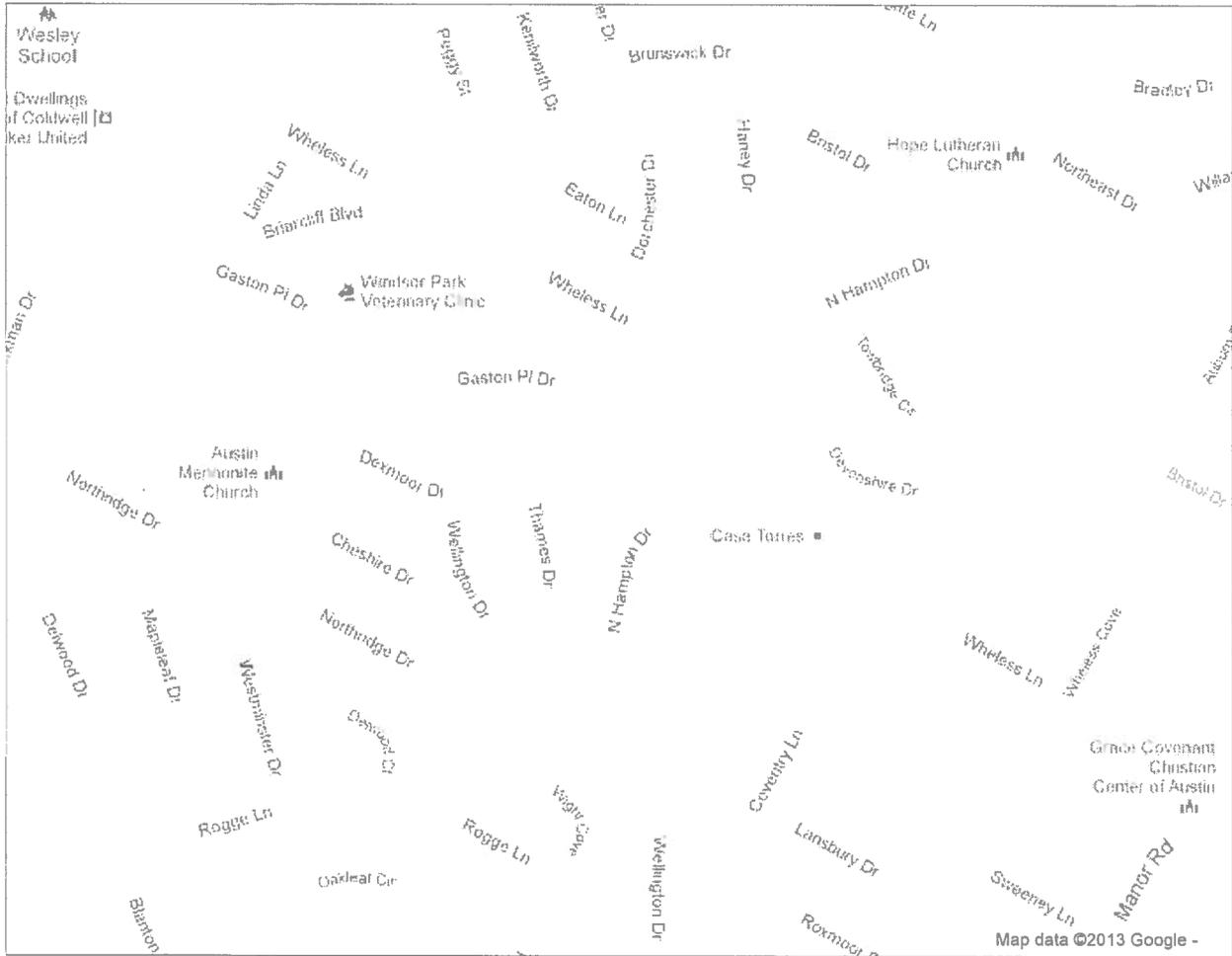
This instrument was acknowledged before me on Oct 26, 2011 by Robbi Milles, Secretary of Austin Habitat for Humanity, Inc., a corporation, on behalf of said corporation.

Kimberly J. Kestner
Notary Public, State of Texas

Exhibit A:
Location Map (2)



To see all the details that are visible on the screen, use the "Print" link next to the map.





To see all the details that are visible on the screen, use the "Print" link next to the map.



