

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

**PLEASE NOTE:** AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2013-14 Action Plan goals and policy direction from the Austin City Council.

Project Name: **Guadalupe-Jeremiah Housing (located at the Guadalupe-Saldana Net Zero Subdivision)**

Project Address: **1200 Paul Teresa Saldana Street**

Zip Code: **78702**

Total # units in project/property: **35**

Census Tract Number: **78702**

Total # units to be assisted with RHDA Funding: **35**

Project type (check all that apply with an 'X'):

☐ Acquisition ☐ Rehabilitation ☒ New construction ☐ Refinance ☐ Rent Buy-Down

Amount of funds requested: **\$2,000,000**

Terms Requested: **0% interest, deferred & forgivable, 99 yr affordability**

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

☒ **Developer** ☐ **Consultant/Other**  
Applicant is (please check appropriate box):

**813 East 8<sup>th</sup> 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

**[REDACTED]**  
Federal Tax ID Number

**[REDACTED]**  
D-U-N-S Number (REQUIRED - Visit [www.dnb.com](http://www.dnb.com) for free DUNS#)

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

**Guadalupe Neighborhood Development Corporation**

Legal Name of Developer/Entity

*Mark Rogers*  
Signature of Authorized Officer **City of Austin**

**Executive Director**

Title

**03/19/2014**  
Date

**MAR 19 2014**  
**NHCD / AHFC**

## ***CONSIDER SMOKE-FREE HOUSING***

The City of Austin encourages the development of smoke-free rental housing. Smoke-free housing protects the health of residents by decreasing exposure to harmful secondhand smoke. Also, apartment owners and managers reap the benefits of more efficient and less expensive unit turnovers, potentially lower insurance premiums, and reduced risk of fires.

Smoke-free policies are legally permissible and can be a marketing advantage for attracting and retaining residents. More than 80 percent of people living in the Austin area do not use tobacco, and a 2011 survey conducted by the Austin/Travis County Health and Human Services Department found that 77 percent of renters in Travis County would prefer to live in tobacco-free housing.

Find out how you can protect the health of residents, make your property safer, and save money by downloading a copy of "A Manager's Guide to Smoke-Free Housing Policies" at: <http://www.livetobaccofreeaustin.org/owners.php>.

### **Please answer the following questions.**

Is this development intended to have restrictions on smoking?      ☒ Yes      ☐ No

If "Yes," what level of restriction is intended?

☒ No smoking anywhere on the property, inside or outside

☒ No smoking Inside residents' units

☒ No smoking in outdoor exclusive use areas such as individual balconies or patios

☒ No smoking in outdoor common areas such as pool, parking lot, green spaces, etc.

☒ No smoking outdoors within a reasonable distance from building entrances (such as 15 – 25 feet) to prevent smoke from entering another resident's open windows or doors.

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 Type (Please check any that apply.)** This project is considered:

- ☐ **Traditional Rental Housing** (serving low-income households, and resident services may or may not be provided)
- ☒ **Transitional Housing** (case management services provided and residency limited to a certain length of time, usually no more than 24 months)
- ☐ **Permanent Supportive Housing** (Considered long-term rental housing for very low-income families and individuals who are among the hardest to serve and who are most vulnerable to homelessness. This type of housing provides case management services to residents as needed).

**If you checked Permanent Supportive Housing, please complete the information below.**

**A. Numbers of proposed PSH Units:**

Total Number of Units in project  
 Total Number of Permanent Supportive Housing (PSH) Units Proposed

**B. Check the population or sub-population(s) proposed to be served and indicate the number of units dedicated to that population or sub-population.**

1.  Persons needing "**Housing First**," a Permanent Supportive Housing model typically designed for individuals or families who have complex service needs, who are often turned away from other affordable housing settings, and/or who are least likely to be able to proactively seek and obtain housing on their own. Housing First approaches also include rapid re-housing which provides quick access to permanent housing through interim rental assistance and supportive services on a time-limited basis.

NUMBER OF UNITS

Individuals or families headed by individuals that are:

2.  **Chronically homeless** as established in the HEARTH Act (Homeless Emergency and Rapid Transition to Housing Act of 2009) found at 24 CFR Part 577.

NUMBER OF UNITS

3.  Households that would otherwise meet the HUD definition of chronically homeless per the HEARTH Act, but **have been in an institution for over 90 days**, including a jail, prison, substance abuse facility, mental health treatment facility, hospital or other similar facility.

NUMBER OF UNITS

4.  Unaccompanied youth or families with children **defined as homeless under other federal statutes** who:

- a. have experienced a long-term period without living independently in permanent housing;
- b. have experienced persistent instability as measured by frequent moves over such period; and

c. can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse, the presence of a child or youth with a disability, or multiple barriers to employment.

NUMBER OF UNITS \_\_\_\_\_

5. \_\_\_\_\_ A single adult or household led by an adult **'aging out' of state custody of the foster care or juvenile probation system**, where the head of household is homeless or at-risk of homelessness.

NUMBER OF UNITS \_\_\_\_\_

6. \_\_\_\_\_ Any other population **not defined above** but who would otherwise be eligible for or need permanent supportive housing services.

NUMBER OF UNITS \_\_\_\_\_

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

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

GNDC is requesting \$2,000,000 in RHDA funding to assist with hard and soft costs of a thirty-five unit supportive and transitional rental housing project (Project). The supportive housing facility will have 4 stories with 49,865 square feet and will be located in the Guadalupe-Saldaña Net-Zero Subdivision (the Subdivision). JP is a non-profit corporation that helps single parents and their children break the cycle of poverty by providing financial and counseling support, housing assistance, developmental childcare, life skills programming, individual coaching, and empowerment training. The ultimate goal of the JP is to equip low-income single-parents for 21<sup>st</sup> century jobs through education, skills development and financial literacy. GNDC and JP will give priority to qualified persons with generational ties to the Govalle-Johnston Terrace Neighborhood and GNDC's larger service area (Central East Austin). The Project will serve tenants with incomes that range from 5% to 50% of the Area Medium Family Income and will provide a 99-year affordability period. Most importantly, this project will fulfill three major federal goals: affordable housing, economic workforce development, and early childhood development.

