

APR 23 2014

NHCD / AHFC

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.

Project Name: Guadalupe Saldana Net Zero Subdivision - Infrastructure Improvements Phase II

Project Address: Goodwin Avenue (unimproved acres of Lot1 Block C) Zip Code 78702

Total # units in project: 51

Total # units to be assisted with AHFC Funding: 51

Project type: Acquisition Rehabilitation Acquisition & Rehabilitation New construction

Amount of funds requested: \$2,317,950 Terms Requested: 0% interest, 99 year deferred forgivable loan

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

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

Guadalupe Neighborhood Development Corporation
Name

813 East 8th Street
Street Address

Austin
City

Texas, 78702
State, Zip

512-479-6275
Telephone #

Mark Rogers
Contact Person

512-479-6275
Contact Telephone #

gndc@sbcglobal.net
E-mail address

Federal Tax ID Number or SS#

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

Guadalupe Neighborhood Development Corporation
Legal Name of Developer/Entity

Signature of Authorized Officer

April 23, 2014
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.

GNDC respectfully requests **\$2,317,950** of AHFC Home-Ownership funds to finance Phase II infrastructure work at its Guadalupe-Saldana Net-Zero Subdivision (G-S Subdivision). Phase II infrastructure work will include the private streets, sidewalks, wet and dry utilities, and the water quality controls (rain gardens and drainage) required for 51 units of housing to be located on the unimproved remainder of a 7-acre tract (Lot 1 Block C). Construction documents have been prepared for these housing units and construction is building permit ready. Twenty-eight of these units have been designated as home-ownership units and twenty three units are planned as rental units. GNDC is receptive to any type of funding sources, including HOME and/or Community Development Block Grant (CDBG), G. O. Bonds, and Housing Trust Funds available at this time. CDBG funds were used for Phase I infrastructure improvements at the G-S Subdivision and GNDC is well-versed with CDBG regulations, Davis Bacon and Section 3 compliance and reporting. GNDC will be able to begin Phase II infrastructure improvements shortly after AHFC approves funding and a contract is prepared.

This application is in follow up to previously submitted infrastructure funding requests. On March 25, 2010, GNDC initially submitted a rental and a homeownership funding request for all of the infrastructure improvements at the 11-acre G-S Subdivision that initially supported 90 units of rental and home-ownership housing for households with extremely low to moderate incomes. Due to funding limitations, NHCD established a moratorium on processing applications and the applications that GNDC submitted on March 25, 2010 were never processed. Because of 2010-2011 funding limitations, GNDC decided to phase the infrastructure improvements and requested 2010-2011 AHFC funding to improve only part of the 11-acre site; approximately 3 acres of the 7-acre multi-family site and all of the adjacent single-family, 4-acre tract. In December 2010, AHFC awarded GNDC \$1,500,000 in CDBG funding for Phase I infrastructure construction. Phase I infrastructure improvements, including the environmental remediation of this former brownfield site, a bio-filtration pond, streets, sidewalks, water and waste water systems were substantially completed in the Fall of 2012 with housing construction initiated soon after. The improved portion of the G-S Subdivision now supports 4 "net zero" duplexes that serve extremely low income households and 4 historic Rainey Street homes that are currently being relocated and rehabilitated and intended for sale to income eligible households utilizing a Community Land Trust. GNDC and its supportive service partner, Jeremiah Program at Austin, are currently fundraising to develop a 35 unit Community Housing Center complete with child development center and anticipates a groundbreaking in late December 2014. These units are in addition to the 90 units originally committed at the G-S Subdivision.

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

1. There is not a no-interest or low-interest funding source available to complete the remaining infrastructure improvements for an affordable subdivision with a 99-year affordability restriction.
2. One hundred percent of the predevelopment and design work including construction documents for the 51 units of housing have been completed. Housing construction is now permit-ready. If funding is further delayed, predevelopment activity (included soils testing and other engineering services), may have to be repeated at additional cost.

3. At this point in time, AHFC has invested \$30,120 per unit in a 125 unit subdivision that will provide maximum long-term affordability to households with extremely low to moderate-income levels. Additional funds are appropriate.
4. For several years now, Austin Energy has been able to carry forward their commitment to provide solar arrays for 60 units. They provided solar arrays for 8 Net Zero units (4 duplexes) developed to date, but each new budget cycle brings a new threat that the funds may be programmed for some other use. Based on actual costs for the solar arrays installed at the G-S Subdivision's 4 Net-Zero duplexes of \$17,125 per building, an estimated solar array value for the remaining 51 units is \$510,000. The installation of additional solar arrays is dependent on the completion of infrastructure improvements and the start of additional housing construction.