Exhibit B:
Area Map (2)

Neighborhood Planning Areas

Details | Add | Basemap | Save | Share | Print | Measure | Bookmar

✕

Neighborhood Planning Areas

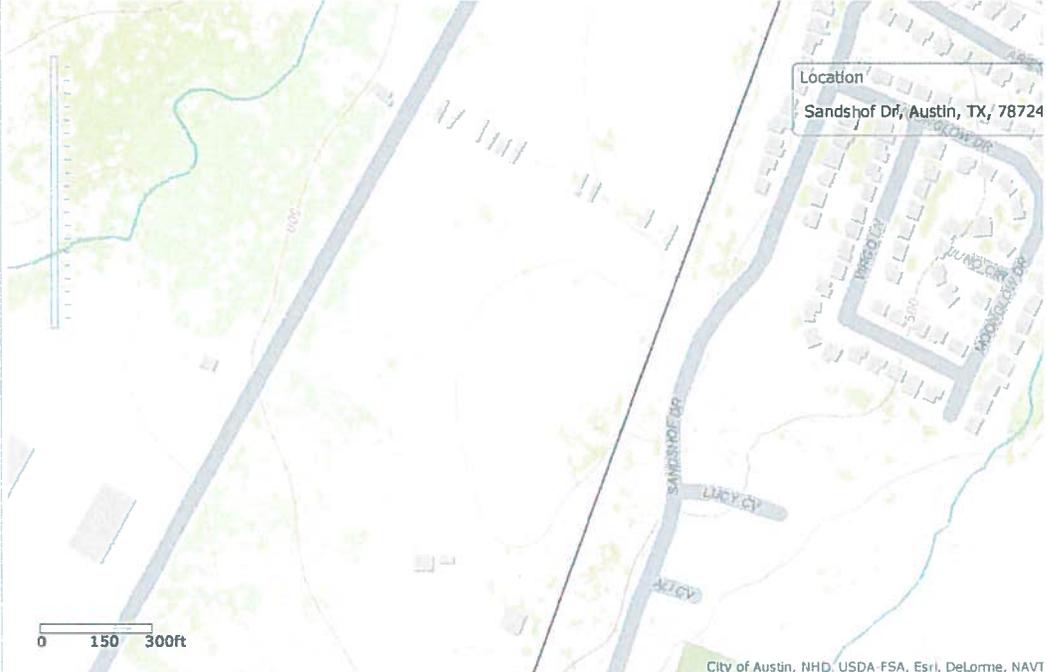
City of Austin Neighborhood Planning Areas. See <http://austintexas.gov/page/neighborhood-planning-areas> for more information.

Web Map by luapknauf
Last Modified: August 22, 2012
(0 ratings, 0 comments, 1,010 views)

[More Details...](#)

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[Add to this map](#)
[Make a new map](#)

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Location: Sandshof Dr, Austin, TX, 78724

0 150 300ft

City of Austin, NHD, USDA-FSA, Esri, DeLorme, NAVI

Neighborhood Planning Areas

Details | Add | Basemap | Save | Share | Print | Measure | Bookmarks

Contents

- neighborhood planning areas
- Topographic

Location
Devonshire Dr, Austin, TX, 78723

PLAN APPROVED

PLAN APPROVED	
NPA Name	WINDSOR PARK
Status	PLAN APPROVED
NPA Sub-district	NONE
Combined Name	University Hills and Windsor Park NPA
URL	http://austintexas.gov/page/neighborhood-planning-areas
Infill Options	SL/SA

Zoom to

0 150 300ft

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Austin Community College, City of Austin, NHD, USDA

Exhibit C:
TCAD Values

Travis CAD

Property Search Results > 222589 CARDENAS JACINTO & for Year 2013

Property

Account

Property ID: 222589 Legal Description: LOT 8 BLK K WINDSOR PARK II SEC 4
 Geographic ID: 0223201115 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 2300 DEVONSHIRE DR Mapsco: 556Q
 TX 78723
 Neighborhood: D9000 Map ID: 021821
 Neighborhood CD: D9000

Owner

Name: CARDENAS JACINTO & Owner ID: 202150
 Mailing Address: ESPERANZA CARDENAS % Ownership: 100.0000000000%
 2300 DEVONSHIRE DR
 AUSTIN , TX 78723-2028
 Exemptions: HS, OV65

Values

(+) Improvement Homesite Value:	+	\$88,429	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$55,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$143,429	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$143,429	
(-) HS Cap:	-	\$474	

(=) Assessed Value:	=	\$142,955	

Taxing Jurisdiction

Owner: CARDENAS JACINTO &
 % Ownership: 100.0000000000%
 Total Value: \$143,429

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
01	AUSTIN ISD	1.242000	\$143,429	\$92,955	\$345.88	\$345.88
02	CITY OF AUSTIN	0.502900	\$143,429	\$91,955	\$462.44	
03	TRAVIS COUNTY	0.500100	\$143,429	\$44,364	\$221.86	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$143,429	\$142,955	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	\$143,429	\$44,364	\$35.02	
68	AUSTIN COMM COLL DIST	0.095100	\$143,429	\$22,955	\$21.83	
Total Tax Rate:		2.419046				
					Taxes w/Current Exemptions:	\$1,087.03
					Taxes w/o Exemptions:	\$3,458.15