GNDC is receptive to any type of funding sources through AHFC, including HOME and/or Community Development Block Grant (CDBG), G. O. Bonds, Housing Trust Funds or any other source that is available at this time. CDBG funds were used for infrastructure improvements at the Subdivision and GNDC is well-versed with CDBG regulations, Davis Bacon and Section 3 compliance and reporting.

In 2011 and again in 2013, GNDC submitted applications to AHFC (each requesting \$1,000,000) in order to match a \$1,000,000 conditional grant to this project from the Moody Foundation. In 2011, AHFC staff and the Bond Review Committee recommended \$600,000 in GO Bond funds for the Project. At GNDC's request the funds were shifted to 4 duplexes with 4 of the 8 units serving as a prototype for the larger Jeremiah Program because this project was construction ready. When \$10,000,000 in "surplus" City revenue became available for affordable housing projects in early 2013, GNDC, at AHFC staff's request, submitted an updated application for \$1,000,000 for the Project. Even though this application exceeded the scoring threshold, it was not funded, in part because GNDC suggested other, more "shovel-ready" projects, should receive the funding.

For the 4 Duplexes, GNDC supplemented the \$600,000 AHFC funds with \$323,000 from the Texas Department of Housing and Community Affairs. In September 2013, GNDC and JP welcomed eight households, including the first four Jeremiah Program families, as residents of four newly built "Net-Zero" duplexes at the Subdivision. By combining GNDC's affordable housing program with Jeremiah Program's holistic approach and supportive services, four Jeremiah Program parents currently are being given an opportunity for career-tracked self-sufficiency and their children are being prepared for a successful start in elementary school. The current waitlist of over 35 potential Jeremiah Program participants is increasing weekly as community outreach efforts expand.

Commitment of funds for the Project from the City of Austin is now critical. Most importantly, Jeremiah Program recently received a verbal commitment from the Moody Foundation for an additional \$4,000,000 grant to be used for building costs. Two million should become available in June 2014 after the Moody Foundation Trustees meet, and we

understand that a second award of \$2,000,000 would be conditioned on GNDC and JP securing a \$2,000,000 match. GNDC, therefore, is requesting AHFC financing in the amount of \$2,000,000 to match and leverage the second Moody grant of \$2,000,000 dollars. Also, \$2,000,000 from AHFC will bring sufficient financing to begin construction, although GNDC and JP will need additional funding to complete the building as envisioned. Finally, the AHFC funds will enable GNDC and JP to attract grants and donations from charitable foundations and other funding sources. Some of these require a local funding commitment whereas others simply want to be "the final piece" of gap funding.

AHFC has viewed past requests for \$1,000,000 for a 20-unit project favorably. During the past year, GNDC and JP have redesigned the Project with a 75% increase in the number of affordable housing units to be developed, thereby reducing the per unit cost, maximizing the use of space for life-skill training and child care, and using of the same number of staff to serve more clients. The Project now includes 35 two-bedroom units, ample community spaces, staff offices, a GNDC leasing office, a car share program, and a licensed child development center that will serve up to 60 children living at the Subdivision. It should be recognized that, since the 2011 application, JP successfully raised over \$1,000,000 as a match for the original \$1,000,000 donation from the Moody Foundation. Also since 2011, GNDC and JP expanded the Project from 20 units to 35 units by adding a story and the additional required parking. The new building design is in compliance with zoning and compatibility standards and building plans are 95% complete. GNDC and JP intend to submit an application for a building permit within the next 30 days and a site plan amendment reflecting the new design also should be approved within the next 30 days. With \$2,000,000 in AHFC financing, GNDC and JP plan to be able to begin construction of the Project before the end of 2014.

**Specific to the 35 unit Jeremiah Program building:**

- Architectural plans and specifications for this facility are 95% complete.
- In July 2013, GNDC and Jeremiah Program received cost estimates from three reputable construction firms and established a construction budget.
- In January 2014, GNDC and Jeremiah Program at Austin entered into a project agreement that outlines the respective roles of both non-profits regarding the development, financing, and operation of the proposed facility. A copy of this agreement is included with this application.
- The development team is working with Austin Energy to establish the highest feasible green building goals.
- GNDC expects approval of a site plan revision for the building and related parking by the end of March 2014.
- GNDC expects a building permit application will be filed with the City before the end of March 2014.

**Needs Assessment For this Supportive Housing Project:**

Based on GNDC's wait list alone, the demand for supportive housing for single parents with young children is great. GNDC does not foresee any difficulty in leasing these supportive housing units.

A 2014 GNDC analysis of its current tenant population revealed the following:

- 56% of GNDC's tenants are single-parent headed households.
- 21% of GNDC's tenants have a household member with a disability.
- 28% of GNDC's tenants are elderly.
- 99% of GNDC's tenants are a racial minority.
- 53% of GNDC's tenants maintain incomes at or below 50% AMFI
- The GNDC tenant's average annual income per household is \$27,259.

A 2013 GNDC analysis of its waitlist revealed the following:

- There are currently 691 applicants, almost all with ties to GNDC's service area.
- 86% of GNDC's waitlist applicants have incomes at or below 50% of the AMFI.

The Jeremiah Program conducted a qualitative and quantitative analysis to ensure that real change is occurring for participant families in their program – and, by extension, for the community at large. Their programs in the Minneapolis and Saint Paul region have recently released the following outcomes.