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

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

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

GNDC is requesting \$2,317,950 in AHFC funds to finance the Phase II infrastructure improvements associated with 28 units of homeownership and 23 rental units to be located on the remainder of a 7-acre multifamily site.

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

Phase II of the infrastructure improvements will support the construction of 51 housing units providing a mix of both rental and homeownership opportunities. Twenty-four of these units are townhome rental units that have been designed as four separate buildings containing six units each. Each building includes 4 two-bedroom units with 1,152 square feet and two three-bedroom units of 1,841 square feet.

The remaining 27 units are single-family and duplex structures offering both rental and homeownership opportunities with the following unit mix:

<u>  3  </u>	1-bedroom, 1 bath duplex unit with	<u>  656  </u> square feet
<u>  3  </u>	2-bedroom, 2 bath duplex unit with	<u>  996  </u> square feet
<u>  8  </u>	3-bedroom, 2 bath duplex unit with	<u> 1,403 </u> square feet
<u>  4  </u>	3-bedroom, 2 bath single family with	<u> 1,364 </u> square feet
<u>  5  </u>	4-bedroom, 2 bath single family unit with	<u> 1,636 </u> square feet
<u>  2  </u>	2-bedroom, 2 bath duplex unit with	<u> 1,067 </u> square feet
<u>  1  </u>	2-bedroom, 2 bath single family unit with	<u>  950  </u> square feet
<u>  1  </u>	5-bedroom, 3 bath single-family unit with	<u> 2,087 </u> square feet

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

GNDC will serve households with incomes from 40% to 80% of the Austin-Round Rock-San Marcos Median Family Income. GNDC will give the highest priority will be to first-time home buyers who currently rent from GNDC. GNDC's 2nd highest priority will be residents of GNDC's service neighborhoods who have generational ties to the area. GNDC will direct the home buyers to mortgage lenders and, if mortgages are not available, then GNDC will provide the mortgage. In no case will the household's mortgage payment (principal, interest, taxes, insurance, and fees) exceed 30% of the household's gross monthly income.

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

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

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

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

N/A. There are no existing structures on the unimproved portion of Lot 1 Block C. There are 4 newly constructed duplexes located on the improved portion of Lot 1 Block C.

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

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

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

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 very low ranking area.

**4. Site Control and Demonstration of Value**

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

See attached.

**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.

See attached.

**6. S.M.A.R.T. Housing™**

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

See attached.

**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,
- b. market analysis,
- c. site selection and control,
- d. planning and construction,
- e. design, architecture and engineering,
- f. legal and accounting, and
- g. federal funding rules.

GNDC is a 501(c)(3) non-profit celebrating over 30 years of service as an affordable housing provider to families from East Austin. Since formation in 1981, GNDC has rehabilitated over 100 homes and

has made home owners of over 45 families. GNDC also offers an ongoing rental program with 57 single-family and 22 multi-family units that provide high quality, long-term affordable housing units to families from the Guadalupe Neighborhood target areas. GNDC provides property management services for all of its rental housing and has done so since the organization's inception.

Although GNDC is not a provider of supportive services, it has ample experience serving populations with special needs, including elderly, disabled, and single-parent households. A small percentage of GNDC's tenants also meet the City of Austin's qualifications for permanent supportive housing; including homeless, near homeless, and persons transitioning out of incarceration.

GNDC has received numerous awards recognizing its service to populations with low-income, for innovation in design and construction, and for its contributions to "green" and sustainable development. GNDC's achievements are best exemplified by the successful preservation of community character and neighborhood integrity in light of dramatic changes that include commercial encroachment, steady gentrification and rising property taxes that are displacing the historically Hispanic and African American families that have lived in Central East Austin. GNDC is one of a handful of Community Housing Development Organizations (CHDO) in Austin that meets specific requirements for development expertise, board membership, and community representation.

GNDC has developed project management, market analysis, site selection and control, planning and construction experience and skills throughout its years of existence. GNDC partners with experienced architects, engineers, and various consultants for its projects. The architect for this project, Tom Hatch, has over thirty-nine years of practice, including extensive experience with the rehabilitation and restoration of older, occasionally historic, housing stock.