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1218.0 sqft Value: \$88,429

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WA - 4		1958	1218.0
011	PORCH OPEN 1ST F	* - 4		1958	51.0
251	BATHROOM	* - *		1958	1.7
571	STORAGE DET	VW - 2-		1958	40.0
581	STORAGE ATT	VW - 3+		1958	32.0
591	MASONRY TRIM SF	AVG - *		1958	200.0
613	TERRACE COVERED	* - 4		1958	320.0
871	OBS WALL FURN	* - *		1958	50.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2093	9119.15	0.00	0.00	\$55,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	\$88,429	\$55,000	0	143,429	\$474	\$142,955
2012	\$74,959	\$55,000	0	129,959	\$0	\$129,959
2011	\$68,518	\$55,000	0	123,518	\$0	\$123,518
2010	\$76,716	\$55,000	0	131,716	\$11,468	\$120,248
2009	\$91,357	\$55,000	0	146,357	\$37,041	\$109,316
2008	\$64,418	\$55,000	0	119,418	\$20,040	\$99,378

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/2/1995	WD	WARRANTY DEED	MALONE TERRENCE C	CARDENAS JACINTO &	12431	01031	
2	12/7/1978	WD	WARRANTY DEED		MALONE TERRENCE C	06414	01504	
3	12/7/1978	WD	WARRANTY DEED	WORDEN LARRY LEE		06414	01504	

Questions Please Call (512) 834-9317

Website version: 1.2.2.3

Database last updated on: 5/3/2013 4:14 AM

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Travis CAD

Property Search Results > 222564 BALLAST DONNA & ROBERT JENSEN for Year 2013

Property

Account

Property ID: 222564 Legal Description: LOT 1 BLK L WINDSOR PARK II SEC 4
 Geographic ID: 0223201001 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 2301 DEVONSHIRE DR Mapsco: 556Q
 TX 78723
 Neighborhood: D9000 Map ID: 021821
 Neighborhood CD: D9000

Owner

Name: BALLAST DONNA & ROBERT JENSEN Owner ID: 187084
 Mailing Address: 603 GAYLOR ST % Ownership: 100.0000000000%
 AUSTIN , TX 78752-3511

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$70,620	
(+) Land Homesite Value:	+	\$57,750	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$128,370	
(-) Ag or Timber Use Value Reduction:	--	\$0	

(=) Appraised Value:	=	\$128,370	
(-) HS Cap:	--	\$0	

(=) Assessed Value:	=	\$128,370	

Taxing Jurisdiction

Owner: BALLAST DONNA & ROBERT JENSEN
 % Ownership: 100.0000000000%
 Total Value: \$128,370

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$128,370	\$128,370	\$1,594.36
02	CITY OF AUSTIN	0.502900	\$128,370	\$128,370	\$645.57
03	TRAVIS COUNTY	0.500100	\$128,370	\$128,370	\$641.98
0A	TRAVIS CENTRAL APP DIST	0.000000	\$128,370	\$128,370	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	\$128,370	\$128,370	\$101.34
68	AUSTIN COMM COLL DIST	0.095100	\$128,370	\$128,370	\$122.08
Total Tax Rate:		2.419046			
Taxes w/Current Exemptions:					\$3,105.33

Taxes w/o Exemptions: \$3,105.33

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 1214.0 sqft **Value:** \$70,620

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4-		1958	176.0
011	PORCH OPEN 1ST F	* - 4		1958	72.0
095	HVAC RESIDENTIAL	* - *		1958	1214.0
251	BATHROOM	* - *		1958	1.7
581	STORAGE ATT	WW - 2		1958	84.0
581	STORAGE ATT	WW - 3+		1958	36.0
613	TERRACE COVERED	* - 4		1958	266.0
1ST	1st Floor	WW - 4		1958	1038.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1983	8638.07	0.00	0.00	\$57,750	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	\$70,620	\$57,750	0	128,370	\$0	\$128,370
2012	\$55,618	\$57,750	0	113,368	\$0	\$113,368
2011	\$54,719	\$57,750	0	112,469	\$0	\$112,469
2010	\$61,266	\$57,750	0	119,016	\$0	\$119,016
2009	\$76,250	\$57,750	0	134,000	\$0	\$134,000
2008	\$62,821	\$57,750	0	120,571	\$0	\$120,571

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/27/1999	WD	WARRANTY DEED	SINES BELINDA CORTEZ & ARBAHAM	BALLAST DONNA & ROBERT JENSEN	00000	00000	1999099003TR
2	3/5/1990	MS	MISCELLANEOUS	MONTGOMERY DOLORES	SINES BELINDA CORTEZ & ARBAHAM	00000	00000	1999073513TR
3	4/18/1979	WD	WARRANTY DEED	VAN BUI LONG	MONTGOMERY DOLORES	06559	01585	