- Upon entering Jeremiah Program, 86% of the participants were at or below the poverty level and the remaining 14% earn less than 200% of the poverty level.
- In 2012, 53% of participants graduated with a Bachelor Degree and 47% with an Associate's Degree
- 90% of recent JP graduates maintain consistent employment. The average hourly wage for 2012 graduates was \$19.35 per hour.
- 61% of alumnae are active leaders in their communities.
- 95% of JP children pass their Kindergarten readiness test.

GNDC and JP do not discriminate based on race, color, religion, sex, disability, age, or national origin and will operate the proposed housing project in compliance with federal fair housing law. Although the Jeremiah program is

open to both male and female single-parent applicants, the majority of the applicants and program participants in its Minnesota programs have historically been single moms.

A market and needs assessment conducted by the JP for the Austin region revealed the following:

The Austin area has more than 15,000 single-mother families with 40,000 children under 18 who are living in poverty, and the numbers have risen dramatically since 2000. Half of the families in Austin living in poverty are headed by a single mother. Single mothers and their children are some of the most vulnerable citizens in our community. Compared to other citizens, they are more likely to be poor, more likely to experience housing instability, less likely to finish high school or attend college, and more likely to be unemployed. Children from these families drop out of school more frequently and often become teen parents, perpetuating a cycle of poverty.

Jeremiah Program recently completed an in depth research study through the Amherst H. Wilder Foundation to measure the program's social return on investment. The study found positive values for participants, funders, and tax payers and determined that for every \$1 invested in a Jeremiah family a \$7 return on investment is made to society through decreased dependence upon public assistance, increased taxable earnings, and reduced costs associated with crime and special education.

#### **Fundraising Progress to Date:**

In 2011, the Moody Foundation awarded the Jeremiah Program (JP) \$1,500,000 for the Project. \$1,000,000 of this is committed to hard construction costs and was conditioned on securing 100% matching funds. Jeremiah Program at Austin has committed \$140,000 of the \$500,000 Moody funds to finance the pre-development architectural and engineering design work for the project. The remainder of these funds are dedicated for JP programming and operation. As mentioned above, Jeremiah Program met the \$1,000,000 match and has secured over \$2,800,000 to date from the Moody Foundation and other funders dedicated to development. A portion of these funds are earmarked for Jeremiah Program operation.

In 2013, the Jeremiah Program received a firm commitment of \$500,000 grant funding from the Nelson Puett Foundation that will be applied towards the building hard costs. Additionally, the Jeremiah Program has received a favorable response from the Mabee Foundation. JP has an application in process that will request up to 20% of the building costs which is estimated at \$900,000. The Mabee foundation would be an excellent source of funding for the ground floor child development center.

This month, Jeremiah Program received a verbal commitment from the Moody Foundation for an additional \$4 million in funds construction hard costs with \$2 million to be committed in June of 2014 and the remaining \$2 million available soon after provided an equal match is identified.

In January of 2012, GNDC submitted a 9% multi-family tax credit pre-application to the Texas Department of Housing and Community Affairs (TDHCA) requesting \$400,000 in tax credits over a 10 year period. GNDC's application scored several points lower than the highest scoring applications and two other applications, located within 2 miles of GNDC's project, scored higher. Due to the high costs of a full application and the improbability of a tax credit award, GNDC did not pursue a full 9% Tax Credit application. Also in 2012, GNDC submitted a grant request to the Meadows Foundation and received a favorable response. The partnership anticipates \$350,000 in grant funding to meet building hard costs. However, Meadows has stated that they want their funding to be source needed to meet final gaps in project expenses.

Currently, GNDC has member bank sponsorship for a Federal Home Loan Bank – Dallas Affordable Home Program 2014 Application and anticipates a favorable application response requesting \$245,000 or more in construction financing. An application will be made in April with a grant determination date of late-July 2014. GNDC has had recent success with TDHCA's Neighborhood Stabilization Program (NSP-P1) and has become an approved reserve participant. In January 2013, GNDC received \$323,000 in NSP funding for the construction costs of the four "Net Zero" duplexes at the Subdivision. GNDC intends to apply for additional NSP financing for this project should additional NSP dollars become available.

GNDC is requesting \$2,000,000 in financing from the Austin Housing Finance Corporation to assist with the hard and soft costs of the housing portion of the facility estimated to be \$5,059,000, or \$144,500 per unit. This is calculated as follows: The gross square footage of the entire building, which includes the ground floor child development center, is estimated to be 49,865 square feet. Total square footage for the 35 housing units, plus the square footage for the leasing office and the supportive service spaces is 38,326 square feet. This is then multiplied by the average \$132 cost per square foot received at cost estimate solicitation. Construction hard costs for the building are estimated to be \$6,582,180 which also assumes a \$132 cost per square foot.

As mentioned above, a funding commitment from AHFC to this project will greatly assist the partnership in leveraging \$2 million from the Moody Foundation as well as other funds currently being raised.

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

The tenant population includes single parents, with one or two pre-school age children, who have a desire to achieve economic independence. All parents enrolled in the Jeremiah Program will receive a holistic support system as they seek a better life for themselves and their children. The program includes assistance with the cost of housing, life-skills education, empowerment training and early childhood education for the children. With an emphasis on education and career track employment, Jeremiah Program prepares its participants to succeed in the workforce, readies their children to succeed in kindergarten and beyond, and helps end the need for social services, truly breaking the cycle of generational poverty. The housing will serve tenants with incomes that range from 5%-50% of the Area Median Family Income. Families are with the Jeremiah Program on average 2.5 years.

This facility will be located on property that is adjacent to the Austin Community College Eastview Campus. ACC is an active partner in this development, offering meeting space for Jeremiah Program activities, as well as an being an additional client referral source. Current Jeremiah Program participants, the majority of whom are ACC students, attend ACC's ASPIRE life skills weekly program. Additional site amenities include a walking trail, generous open space, close proximity to public transportation, Oak Springs Elementary, the Willie Mae Kirk Public Library, Oak Springs Nature Preserve, and Rosewood-Zaragosa and Govalle Parks.