	<b>Development Team Name(s) and Contact Information</b>	<b>MBE? (Mark X if Yes)</b>	<b>WBE? (Mark X if Yes)</b>	<b>Non-profit? (Mark X if Yes)</b>
Owner	Guadalupe Neighborhood Development Corp			X
Developer	Guadalupe Neighborhood Development Corp			X
Architect	hatch + ulland & owen; Nelsen Partners; KRDB, Momentum Studio			
Engineer	Jones- Carter			
Construction Lender				
Other Lenders				
Attorney	Texas RioGrande Legal Aid			X
Accountant				
General Contractor				
Consultant (if Applicable)	Austin Community Design & Development Center			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.

	<b>DATE(S)</b>
Acquisition and/or holding	Completed
Environmental and/or historic review (AHFC)	Completed
Securing and packaging project financing	September 2014
Construction Specifications and Cost estimates	Completed
Construction Bids	August 2014
Construction Start	September 2014
Anticipated Draws (list all)	Oct 2014, Nov 2014, Dec 2014, Jan 2015,

	Feb2015, March 2015, April 2015, May 2015, June 2015
Completion of Infrastructure Construction	July 2015

**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.

The Developer has over thirty years of experience with single-family and multi-family affordable housing developments. Davis-Bacon and other Federal Labor Standards have been applicable to the development of the Subdivision to date. GNDC has ample experience with such standards. These standards were applicable to the infrastructure improvements that were completed for this site as well as the four duplexes previously discussed and recently constructed. GNDC maintains a 30 + year relationship with AHFC and its related City of Austin entities.

**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.

<b>DETAILED PROJECT BUDGET</b>				
	<b>Total Project Cost</b>	<b>Prior A&amp;D Funds Used in Project (un-improved Lot 1 Block C)</b>	<b>A&amp;D Funds Being Requested</b>	<b>Description</b>
<b>PREDEVELOPMENT</b>				
Civil Engineering	\$22,500	\$194,700		
Geo-Tech Soils		\$22,000		
Surveys	\$6,800	\$25,000		
Architectural/Interior Design	\$12,300	\$289,800		
Sustainable Design	\$16,500			
Site Design/Engineer's Report	\$86,228			
Energy Modeling	\$24,672			
Ecological Planning	\$21,000			
Landscape Architecture		\$22,000		
HERS Rater	\$15,000	\$1,500		
Environmental Review	\$82,132			Prorated value for Lot I Block C. \$131,991 in COA Brownfield fund committed to 11 acre subdivision.
<b>SUB-TOTAL PREDEVELOPMENT</b>	\$287,132	\$555,000		
<b>TOTAL PREDEVELOPMENT</b>	<b>\$842,132</b>			
<b>ACQUISITION</b>				
Site and/or Land	\$110,000	\$110,000		2 lots that are part of Lot 1 Block C
Site and/or Land	\$86,300			7.2 Acre Tax Foreclosure financed by G-SAH
Site and or/Land	\$63,000			COA Webberville Parcel Donation (estimated value of \$63,000)
<b>TOTAL ACQUISITION</b>	<b>\$259,300</b>			

<b>INFRASTRUCTURE CONSTRUCTION PHASE II</b>				
Paving and Dirt/ Site work	\$497,511		\$497,511	Including street lights, street signs, sidewalk, curb, and gutter.
Site Erosion Controls	\$12,553		\$12,553	
Water	\$240,914		\$240,914	
Waste Water	\$161,010		\$161,010	
Storm	\$428,990		\$428,990	
Electric	\$104,472		\$104,472	
Landscaping, Irrigation, & Rain Gardens	\$532,500		\$532,500	
Civil Engineering	\$40,000		\$40,000	
<b>TOTAL INFRASTRUCTURE PHASE II CONSTRUCTION</b>	<b>\$2,017,950</b>		<b>\$2,017,950</b>	Includes All Other Fees (General Conditions, Profit, Overhead, Insurance, and Bonds)
<b>TOTAL HOUSING CONSTRUCTION COSTS FOR 51 UNITS (estimated at \$125/ sqft)</b>	<b>\$8,296,500</b>			
<b>SOLAR ARRAY DONATION VALUE</b>	<b>\$510,000</b>			Austin Energy donation to be provided for 51 housing units
<b>SOFT &amp; CARRYING COSTS</b>				
Audit/Accounting				
Title/Recording				
Architectural (Inspections)				
Construction Interest				
Construction Period Insurance				
Construction Period Taxes				
Relocation				
Marketing				
Davis-Bacon Monitoring				
Other: Construction Contingency/ Developer's Fee (15% of total construction costs)	\$300,000		\$300,000	3% of total construction costs (\$60,000 portion of contingency) as potential developer's fee if funds not applied towards construction.
<b>TOTAL SOFT &amp; CARRYING COSTS</b>	<b>\$300,000</b>			
<b>TOTAL PROJECT BUDGET</b>	<b>\$12,225,882</b>	<b>\$665,000</b>	<b>\$2,317,950</b>	