Questions Please Call (512) 834-9317

Website version: 1.2.2.3

Database last updated on: 5/3/2013 4:14 AM

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Travis CAD

Property Search Results > 749565 BURNELL SCOTT E & CHANTHA for Year 2013

Property

Account

Property ID: 749565 Legal Description: LOT 7 BLK C SENDERO HILLS PHS 4
 Geographic ID: 0217331873 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 6301 SANDSHOF DR Mapsco: 587B
 TX 78724
 Neighborhood: C2191HAB - HABITAT FOR HUMANITY Map ID: 021831
 Neighborhood CD: C0291HAB

Owner

Name: BURNELL SCOTT E & CHANTHA Owner ID: 1539537
 Mailing Address: 6301 SANDSHOF DR % Ownership: 100.0000000000%
 AUSTIN , TX 78724-4317
 Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$87,656	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$25,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$112,656	
(-) Ag or Timber Use Value Reduction:	--	\$0	

(=) Appraised Value:	=	\$112,656	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$112,656	

Taxing Jurisdiction

Owner: BURNELL SCOTT E & CHANTHA
 % Ownership: 100.0000000000%
 Total Value: \$112,656

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
02	CITY OF AUSTIN	0.502900	\$112,656	\$112,656	\$566.55	
03	TRAVIS COUNTY	0.500100	\$112,656	\$90,125	\$450.72	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$112,656	\$112,656	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	\$112,656	\$90,125	\$71.15	
34	MANOR ISD	1.515000	\$112,656	\$97,656	\$1,479.49	
68	AUSTIN COMM COLL DIST	0.095100	\$112,656	\$107,656	\$102.38	
Total Tax Rate:		2.692046				
					Taxes w/Current Exemptions:	\$2,670.29
					Taxes w/o Exemptions:	\$3,032.75

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 1424.0 sqft **Value:** \$87,656

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 4-		2011	1424.0
011	PORCH OPEN 1ST F	* - 4-		2011	218.0
011	PORCH OPEN 1ST F	* - 4-		2011	12.0
251	BATHROOM	* - 4-		2011	2.0
252	BEDROOMS	* - 4-		2011	5.0
095	HVAC RESIDENTIAL	* - 4-		2011	1424.0
571	STORAGE DET	WW - 4-		2011	64.0
612	TERRACE UNCOVERD	* - 4-		2011	32.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1975	8601.00	0.00	0.00	\$25,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	\$87,656	\$25,000	0	112,656	\$0	\$112,656
2012	\$191,385	\$25,000	0	216,385	\$0	\$216,385
2011	\$0	\$6,250	0	6,250	\$0	\$6,250
2010	\$0	\$6,250	0	6,250	\$0	\$6,250
2009	\$0	\$6,250	0	6,250	\$0	\$6,250
2008	\$0	\$6,250	0	6,250	\$0	\$6,250

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/14/2012	SW	SPECIAL WARRANTY DEED	AUSTIN HABITAT FOR HUMANITY INC	BURNELL SCOTT E & CHANTHA			2012096526TR
2	11/29/2010	WD	WARRANTY DEED	AUSTIN HABITAT FOR HUMANITY INC	AUSTIN HABITAT FOR HUMANITY, INC			2010180654TR
3	11/29/2010	WD	WARRANTY DEED	AUSTIN NEIGHBORHOOD ALLIANCE	AUSTIN HABITAT FOR HUMANITY INC			2010180654TR

Questions Please Call (512) 834-9317

Website version: 1.2.2.3

Database last updated on: 5/3/2013 4:14 AM

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Travis CAD

Property Search Results > 749536 ROMO VIRGINIA GIL for Year 2013

Property

Account

Property ID: 749536 Legal Description: LOT 33 BLK C SENDERO HILLS PHS 4
 Geographic ID: 0217331844 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 5900 SANDSHOF DR Mapsco: 587B
 TX 78724
 Neighborhood: C2191HAB - HABITAT FOR HUMANITY Map ID: 021831
 Neighborhood CD: C0291HAB

Owner

Name: ROMO VIRGINIA GIL Owner ID: 1522690
 Mailing Address: 5900 SANDSHOF DR % Ownership: 100.0000000000%
 AUSTIN , TX 78724-4300
 Exemptions: HS

Values

(+) Improvement Homesite Value: + \$84,399
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$31,250
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$115,649
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$115,649
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$115,649