GNDC and JP will incorporate resident services as part of its housing mission at the GNDC Net-Zero Community. These services will be designed to 1) be appropriate to the needs of the residents; 2) enrich the lives of the residents by providing a tangible benefit in enhancing the standard of living of a majority of the residents, and 3) provide residents with services that would not otherwise be available to them. Services offered by GNDC will include referrals for tenant legal services, homebuyer counseling, and financial counseling.

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

The multi-family building is designed with four stories and roughly 50,000 square feet. The ground floor includes a reception lobby, two elevators, a 5-classroom child development center with two covered playground areas, JP staff offices and a GNDC leasing office. The child development center will serve up to 60 children from the subdivision. The upper stories will include a computer lab, laundry rooms, ample community gathering space, and thirty-five units of housing. Four housing units will be fully accessible.

| <u>Unit Mix</u>       | <u># of Units</u> | <u>Square Feet</u> |
|-----------------------|-------------------|--------------------|
| 2 Bedroom, 1 Bathroom | 35                | 650 (average)      |

**c. Indicate whether the property is occupied at the time this application is being submitted.**

The property is over 7 acres in area and currently has 4 duplexes (8 housing units). Fifty-two units are planned in addition to the 4 duplexes and the 35-unit facility.

**d. Indicate whether the project meets the requirements of the City's Vertical Mixed-Use (VMU) Ordinance, or is in a Planned-Unit Development (PUD) or Transit Oriented Development (TOD), or is located less than .25 miles from a transit stop (not just a transit route).**

The development is located less than .25 miles from a Cap Metro bus located along Goodwin Avenue. See attached site map for the bus stop location.

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

N/A

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

N/A

**g. Indicate the number of units reserved for Housing Choice Voucher holders (Section 8).**

No units will be reserved for Section 8 voucher holders. However, GNDC will accept eligible Section 8 voucher recipients on a first-come, first served basis.

- h. Indicate the number of units that are or will be made accessible and adaptable for persons with mobility, sight or hearing disabilities.**

The Project will have at least four fully accessible units. All units will be adaptable for persons with mobility, sight or hearing disabilities.

- i. Demonstrate the Project'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.

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

GNDC received cost estimates from three experienced construction firms. The average construction cost is \$132 per square foot. The total development cost for the Project is estimated at \$9,267,546 which includes land acquisition, predevelopment expenses, infrastructure improvements the ground floor child development center and other soft cost.

The construction hard cost associated with just the housing portion of this project is calculated to be \$5,059,000 or \$144,500 per unit.

GNDC is requesting \$2,000,000 in AHFC funds as a 0% interest, 99-year, deferred, forgivable loan. The funds will be used for the projects construction hard costs and soft costs. This amounts to \$57,143 per unit; roughly the same AHFC investment per unit requested in previous applications, but now with an additional 15 units.

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

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

**Attached.**

## **5. Site Control and Demonstration of Value**

Include evidence of site control such as a warranty deed or a current earnest money contract, and provide a real estate appraisal or current tax documentation that substantiates the value of the property.

Included with this application are TCAD documentation for the site confirming ownership by GNDC.

A comparable thirty five unit project within close proximity to the proposed housing project is difficult to locate. In lieu of a real estate appraisal, enclosed are tax documents for the nearby 12th Street Place Condominiums located near the intersection of Springdale and 12th Street:

| Address               | Description         | TCAD Total 2013 Value |
|-----------------------|---------------------|-----------------------|
| 4103 E 12th Street #1 | 3 bedroom/ 2.5 bath | \$212,001             |
| 4103 E 12th Street #2 | 3 bedroom/ 2.5 bath | \$214,497             |
| 4105 E 12th Street #1 | 3 bedroom/ 2.5 bath | \$206,168             |
| 4105 E 12th Street #2 | 3 bedroom/ 2.5 bath | \$206,282             |
| 4107 E 12th Street #2 | 3 bedroom/ 2.5 bath | \$213,866             |

TCAD Value of 5 units: \$1,052,814

Multiplying by a factor of 7 in order to provide a value for 35 units = \$7,369,698 appraisal value

## **6. Zoning**

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

**Attached.**

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



**Attached.**

- 8. Development Team 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,
- g. federal funding rules and
- h. other funding source rules (e.g. Low Income Housing Tax Credits).

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 recognized supportive housing provider, it has over thirty years of experience serving several special needs populations that include the elderly, disabled, and single parent households comparable to the Jeremiah Program's participants. A small percentage of GNDC's tenants meet the City of Austin's qualifications for permanent supportive housing; including the homeless, near homeless, and persons with recently released from incarceration.

GNDC is widely regarded as the most effective and active neighborhood development corporation and has moved to a leading position among the builders of "green" affordable housing in Austin. GNDC has received many awards in recognition of its benefits to Austin. 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 has developed project management, market analysis, site selection and control, planning and construction experience and skills throughout its thirty-plus years of existence. GNDC partners with equally experienced architects, engineers, and other development team members for its housing projects. Project architect Tom Hatch, of hatch+ulland owen architects, has extensive background in his thirty-nine years as an architect. In 2011, Mr. Hatch was elevated to fellowship in the American Institute of Architects for his career long commitment to affordable housing in Texas.