**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.).

<b>TABLE A: SOURCES OF FUNDS SUMMARY</b>					<b>Intended Use of Funds (Predevelopment, Acquisition, Construction, Soft Costs)</b>
	Amount	Term	Interest Rate	Evidence (Deed, Sales Contract)	
Owner Equity	\$149,300	N/A	N/A	Deed	Acquisition & donated parcel
GNDP	\$35,972			Receipts	Carrying Costs

Private Financing (List Below)					
TBD	\$8,296,500	TBD	TBD	TBD	Housing Construction (Hard & Soft Costs)
Other Sources (List Below)					
Austin Brownfields Redevelopment Office	\$82,132	Donation	0%	Contract	Prorated for Lot I Block C Environmental Remediation/ Pre-Development
Austin Energy	\$510,000	Donation	N/A	Letter	Estimated value of Solar Array Donation
Enterprise Community Partners	\$105,000	Grant	0%	Award	Predevelopment
Kresge Foundation	\$100,000	Grant	0%	Award	Predevelopment
Prior G.O. Bond Funds	\$665,000	99-year	0%	Deeds/Contracts	Land Acquisition
<b>Proposed AHFC Funds</b>	\$2,317,950	99-year	0%	Contract	Phase II Infrastructure
<b>TOTAL</b>	<b>\$12,225,882</b>				

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit (51 units)
Predevelopment	\$842,132	\$16,512
Acquisition	\$259,300	\$5,084
Phase II Infrastructure Costs	\$2,017,950	\$39,568
Housing Construction Costs	\$8,296,500	\$162,676
Soft & Carrying Costs	\$300,000	\$5,882
Solar Array Donation	\$510,000	
<b>Total Project Costs</b>	<b>\$12,225,882</b>	<b>\$229,722</b>

**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	
<b>TOTAL AHFC FUNDS</b>	<b>\$2,982,950</b>
<b>TOTAL OTHER FUNDS</b>	<b>\$9,242,932</b>
<b>LEVERAGE % – AHFC FUNDS</b>	<b>32%</b>

N/A

**TABLE D: AFFORDABILITY DATA**

House Model	House Model	House Model	House Model
-------------	-------------	-------------	-------------

	One	Two	Three	Four
<b>Number of Bedrooms</b>				
<b>Square Footage</b>				
<b>Anticipated Sale Price</b>				
<b>Borrower Contribution</b>				
<b>Homebuyer Subsidy</b> (List all sources separately)				
<b>Total Principal Amount of Mortgage</b>				
<b>Anticipated Interest Rate</b>				
<b>Monthly Principal Amount</b>				
<b>Monthly Interest</b>				
<b>Estimated Monthly Taxes</b>				
<b>Estimated Monthly Insurance</b>				
<b>TOTAL Estimated PITI</b>				

- 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.

Attached.

**ATTENTION:**

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



**Scoring Criteria  
Acquisition & Development Program**

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

**REQUIRED INFORMATION:**

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

**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.

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

5. **AVERAGE INVESTMENT PER UNIT** (maximum 20 points) 16

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

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

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

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

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

8. **GEOGRAPHIC DISPERSION** (maximum 25 points) 5

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.

<b>25 points:</b>	Very High
<b>20 points:</b>	High
<b>15 points:</b>	Moderate
<b>10 points:</b>	Low
<b>5 points:</b>	Very Low

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

**New construction**

**2 points each; maximum 10 points**

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

2 The property is already owned by the developer.

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

2 All environmental reviews have been completed.

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

**Acquisition and Rehab**

**2 points each; maximum 10 points**

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

     All environmental reviews have been completed.

     The project has firm commitments from all financing sources.