Taxing Jurisdiction

Owner: ROMO VIRGINIA GIL
 % Ownership: 100.0000000000%
 Total Value: \$115,649

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
02	CITY OF AUSTIN	0.502900	\$115,649	\$115,649	\$581.60
03	TRAVIS COUNTY	0.500100	\$115,649	\$92,519	\$462.69
0A	TRAVIS CENTRAL APP DIST	0.000000	\$115,649	\$115,649	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	\$115,649	\$92,519	\$73.04
34	MANOR ISD	1.515000	\$115,649	\$100,649	\$1,524.83
68	AUSTIN COMM COLL DIST	0.095100	\$115,649	\$110,649	\$105.23
Total Tax Rate:		2.692046			
				Taxes w/Current Exemptions:	\$2,747.39

Taxes w/o Exemptions: \$3,113.32

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 1404.0 sqft **Value:** \$84,399

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 4-		2011	1404.0
011	PORCH OPEN 1ST F	* - 4-		2011	180.0
011	PORCH OPEN 1ST F	* - 4-		2011	8.0
251	BATHROOM	* - 4-		2011	2.0
252	BEDROOMS	* - 4-		2011	3.0
095	HVAC RESIDENTIAL	* - 4-		2011	1404.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.5979	26043.00	0.00	0.00	\$31,250	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	\$84,399	\$31,250	0	115,649	\$0	\$115,649
2012	\$78,750	\$31,250	0	110,000	\$0	\$110,000
2011	\$0	\$31,250	0	31,250	\$0	\$31,250
2010	\$0	\$10,000	0	10,000	\$0	\$10,000
2009	\$0	\$7,813	0	7,813	\$0	\$7,813
2008	\$0	\$7,813	0	7,813	\$0	\$7,813

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/9/2012	SW	SPECIAL WARRANTY DEED	AUSTIN HABITAT FOR HUMANITY INC	ROMO VIRGINIA GIL			2012003620TR
2	11/29/2010	WD	WARRANTY DEED	AUSTIN HABITAT FOR HUMANITY INC	AUSTIN HABITAT FOR HUMANITY, INC			2010180654TR
3	11/29/2010	WD	WARRANTY DEED	AUSTIN NEIGHBORHOOD ALLIANCE	AUSTIN HABITAT FOR HUMANITY INC			2010180654TR

Questions Please Call (512) 834-9317

Website version: 1.2.2.3

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Exhibit D:
Opportunity Map

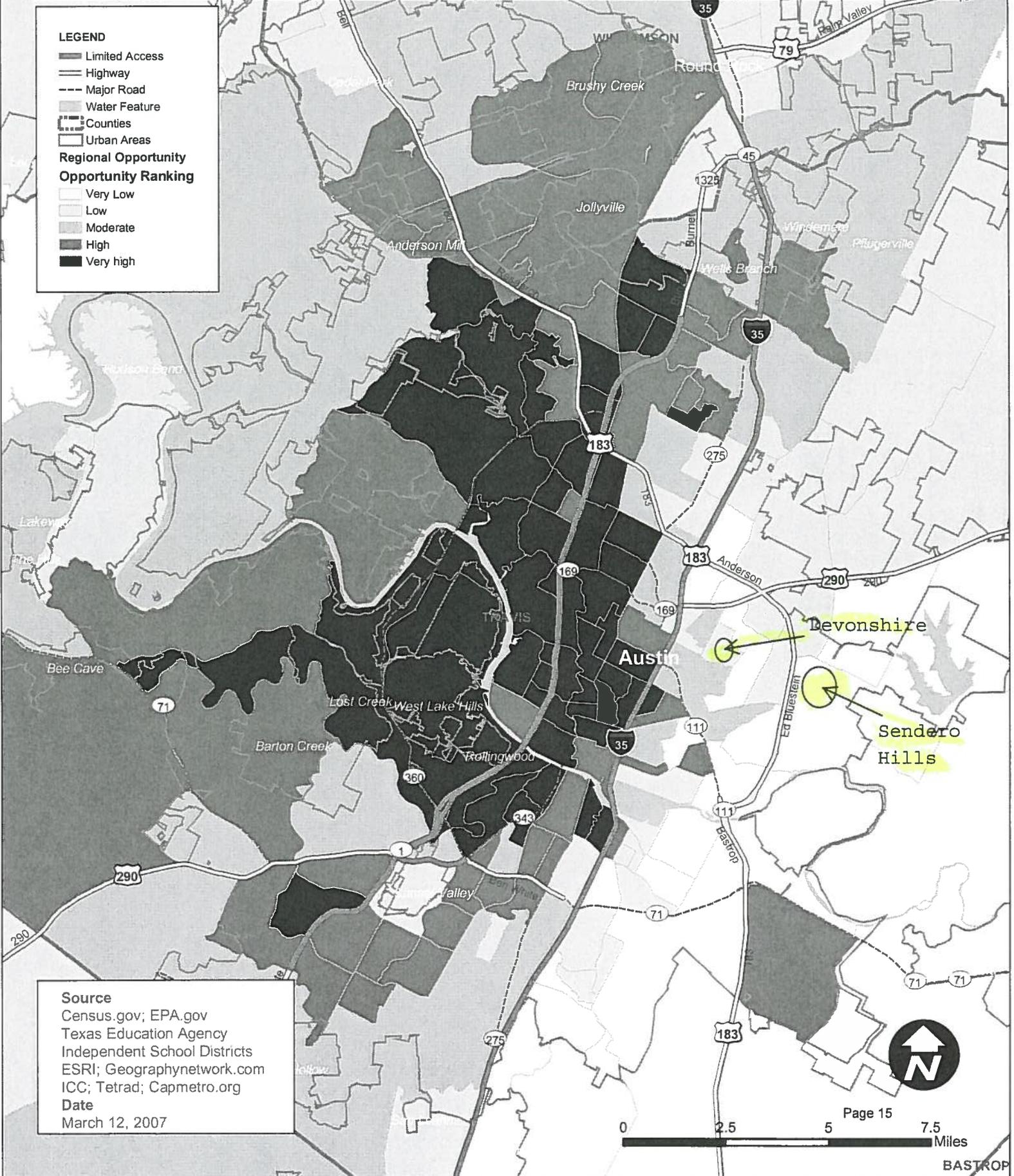
Map 2: Comprehensive Opportunity Map, City of Austin