GNDC staff is knowledgeable of current state and federal funding rules and programs. It has experience with the Low Income Housing Tax Credit Program, having successfully secured a 2006 tax credit allocation to develop La Vista de Guadalupe which opened for occupancy in 2008. GNDC staff is currently gaining experience with TDHCA's Neighborhood Stabilization Program. In 2012, GNDC was approved as a NSP reserve participant and received approval at THDCA's September board meeting for NSP funding to construct four duplexes at the Guadalupe-Saldana Net Zero Subdivision. Construction of these units was completed in September of 2013.

|                     | Name(s) & Any Comments on Role         | MBE?<br>(Mark X<br>if Yes) | WBE?<br>(Mark<br>X if<br>Yes) | Non-profit?<br>(Mark X if<br>Yes) |
|---------------------|--|----------------------------|-------------------------------|-----------------------------------|
| Owner               | Guadalupe Neighborhood Dev. Corp.      |                            |                               | X                                 |
| Developer           | Guadalupe Neighborhood Dev. Corp.      |                            |                               | X                                 |
| Partner             | Jeremiah Program at Austin             |                            |                               | X                                 |
| Architect           | hatch+ulland owens architects          |                            |                               |                                   |
| Engineer            | Jones & Carter                         |                            |                               |                                   |
| Construction Lender | TBD                                    |                            |                               |                                   |
| Attorney            | Texas RioGrande Legal Aid, Texas C-BAR |                            |                               | X                                 |
| Accountant          | Montemayor Hill & Company              | X                          | X                             |                                   |
| General Contractor  | TBD                                    |                            |                               |                                   |
| Property Management | Guadalupe Neighborhood Dev. Corp.      |                            |                               | X                                 |

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

|  | DATE(S)  |
|--|--|
| Acquisition and/or holding   | completed  |
| Environmental and/or historic review (AHFC)  | completed  |
| Securing and packaging project financing   | October 2011 to September 2014   |
| Architectural Design, Construction Specifications, Cost estimates, Building Permit application submittal, and Site plan revision submittal | November 2012- June 2014   |
| Construction Bids, Contractor Selection, and Permits secured   | April 2014- August 2014  |
| Construction Start   | December 2014  |
| Anticipated Draws (list all)   | Jan. 2015, Feb. 2015, March 2015, April 2015, May 2015, June 2015, July 2015; August 2015, September 2015, October 2015, November 2015 |
| End Construction   | October 2015   |
| Start of Rent-up   | September 2015   |
| Completion & Operation   | October 2015   |

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

\_\_\_\_\_ 35 \_\_\_\_\_ Units adaptable for persons with mobility disabilities  
 \_\_\_\_\_ 4 \_\_\_\_\_ Units accessible for persons with mobility disabilities  
 \_\_\_\_\_ 35 \_\_\_\_\_ Units adaptable for persons with sight and hearing disabilities  
 \_\_\_\_\_ 0 \_\_\_\_\_ Units accessible for persons with sight and hearing disabilities

11. **Developer Capacity.** Provide narrative information on recent, similar, and successful experience in affordable housing development. Include experience using multiple fund sources, managing affordable rental developments, and previous working history with the Austin Housing Finance Corporation.

The Developer has over thirty years of experience with single-family and multi-family 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.

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

The building will encompass .5 acres of Lot 1 Block C (a 7.72 acre parcel lot.)

| <b>DETAILED PROJECT BUDGET</b>  |                  |                         |                             |   |
|---|------------------|-------------------------|-----------------------------|---|
|   | <b>Cost</b>      | <b>Prior AHFC Funds</b> | <b>RHDA Funds Requested</b> | <b>Description</b>  |
| <b>PREDEVELOPMENT</b>   |                  |                         |                             |   |
| Brownfield Review   | \$9,067          |                         |                             | Pro rata JP site value from \$140,000 in brownfield remediation costs Completed   |
| Environmental Review  | \$14,704         |                         |                             | Pro rata JP site value from \$227,023.43 clean up of Lot 1 Block C Completed  |
| Architectural, Engineering, Landscape Design, Survey (35 unit JP Building)  | \$140,000        |                         |                             | \$140,000 of \$250,000 Jeremiah Program Moody grant. Remainder of grant to be applied to supportive service costs. 99% Complete |
| Civil Engineering, Landscape Design, Survey (Subdivision)   | \$17,293         | \$17,293                |                             | Pro rata JP site value from \$555,000 G.O. Bonds minus \$288,000 in AE fees for other unrelated housing                         |
| <b>TOTAL PREDEVELOPMENT</b>   | <b>\$181,064</b> |                         |                             |   |
|   |                  |                         |                             |   |
| <b>ACQUISITION</b>  |                  |                         |                             |   |
| Site and/or Land  | \$16,794         | \$7,124                 |                             | Pro rate JP site value from \$259,300 cost value of Lot 1 Block C including \$110,000 in AHFC financing                         |
| <b>TOTAL ACQUISITION</b>  | <b>\$16,794</b>  |                         |                             |   |
| Phase I Infrastructure Improvements   | <b>\$36,258</b>  | \$36,258                |                             | \$559,816 cost value for Lot 1 Block C (portion of AHFC \$1.5 M CDBG past award) prorated for JP site value                     |
| <b>CONSTRUCTION</b>   |                  |                         |                             |   |
| Total Housing Hard Construction Costs = \$5,059,000. Total housing estimated sq. ft = 38,326 at a cost of \$132 per sqft. |                  |                         |                             |   |
| Housing Development costs   | \$2,000,000      |                         | \$2,000,000                 | 2014 AHFC Funding Request   |