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

**Acquisition of Completed Units**

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

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

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

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

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

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

**TOTAL SCORE** 120



## Office of the Secretary of State

### Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Articles of Incorporation for GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION (file number 55666001), a Domestic Nonprofit Corporation, was filed in this office on April 06, 1981.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on April 21, 2014.



*NANDITA BERRY*

Nandita Berry  
Secretary of State



# Franchise Tax Account Status

As of: 03/19/2014 11:41:22 AM

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**This Page is Not Sufficient for Filings with the Secretary of State**

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## GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

Texas Taxpayer Number [REDACTED]

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

Right to Transact Business in Texas ACTIVE

State of Formation TX

Effective SOS Registration Date 04/06/1981

Texas SOS File Number [REDACTED]

Registered Agent Name MARK ROGERS

Registered Office Street Address 813 E. 8TH STREET  
AUSTIN, TX 78702

Internal Revenue Service  
District Director

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 ASSISTANT

Contact Telephone Number:

(214) 767-2728

EO:7215:MBJ

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

ENCLOSURES: 872-C

Sincerely yours,



R. C. Voskull  
District Director

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

Letter 1045(DO) (6-77)

Department of the Treasury  
Director, Exempt Organizations

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

Date: MAY 24 2000

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

Employer Identification Number:  
[REDACTED]

Document Locator Number:  
[REDACTED]

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)

**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:

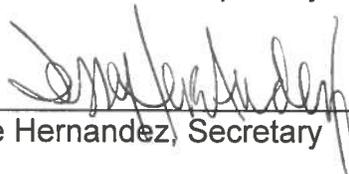
**WHEREAS**, for the purpose of acquiring financing for the completion of infrastructure improvements on the remainder of Lot 1 Block C at the Guadalupe-Saldana Net Zero Subdivision (the "Project"), at a regular meeting of the Board of Directors held on February 24, 2014, authorize the Executive Director, on behalf of the Corporation, to submit an application to the Austin Housing Finance Corporation in the amount needed to complete such infrastructure improvements, 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 24<sup>th</sup> day of February, 2014

  
\_\_\_\_\_, President  
  
\_\_\_\_\_, Vice President  
  
\_\_\_\_\_, Secretary  
  
\_\_\_\_\_, Treasurer

I, Jesse Hernandez, 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 24<sup>th</sup> day of February, 2014.