KIRWAN INSTITUTE
For the Health of Texas and the World

This map displays the spatial pattern of distribution of opportunity in City of Austin based on Economic, Mobility, Education, Public Health and Neighborhood Indicators.

LEGEND

-  Limited Access
-  Highway
-  Major Road
-  Water Feature
-  Counties
-  Urban Areas
- Regional Opportunity**
- Opportunity Ranking**
-  Very Low
-  Low
-  Moderate
-  High
-  Very high



Source
 Census.gov; EPA.gov
 Texas Education Agency
 Independent School Districts
 ESRI; Geographynetwork.com
 ICC; Tetrad; Capmetro.org
Date
 March 12, 2007



0 2.5 5 7.5 Miles
 Page 15

BASTROP

Exhibit E:
General Warranty Deed(2)

**GENERAL WARRANTY DEED****NOTICE OF CONFIDENTIALITY RIGHTS**

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: April 20, 2009

Grantor: Austin Neighborhood Alliance for Habitat, Inc., a Texas non-profit corporation

Grantor's Mailing Address: 310 Comal Street, Suite 100, Austin, Texas 78702

Grantee: Austin Habitat for Humanity, Inc., a Texas non-profit corporation

Grantee's Mailing Address: 310 Comal Street, Suite 100, Austin, Texas 78702

Consideration:

(1) Cash and other good and valuable consideration.

Property (including any improvements):

Lots 1, 2, 3 and 4, Block A, Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block B and Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 19, 20, 22, 23, 24 and 25, Block C, DEVONSHIRE VILLAGE, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 200600217, Official Public Records of Travis County, Texas.

Exceptions To Conveyance:

A lien or liens securing a promissory note in the original principal amount of \$914,470.00, which is described in and secured by a deed of trust recorded in Document No. 2007163884, of the Official Public Records Of Real Property for Travis County, Texas. Grantee does not assume payment of the note or liability under any instrument securing it.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; all zoning laws, regulations and ordinances of municipal and other governmental authorities affecting the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, the payment of which Grantee assumes.

Warranty Of Title:



GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: November 29, 2010

Grantor: Austin Neighborhood Alliance for Habitat, Inc., a Texas non-profit corporation

Grantor's Mailing Address: 310 Comal Street #100, Austin, Texas 78702

Grantee: Austin Habitat for Humanity, Inc., a Texas corporation

Grantee's Mailing Address: 310 Comal Street #100, Austin, Texas 78702

Consideration:

- (1) Cash and other good and valuable consideration.

Property (including any improvements):

Tract 1: Lots 1 through 53, Block C, SENDERO HILLS PHASE 4, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200700157, Official Public Records of Travis County, Texas.

Tract 2: Lots 1 through 6, inclusive, Block A and Lots 1 through 7, inclusive, Block B, LEE MEADOWS, according to the map or plat thereof recorded in Document No. 200500140, Official Public Records, Travis County, Texas; said Plat being further corrected by instruments recorded in Document No. 2009148892 and corrected in/under Document No. 2009152185, both of the Official Public Records of Travis County, Texas.