|   |                    |  |  |  |
|---|--------------------|--|--|--|
| Housing Development costs   | \$1,500,000        |  |  | Moody Foundation<br>\$1,000,000 grant (committed)<br>\$500,000 Nelson Puett<br>Foundation (committed)  |
| Housing Development Costs   | \$1,559,000        |  |  | \$1,559,000 portion of Moody<br>Foundation \$4,000,000 grant<br>(with \$2M to be committed<br>by June 2014 and remainder<br>soon after conditioned on an<br>equal match) |
| Remaining building construction<br>costs projected at \$132 per sq. ft.<br>Remaining sq. ft. estimated at<br>11,539 sqft.             | \$1,523,150        |  |  | Mabee Foundation (\$900,000<br>not committed)<br>\$623,150 portion of \$4M<br>Moody grant  |
| Contractor Fees (Overhead,<br>Builder's Risk, Performance<br>Payment Bond, General<br>Conditions & Profit)<br>12% building hard costs | \$789,850          |  |  | FHLB Dallas AHP \$245,000<br>(not committed)<br>\$544,850 portion of<br>additional \$4M Moody grant  |
| Green Building Enhancements<br>(5% building hard costs)   | \$329,000          |  |  | Meadows Foundation<br>\$350,000 (not committed)  |
| Construction Contingency (10%<br>of building hard costs)  | \$658,215          |  |  | \$658,215 portion of<br>additional \$4M Moody Grant  |
| <b>TOTAL CONSTRUCTION</b>   | <b>\$8,359,215</b> |  |  |  |
|   |                    |  |  |  |
| Solar Array Donation  | \$300,000          |  |  | Solar Array Donation Value -<br>Austin Energy<br>(not committed)   |
|   |                    |  |  |  |
| <b>SOFT &amp; CARRYING COSTS</b>  |                    |  |  |  |
| Legal   |                    |  |  |  |
| Audit/Accounting  | \$2,000            |  |  | GNDC   |
| Title/Recording   | \$10,000           |  |  | GNDC or Other  |
| Architectural (Inspections)   |                    |  |  |  |
| Construction Interest   |                    |  |  |  |
| Insurance   | \$1,000            |  |  | GNDC or Other  |
| Property Taxes  | \$1,000            |  |  | GNDC or Other  |
| Interim costs, financing fees   |                    |  |  |  |
| Maintenance   | \$1,500            |  |  | GNDC or Other  |
| Appliances  |                    |  |  |  |
| Marketing   | \$500              |  |  | GNDC or Other  |
| Davis-Bacon Monitoring  |                    |  |  |  |

|   |                    |                 |                    |  |
|---|--------------------|-----------------|--------------------|--|
| Developer Fee (10% of hard construction costs)<br>5% to be deferred and applied to operating reserve and building replacement reserve | \$658,215          |                 |                    | Remaining portion of \$4M Moody Foundation grant, Meadow Foundation grant funds, or other sources. |
| <b>TOTAL SOFT &amp; CARRYING</b>  | <b>\$674,215</b>   |                 |                    |  |
| <b>TOTAL PROJECT BUDGET</b>   | <b>\$9,267,546</b> | <b>\$60,675</b> | <b>\$2,000,000</b> |  |

**13. 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<br/>(Predevelopment,<br/>Acquisition,<br/>Construction,<br/>Soft Costs)</b> |
|--|-------------|---------------|-------------|---|--|
|  | Term        | Interest Rate | Amount      | Evidence (Deed, Sales Contract)                         |  |
| Owner Equity   |             |               |             |   |  |
| Guadalupe –Saldana Affordable Homes  |             |               | \$16,794    | Deed  | Acquisition  |
| Guadalupe Neighborhood Development Corporation   |             |               | \$674,215   | Receipts  | Pro Rata Carrying, Developer Fee & Soft Costs  |
| Guadalupe Neighborhood Development Corporation   |             |               | \$23,771    | Brownfield Redevelopment Office<br>SWS Env. Remediation | Environmental Testing & Clean up   |
| Other Sources (List Below)   |             |               |             |   |  |
| Private financing including:<br>Moody Foundation<br>Mabee Foundation,<br>Nelson Puett Foundation,<br>Meadows Foundation,<br>FHLB of Dallas AHP | TBD         | TBD           | \$4,859,215 |   | Construction Costs, Developer Fees, & Soft Costs   |
| AHFC   | 99 years    | 0%            | \$53,551    |   | Prorated Previous AHFC awards  |
| Jeremiah Program   | Moody Grant |               | \$140,000   |   | JP donation for Predevelopment Costs. Part of \$500,000  |
|  | Grants      |               | \$1,500,000 |   | Moody Foundation and Nelson Puett Foundation Committed to building hard costs                        |
| <b>Proposed RHDA Funds</b>   | 99 years    | 0             | \$2,000,000 |   | Housing Construction (hard costs/contingency)  |

| <b>TABLE B: USES OF FUNDS SUMMARY</b>   |                    |                                    |
|---|--------------------|------------------------------------|
| *prorated based on bldg sqft  | Total Cost         | Housing Cost<br>Per Unit- 35 units |
| Housing Predevelopment cost   | \$139,580          | \$3,988                            |
| Remaining Predevelopment  | \$ 41,484          |                                    |
| Housing Acquisition cost  | \$12,908           | \$369                              |
| Remaining Acquisition   | \$ 3,886           |                                    |
| Housing Infrastructure<br>Improvements  | \$27,868           | \$796                              |
| Remaining Infrastructure<br>Improvement   | \$ 8,390           |                                    |
| Housing Hard Costs  | \$5,059,000        | \$144,542                          |
| Remainder of Building Hard Costs  | \$1,523,150        |                                    |
| Housing portion<br>Other construction costs:<br>remaining building soft costs and<br>green features | \$1,365,844        | \$39,024                           |
| Remaining portion<br>Other construction costs:  | \$411,221          |                                    |
| Housing Soft & Carrying Costs   | \$518,198          | \$14,806                           |
| Remaining Soft & Carrying Costs   | \$156,017          |                                    |
| <b>Total Project Costs</b>  | <b>\$9,267,546</b> | <b>\$203,525</b>                   |

b. **Leveraging** – Complete **Table C (below)**.

| <b>TABLE C: PERCENTAGE OF RHDA FUNDS</b> |                    |
|--|--------------------|
| <b>RHDA Funds</b>                        | <b>\$2,060,675</b> |
| <b>Other Funds</b>                       | <b>\$7,206,871</b> |
| <b>Total Project Cost</b>                | <b>\$9,267,546</b> |
| <b>RHDA Funds ÷ Total Project Cost=</b>  | <b>22%</b>         |