  
\_\_\_\_\_  
Jesse Hernandez, Secretary

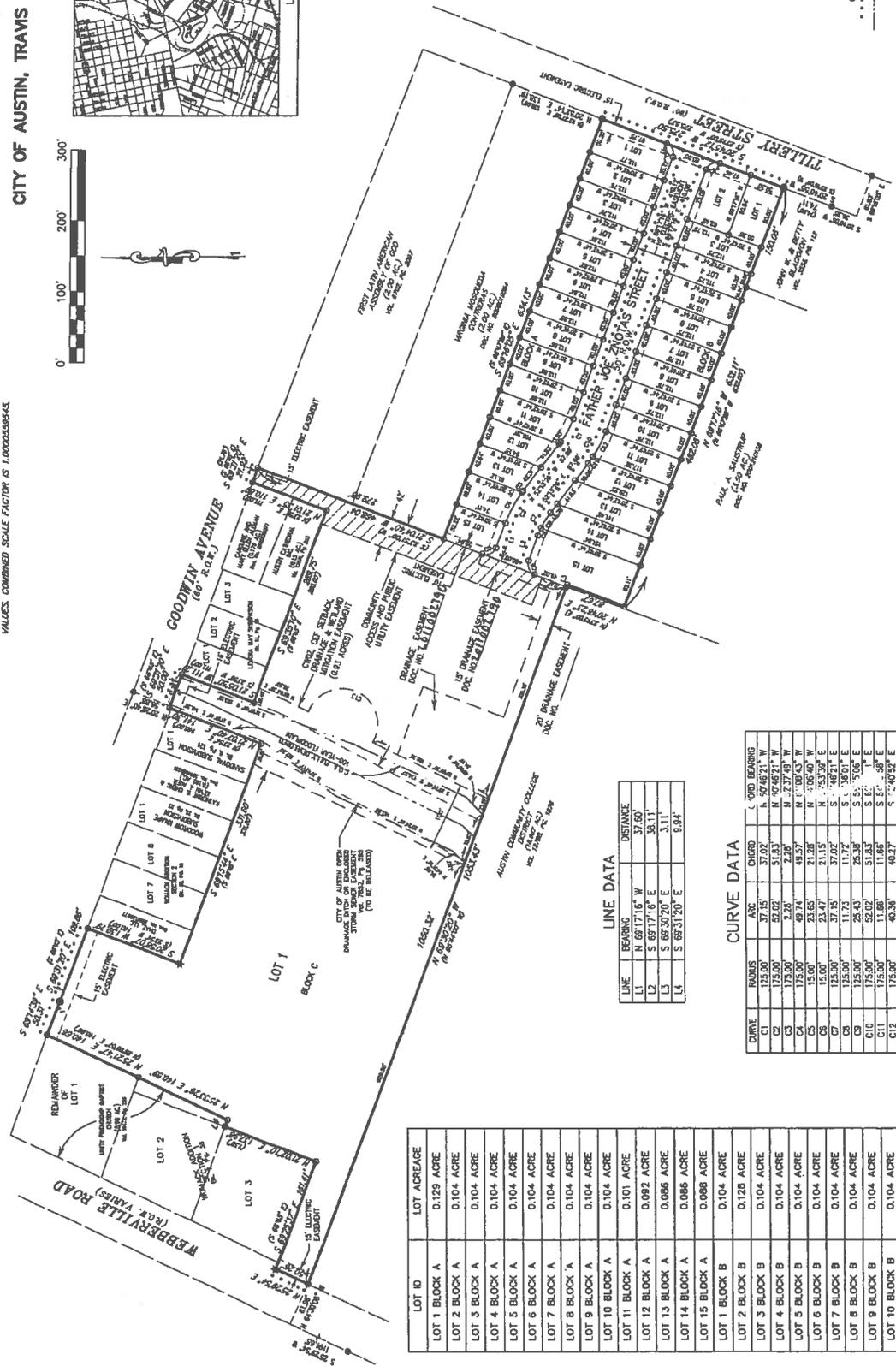
1-6-11 865°

201100006

# GUADALUPE-SALDANA NET ZERO SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

BEARING BASIS NOTE:  
HORIZONTAL DATUM BASED ON TEXAS STATE PLANE  
COORDINATE SYSTEM, AND ALL TEXAS CENTRAL ZONE  
COORDINATES AND DISTANCES SHOWN ARE SURFACE  
VALUES. COMBINED SCALE FACTOR IS 1.000058643.



**LINE DATA**

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

**CURVE DATA**

CURVE	ARC	CHORD	CHORD BEARING
C1	125.00'	37.15'	37.02' N 52°16'21" W
C2	175.00'	52.02'	51.83' N 42°16'21" W
C3	175.00'	2.26'	N 27°37'49" W
C4	175.00'	49.74'	N 1°09'43" W
C5	15.00'	23.65'	21.28' N 70°50'0" W
C6	15.00'	37.15'	37.02' S 42°16'21" E
C7	125.00'	11.72'	S 38°01' E
C8	125.00'	25.43'	S 55° 5'06" E
C9	175.00'	52.02'	51.83' S 6° 5'39" E
C10	175.00'	11.66'	S 5° 5'39" E
C11	175.00'	40.39'	N 5°40'39" E
C12	15.00'	15.34'	S 74°18'02" E
C13	15.00'	15.34'	S 74°18'02" E
C14	15.00'	23.65'	N 70°50'0" E
C15	15.00'	23.65'	N 62°16'21" E

LOT NO.	ADREAGE	LOT ADREAGE
LOT 10		0.129 ACRE
LOT 1 BLOCK A		0.104 ACRE
LOT 2 BLOCK A		0.104 ACRE
LOT 3 BLOCK A		0.104 ACRE
LOT 4 BLOCK A		0.104 ACRE
LOT 5 BLOCK A		0.104 ACRE
LOT 6 BLOCK A		0.104 ACRE
LOT 7 BLOCK A		0.104 ACRE
LOT 8 BLOCK A		0.104 ACRE
LOT 9 BLOCK A		0.104 ACRE
LOT 10 BLOCK A		0.104 ACRE
LOT 11 BLOCK A		0.101 ACRE
LOT 12 BLOCK A		0.092 ACRE
LOT 13 BLOCK A		0.096 ACRE
LOT 14 BLOCK A		0.086 ACRE
LOT 15 BLOCK A		0.088 ACRE
LOT 1 BLOCK B		0.104 ACRE
LOT 2 BLOCK B		0.126 ACRE
LOT 3 BLOCK B		0.104 ACRE
LOT 4 BLOCK B		0.104 ACRE
LOT 5 BLOCK B		0.104 ACRE
LOT 6 BLOCK B		0.104 ACRE
LOT 7 BLOCK B		0.104 ACRE
LOT 8 BLOCK B		0.104 ACRE
LOT 9 BLOCK B		0.104 ACRE
LOT 10 BLOCK B		0.104 ACRE
LOT 11 BLOCK B		0.105 ACRE
LOT 12 BLOCK B		0.112 ACRE
LOT 13 BLOCK B		0.123 ACRE
LOT 14 BLOCK B		0.134 ACRE
LOT 15 BLOCK B		0.218 ACRE
LOT 1 BLOCK C		7.752 ACRES
FATHER JOE ZNOTAS STREET		0.759 ACRE
TOTAL AREA		11.765 ACRES
TOTAL NO. OF LOTS		31