Exceptions To Conveyance:

As to Tract 1: A lien or liens securing a promissory note in the original principal amount of \$1,000,000.00, payable to the order of Austin Housing Finance Corporation, which is described in and secured by a deed of trust recorded in the Official Public Records Of Real Property for Travis County, Texas. Grantee does not assume payment of the note or liability under any instrument securing it.

Prepared By:
Hancock & McGill, L.L.P.
Attorneys at Law
File No: 04-79491

AFTER RECORDING RETURN TO:

HANCOCK & MCGILL, L.L.P.
ATTORNEYS AT LAW
6010 BALCONES DR., #100
AUSTIN TX 78731

Andrea

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dec 03, 2010 02:55 PM 2010180654

BARTHOLOMEW: \$24.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

Exhibit F:
Zoning Verification Letter



City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
P.O. Box 1088, Austin, Texas 78767

09/27/2007

Donita Haden
Habitat for Humanity
310 Comal
Austin, TX 78702

Subject: Sendero Hills, Phase IV

To Whom It May Concern:

The property known as Sendero Hills, Phase IV subdivision is located on property currently zoned SF-4A – *Single Family Residence (Small Lot)*. The existing SF-4A zoning designation is the appropriate zoning for the proposed single-family residential development.

If you have any other questions regarding zoning and land use regulations, do not hesitate to call me at 974-2769.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Johnson", written over a horizontal line.

Christopher Johnson
Development Services Process Coordinator
Watershed Protection and Development Review Department

Exhibit G:
S.M.A.R.T. Housing Letter



City of Austin

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

Neighborhood Housing and Community Development Office

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

May 22, 2008 (revised from February 27, 2002)

S.M.A.R.T. Housing Certification Habitat for Humanity – Devonshire Village Subdivision

TO WHOM IT MAY CONCERN:

Austin Habitat for Humanity is planning to build forty-two (42) single-family homes in the Devonshire Village Subdivision located in northeast Austin near Pearce Junior High. All homes will be sold to families at 50% Median Family Income or below.

The Neighborhood Housing and Community Development Office (NHCD) certifies that this proposed development meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because the homes will all be “reasonably-priced,” the development will be eligible for 100% of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council: The expected fee waivers include, but are not limited to, the following when building plans have been reviewed for S.M.A.R.T. Housing compliance by NHCD and for Green Building compliance by Austin Energy:

Capital Recovery Fees	Misc. Site Plan Fee	Move House onto Lot
Building Permit	Building Plan Review	Move House onto City Right
Concrete Permit	Construction Inspection	–of-Way Fee
Electrical Permit	Subdivision Plan Review	Land Status Determination
Mechanical Permit	Misc. Subdivision Fee	Board of Adjustment Fee
Plumbing Permit	Zoning Verification	Parkland Dedication
Site Plan Review	Demolition Permit Fee	(by separate ordinance)

Please call me at 974-3126 if you need additional information.

Steve Barney, S.M.A.R.T. Housing Project Coordinator
Neighborhood Housing and Community Development Office

Guy Brown, WPDR	Maureen Meredith, NPZ/D	Dick Peterson, Austin Energy
Gina Copic, NHCD	Robby McArthur, WWW Taps	Stuart Hersh, NHCD
Manesh Chaku, NHCD	Lisa Nickle, WPDR	Cande Coward, WPDR
King, Jessica	John Umphress, Austin Energy	



City of Austin

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

Neighborhood Housing and Community Development Department

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

October 22, 2007

Christian Noll
 Director, Land Development
 Austin Habitat for Humanity
 310 Comal St.
 Austin, TX, 78701

Re: Habitat for Humanity – S.M.A.R.T. Housing Certification

Dear Ms. Noll:

This letter is to confirm our conversation regarding S.M.A.R.T. Housing certification for a proposed Habitat for Humanity development.

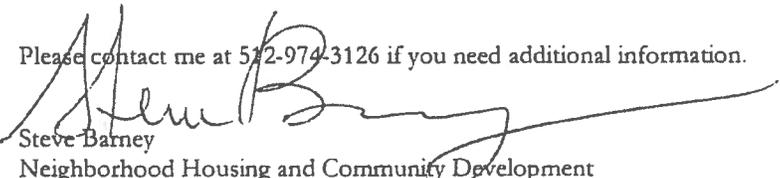
My understanding is that Austin Habitat for Humanity will submit a S.M.A.R.T. Housing application for the project once addresses have been identified. S.M.A.R.T. Housing staff has confirmed that an Austin Habitat for Humanity homeownership development would be eligible for S.M.A.R.T. Housing certification, provided that the development is located within City limits and within appropriate proximity of transit, and the units meet Green Building and Visitability standards.

Austin Habitat has secured S.M.A.R.T. Housing certification for more than 20 developments in Austin within the past 7 years, and in many cases has exceeded S.M.A.R.T. Housing standards by reaching lower income levels and attaining higher Green Building standards.