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

**See attached.**

| <b>TABLE D: OPERATING PROFORMA</b> |  |  |  |
|------------------------------------|--|--|--|
|                                    |  |  |  |

| Unit Size (BR/BA)  | Number of Units | Monthly Rental Income | Annual Rental Income |
|--|-----------------|-----------------------|----------------------|
|  |                 |                       |                      |
| <b>FULL OCCUPANCY ANNUAL INCOME</b>                      |                 |                       |                      |
| <b>Less Vacancy Loss (Indicate % and Amount of Loss)</b> |                 |                       |                      |
| <b>GROSS ANNUAL INCOME</b>                               |                 |                       |                      |

|                                   |  |
|-----------------------------------|--|
| <b>Inflation Factor - Income</b>  |  |
| <b>Inflation Factor - Expense</b> |  |

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

**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.

GNDC and its partners have actively engaged the community from the early pre-development stages of this project and beyond. ACDDC and GNDC have organized several charrettes with the neighborhood residents and incorporated neighborhood feedback into the design of the Subdivision. GNDC has gained the support for this project from the Govalle Neighborhood Association and The Gardens Neighborhood Association. Included with this application are letters of support from The Govalle Neighborhood Association, The Gardens Neighborhood Association as well as the Guadalupe Association for an Improved Neighborhood. In the Spring of 2013 the Jeremiah Program had several public informational and outreach sessions regarding their supportive service program and participation guidelines. See attached notice.

In the Spring of 2014 GNDC and Jeremiah Program at Austin intend to conduct an additional community input meeting to update the surrounding community and general public about the Subdivision and future housing opportunities. See attached checklist with requested documentation.

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

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

The Jeremiah Program is the supportive service provider for this project. Their services include holistic support system for single parents including affordable housing, life-skills education, empowerment training and early childhood education for their children. With an emphasis on education and career track employment, Jeremiah Program prepares young parents to succeed in the workforce, readies their children to succeed in kindergarten, and helps end the need for social services for these families, truly breaking the cycle of generational poverty. The children attend an onsite Child Development Center staffed with early childhood education qualified teachers. Mothers complete 16 weeks of Empowerment training and participate in weekly life skill training sessions focused on economic self-reliance and how to balance academic studies and career with parenting responsibilities. Program staff enlists corporate sector volunteers to help prepare the mother for career-track employment.

Families are at Jeremiah Program on average 2.5 to 3 years. The Jeremiah Program will cover the difference between a 30%-50% AMFI rent and an acceptable tenant's rental portion that is calculated so that a tenant does not pay more than 30% of their monthly income on rent and utilities.

- b. The number and types of residents/clients expected to be served annually.  
Thirty five single parents plus their children (estimated to be 1-2 kids per household.)
- c. Describe the developer's experience and qualifications in providing the services to be offered.  
GNDC will not be the supportive service provider for this development. GNDC has partnered with the Jeremiah Program at Austin as the supportive service provider.
- d. If services are not provided by the developer of the project, include a description of the organization(s) providing the services and a memorandum of understanding or some other type of agreement that indicates the relationship between the developer and service provider.

Jeremiah Program was organized in 1993 in response to the growing number of children born into poverty to single mothers in Minneapolis. The model was designed to eliminate barriers to completing a post-secondary education for single mothers and from the very beginning envisioned as a model for other communities. The visionary founders knew that single mothers without an education and basic life skills generally face limited lifetime earning potential. Additionally, a childhood without structure and early education leads to difficulty in school; perpetuating adult cycles of unemployment, dependence on public assistance and multi-generational poverty. Failure to address the potential of these families would have profound effect on the long term economic and moral strength of the community and ultimately our nation.

Jeremiah Program opened its Minneapolis Campus for 18 families in 1998 increasing capacity by 21 units in 2003. Replication followed in Saint Paul in 2007. Both facilities have an onsite Child Development Center. Since 1998 more than 430 families have benefited from Jeremiah Program's transformative power.

Based on results from twenty years experience serving families, Jeremiah's model has the potential for a significant impact on Austin's ability to move single parent families from poverty to sustainable self-reliance. Since 1998 Jeremiah Program has served more than 403 families on its Minneapolis and Saint Paul campuses.

The ultimate measurement of success for each campus is 1) for the parent to complete their college education program and secure career-track employment at a livable wage and 2) for their children to be adequately prepared for success in school. Jeremiah Program's logic model aligns the participants with program activities to yield the desired family outcomes. The logic model is the basis for program evaluation. The Jeremiah Program measures key milestones that act as building blocks for success in life. Milestones include part time employment while in the program, academic progress, financial stability, engagement in life skills education, and the developmental performance of children. All are tracked monthly and measured annually.

GNDC and the Jeremiah Program initially entered into memorandum of understanding that proposed an initial five year agreement. Per the terms of the agreement, the Jeremiah Program would cover the difference between a 30%-50% AMFI rent and an acceptable tenant's rental portion that is calculated so that a tenant does not pay more than 30% of their monthly income on rent and utilities.

A collaborative agreement between GNDC and the Jeremiah Program that provides guidelines for



building use and operation and supersedes the MOU has been finalized and signed by both entities as of January 2014. A hard copy of this agreement is included in this application.

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

**Gloria Perez, President and CEO**

Gloria joined Jeremiah Program in 1998 following her role as Executive Director of Casa de Esperanza, a domestic violence agency in Saint Paul, MN. She brings more than twenty years of management and leadership experience to her position. As a Latina and native of San Antonio, Gloria infuses her rich cultural background into her committed professional involvement as an advocate for women, families and people of color.