- LEGEND**
- 1/2" IRON ROD FOUND
  - 1/2" IRON PIPE FOUND
  - ACCEPT AS NOTED
  - CONCRETE FOUND
  - 1/2" IRON ROD SET 1/2" CAP
  - STAMPED "TRIAL PILE"
  - CP
  - CRITICAL ENVIRONMENTAL FEATURE
  - CP2 CRITICAL WATER QUALITY ZONE
  - COVERED CREEK

SHEET 1 OF 2

FILE NO.	201100006	DATE	01-25-2009
APP. NO.	0113-200-07700	SCALE	1"=100'
DATE	01-25-2009	REVISION	19/07/10
CHECKED BY			

## GUADALUPE-SALDANA NET ZERO SUBDIVISION

ENGINEER:  
**J.C. JONES & CARTER, INC.**  
ENGINEERS-PLANNERS-SURVEYORS  
Texas Board of Professional Engineers Registration No. P-1319  
1701 DIRECTORS BLVD., STE. 400 AUSTIN, TEXAS 78744  
(512) 441-9493 (Phone)  
(512) 445-2266 (Fax)

SURVEYOR:  
**terra firma**  
LAND SURVEYING  
1701 Directors Boulevard, Suite 400, Austin, Texas 78744 • 512/728-8233 • Fax 512/445-2266

DEVELOPER/OWNER:  
GUADALUPE-SALDANA  
AFFORDABLE HOMES, LP.  
813 E 8TH ST.  
AUSTIN, TX 78702  
(512) 479-6275 (Phone)



*Commitment for Solar  
Panels.*



**City of Austin**  
*Austin's Municipally Owned Electric Utility*

---

Town Lake Center 721 Barton Springs Road • Austin, Texas 78704-1194 • (512) 494-9400

May 25, 2011

Steven Matkovich  
Senior Affordable Housing Analyst  
Federal Home Loan Bank of Dallas  
P.O. Box 619026  
Dallas, TX 75261-9026

Subject: Guadalupe-Saldana Net-Zero Subdivision Project

Dear Mr. Matkovich:

I am writing to express Austin Energy Green Building Program support for development and construction of Guadalupe-Saldana Net-Zero Subdivision Project. Austin Energy is the municipal electric utility for the City of Austin, and Austin Energy Green Building is one of the leading green building initiatives in the country.

This project will be among the first affordable net-zero residential projects in the country, and we anticipate that it will be eligible for Austin Energy's standard solar and energy efficiency incentives as well as special solar demonstration project incentives to offset the costs of the photovoltaic and solar thermal systems. Austin Energy Green Building plans to monitor the energy performances of the homes and related impacts on our local distribution grid.

Our intention is to have this project serve as an active laboratory to determine the feasibility and the effect of the City of Austin's and Austin Energy's efforts toward reducing carbon emissions and fostering the development and construction of net-zero energy buildings, especially in the affordable housing sector.

Sincerely,

A handwritten signature in black ink, appearing to read "Karl Rábago".