Expected fee waivers would include but are not limited to the following:

Capital Recovery Fees	Plumbing Permit	Land Status Determination
Building Permit	Site Plan Review	Building Plan Review
Concrete Permit	Construction Inspection	Demolition Permit
Electrical Permit	Subdivision Plan Review	Regular Zoning Fee
Mechanical Permit	Zoning Verification	Parkland Dedication Fee

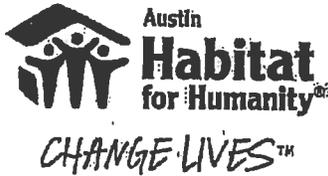
Please contact me at 512-974-3126 if you need additional information.


 Steve Barney
 Neighborhood Housing and Community Development

Cc: Gina Copic, NIICD
 David Potter, AHFC

Exhibit H:
Non-Profit Partnership

Exhibit J: Non-Profit Partnership



TEL 512.472.8788 FAX 512.476.1304
Administration & Family Services 55 North IH 35, Ste. 240 Austin, TX 78702
ReStore 310 Comal, Ste. 100 Austin, TX 78702
Construction 916 Springdale Rd. Austin, TX 78702

www.AustinHabitat.org



April 13, 2012

Gerald L. Davis
President and CEO
Goodwill Industries of Central Texas
1015 Norwood Park Blvd.
Austin, TX 78753

Dear Mr. Davis:

Austin Habitat for Humanity submits this letter of commitment to partner with Goodwill Industries of Central Texas (GICT) to implement a service-learning site for the Turning Point program, in response to the U.S. Department of Labor Solicitation for Serving Young Adult Ex-Offenders through Training and Service Learning (REXO). The Habitat for Humanity service-learning site would offer 50 Travis County young adult ex-offenders ages 18-21 the opportunity to build construction, plumbing, and electrical skills while simultaneously giving back to their community.

Austin Habitat for Humanity, founded in 1985, is dedicated to financing and building homes that low-income Central Texans can afford through zero-interest, no-profit mortgages. Since that time, the agency has built more than 270 homes for low-income, hardworking families. Austin Habitat also offers home-buying counseling, home repair services for low-income families, foreclosure intervention, and other housing-related services. *The need for affordable housing in Central Texas is critical.* More than 25% of the city's workforce earns less than \$13.50 per hour. Thirty-six percent of Austin residents earn less than \$34,550 annually, or 50% of median family income. As poverty has increased, housing costs have soared—affordable housing in Austin is consistently ranked as one of the city's most urgent issues.

The proposed service-learning site will enable youth in the Turning Point program to learn valuable work-related skills and earn certifications that will start them on the road to a better future. The community also benefits, as youth help to build additional affordable housing units for those most in need. Austin Habitat for Humanity fully supports Goodwill's proposal and looks forward to the opportunity to develop a service-learning site for youth ex-offenders enrolled in the Turning Point project.

Sincerely,

A handwritten signature in black ink that reads "Kelly Weiss".

Kelly Weiss
Executive Director
Austin Habitat for Humanity

Dr. George Gau • Chairman | Everett Plante • Vice Chair | Robbi Millett • Secretary | Sarah Stasney-Chun • Treasurer
Joe Arendia, Bruce Coleman, Mildred Davis, Dan Doman, Chris Elliott, Luke Ellis, Mark Hutcherson, Mitch Jacobson, Nikelle Meade, Lana Morris, Rep. Eddie Rodriguez, Jeff Serra,
Brian Sharples, Judge Eric Sheppard, Sherine Thomas
Emeritus Members: Damon Sijesty, Gina Wey | Kelly Weiss • Executive Director

Exhibit I:
Good Neighbor Checklist

City of Austin Good Neighbor Checklist

The Neighborhood Housing and Community Development Office (NHCD) offers a Good Neighbor Policy to standardize process and identify expectations for all projects funded through the City of Austin's Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) programs. Applicants of these programs are required to prepare and begin implementing a community engagement plan, including neighborhood notification activities. The community engagement plan is required whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful community engagement plan leads to open, ongoing two-way communication between developers and neighbors. This requires good-faith efforts and cooperation by developers, City officials and residents. A positive, open dialogue between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of resolving differences.

The following checklist of items is required of all applicants for funding:

(1) Preliminary Research

- Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

- Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer.

(3) Pre-Application Engagement

- Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)*
- Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

(4) Application requirements

- Provide communications plan
- Provide documentation showing the content of the notice, and proof of delivery
- Provide signed copy of this checklist.

I have reviewed and completed all of the above checklist items required by the City of Austin's Good Neighbor Guidelines.


Signed

Ramon G. Valeriano
printed name

5/3/13
date