Karl R. Rábago  
Vice President, Distributed Energy Services

# Travis CAD

## Property Search Results > 809904 GUADALUPE-SALDANA AFFORDABLE HOMES for Year 2013

### Property

#### Account

Property ID: 809904 Legal Description: LOT 1 BLK C GUADALUPE-SALDANA  
 Geographic ID: 0207140143 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

#### Location

Address: GOODWIN AVE Mapsco: 586S  
 TX 78702  
 Neighborhood: E0194 Map ID: 020211  
 Neighborhood CD: E0194

#### Owner

Name: GUADALUPE-SALDANA AFFORDABLE HOMES Owner ID: 1284187  
 Mailing Address: 813 E 8TH ST % Ownership: 100.0000000000%  
 AUSTIN , TX 78702-3282

Exemptions: LIH

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$177,281	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$177,281	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$177,281	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$177,281	

### Taxing Jurisdiction

Owner: GUADALUPE-SALDANA AFFORDABLE HOMES  
 % Ownership: 100.0000000000%  
 Total Value: \$177,281

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$177,281	\$88,640	\$1,100.91
02	CITY OF AUSTIN	0.502700	\$177,281	\$88,640	\$445.60
03	TRAVIS COUNTY	0.494600	\$177,281	\$88,640	\$438.41
0A	TRAVIS CENTRAL APP DIST	0.000000	\$177,281	\$88,640	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$177,281	\$88,640	\$114.34
68	AUSTIN COMM COLL DIST	0.094900	\$177,281	\$88,640	\$84.12

Total Tax Rate: 2.463200

Taxes w/Current Exemptions: \$2,183.38

Taxes w/o Exemptions: \$4,366.79

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	7.7520	337677.12	0.00	0.00	\$177,281	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014		N/A	N/A	N/A	N/A	N/A
2013		\$0	\$177,281	0	177,281	\$0 \$177,281
2012		\$0	\$15,750	0	15,750	\$0 \$15,750

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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**Questions Please Call (512) 834-9317**

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Website version: 1.2.2.3

Database last updated on: 4/4/2014 3:40 AM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.



# CITY OF AUSTIN - ZONING VERIFICATION LETTER

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

## Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation  
Mailing Address:  
813 East 8th St  
Austin, TX 78702

## Tax Parcel Identification Number

Agency: TCAD  
Parcel ID: 809904

## Zoning Classification(s)

Find definitions at <http://www.austintexas.gov/page/zoning-districts>

MF-3-NP

## Zoning Case Number(s)

Look up case info at [https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp)

C14-02-0183.001

## Zoning Ordinance Number(s)

Look up ordinances at <http://austintexas.gov/edims/search.cfm>

030327-11a

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/department/austin-city-code-land-development-code>

<http://austintexas.gov/department/zoning>

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, RoxAnne Parker, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

3/25/2014

755707



# City of Austin

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

## Neighborhood Housing and Community Development Department

October 24, 2013 (revised from April 21, 2010)

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

TO WHOM IT MAY CONCERN:

The Guadalupe Neighborhood Development Corporation (Mark Rogers, 479-6275, gndc@sbcglobal.net), is planning to develop for rental and homeownership for 85 to 95 total units (combination of single family and multi-family units) at the following addresses or legal descriptions in the Govalle NPA:

- |  |                                      |
|--|--------------------------------------|
| 1200 - 1220 Paul Teresa Saldana Street | 1204- 1234 Sister Amalia Rios Street |
| 2801- 2846 Mary Helen Lopez Street     | 1201 - 1213 Igancio Trevino Street   |
| 2800 - 2844 Narcisco Gil Street        |                                      |

The revision increased the unit count from 50 to 60 units to 85 to 90 units and added specific addresses.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards. Because 100% of the units will serve a household with income at or below 80% MFI (including 50% of units at or below 60% MFI and 25% of units at or below 50% MFI, the development will be eligible for 100% waiver of the fees listed in 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:**

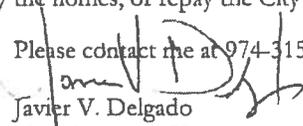
- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer 482-5449 or John Umphress 482-5303).
- ◆ Submit the S.M.A.R.T. Housing Residential Completeness Check, Permit Application, and plans demonstrating compliance with Visitability (single-family) or accessibility (multi-family).

**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.
- ◆ Pass a final inspection to certify that Visitability (Single Family) or accessibility standards (multi-family) 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:
- |                     |                       |                      |                    |
|---------------------|-----------------------|----------------------|--------------------|
| L. Shaw, Cap Metro  | Chris Yanez, PARD     | H. Kasper, AEGB      | Bryan Bomer, AE    |
| Robby McArthur, AWU | John McDonald, PDR    | S. castleberry, PDRD | Cande Coward, PDR  |
| Alma Molieri, PDR   | Maureen Meredith, PDR | Danny McNabb, WPDR   | Andy Lincisen, PDR |