Gloria's community service and professional affiliations include the Allina Health Board of Directors, the Minneapolis Foundation Board of Trustees, F.R. Bigelow Foundation Board of Trustees, the Porter Foundation Board of Directors and the Minneapolis Women's Economic Roundtable. A graduate of Macalester College, Gloria is a recipient of the Catharine Lealtald Service to Society Award and in 2008 she received the Ellis Island Medal of Honor. In 2009 Gloria received the Women of Distinction Award (Girl Scouts Council of MN), the Citizen of the Year Award (Minneapolis University Rotary Club) and the 2009 Unsung Hero Award from WomenVenture.

**Peggy Dissmeyer, Director of Finance and Administration**

Peggy oversees all finance systems and is focused on building systems and technology infrastructure for financial and intra-communication systems. She joined Jeremiah Program in 2007 following 25 years in corporate finance with Fortune 500 companies. Peggy devotes 30% of her time to national expansion.

**Ann Herzog-Olson, Director of National Advancement**

Herzog-Olson joined Jeremiah Program in the new position of Director of National Advancement in 2013, bringing more than 25 years of nonprofit development and marketing communications experience to the organization. Herzog-Olson oversees advancement strategies, paying particular attention to raising funds to support the expansion and replication of Jeremiah Program into new communities across the United States. Prior to joining Jeremiah Program, Herzog-Olson had a successful career in development at the University of Minnesota and TPT. Her community service includes historically serving on the board of the Hopkins Education Foundation, various church affiliations including church council, and serving on the Advertising Federation of Minnesota's board. Herzog-Olson received a BA in Journalism from the University of Minnesota's College of Liberal Arts.

**Wanda Walker**

**Director of Program Excellence**

Wanda N. Walker joined Jeremiah Program in the new position of Director of Program Excellence in July 2013. Walker oversees and contributes to the continued delivery and development of superior programming within existing campuses while transferring the knowledge from one campus to the next as the organization expands nationally. Walker is responsible for program development, design, evaluation and process improvement in collaboration with the senior leadership. She also provides leadership in the evaluation and improvement of the program model. Prior to joining Jeremiah, she served as Chief Administrative Officer for Community Action of Minneapolis. In her 12 years with that organization, Walker worked with staff, board and volunteers to deliver effective programs and services to low-income Minneapolis residents. Prior to Community Action, Walker was a public health program consultant and a teen center director with the Georgia Department of Human Resources, volunteer administrator with Catholic Social services of Atlanta, and associate director of Wesley Child Care Center in Cincinnati. Earlier in her career she was a social worker in Cincinnati.

**Shannon Moody, Executive Director, Austin**

Shannon joined Jeremiah Program in May 2011. She brings more than 20 years of nonprofit experience to the position. Shannon has experience in fundraising, strategic planning and organizational excellence garnered as development director of many Austin nonprofit organizations including Austin Children's Museum, Planned Parenthood and the Austin Film Society. Shannon's community service includes serving as current President of the Marathon Kids National Board, as well as past service on the board of directors for SafePlace, Planned Parenthood, Austin Heritage Society and the Austin Children's Museum.

See the staff page from the Jeremiah Program's website for additional credentials. Austin based supportive service staff is to be determined.

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

1. Sources of Funds: Identify sources and amounts of funds that will be or are expected to be utilized to provide supportive services.

The Jeremiah Program has received a \$500,000 commitment from the Moody Foundation. \$140,000 will be applied to the predevelopment costs associated with this building and the remaining \$360,000 will be applied towards the supportive services of this building. The Jeremiah Program is currently fundraising for additional supportive service dollars to be applied to this Austin, Texas project. To date, \$2,805,438 has been raised by the Jeremiah Program with \$1.5 Million set aside for hard construction costs and the remainder to be applied to Jeremiah Program operating and supportive service costs. Lastly, for 2014 (to date) the Jeremiah Program has \$160,000 in outstanding grants without determinations.

Jeremiah Program at Austin is currently being considered as a non-profit participant in an Early Childhood Education Collaborative Funding strategy that will allow the collective group of non-profit childhood education programs to successfully garner city funding together since collaborations are rated higher than single organizations by the city. Each group in the collaboration will ask for a certain amount of money to support the early childhood education programs they have.

2. Budget: Include a supportive services budget which reflects current and anticipated funding and expenses associated with the provision of services for three (3) years.  
See attached.

---

**ATTENTION:**

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

## RHDA PROGRAM SCORING CRITERIA

### REQUIRED INFORMATION:

- |  |  |
|--|--|
| 1. Applicant Information _____<br>2a. Non-profit Required Items _____<br>OR<br>2b. For-profit Required Items _____<br>3. Project Description _____<br>4. Site Control/Value _____<br>5. Zoning _____<br>6. S.M.A.R.T. Housing _____<br>7. Development Team _____<br>8. Development Schedule _____<br>9. Developer Capacity _____ | 10. Accessible/Adaptable Units _____<br>11. Experience/Qualifications _____<br>12. Project Budget _____<br>13. Funds Proposal:<br>a. Sources _____<br>b. Uses _____<br>c. Leveraging _____<br>d. Operating Proforma _____<br>14. Good Neighbor Checklist _____ |
|--|--|

### EVALUATION CRITERIA:

Applications for proposed projects will be reviewed and scored on a competitive basis per the evaluation criteria below. Applications must receive a minimum score of **150** points out of a maximum score of **240** points. PLEASE NOTE: A score above the minimum score does not guarantee funding.

#### CORE VALUES POINTS

**(Affordable Housing Core Values: Deeper levels of affordability, long-term affordability, and geographic dispersion of affordable units throughout the City.)**

Score

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

25

If development has a mix of 30%, 40%, and/or 50% MFI units, add the results for the percentage of units in each income category up to the maximum of 25 points. If the percentage of units at a given MFI level is not a multiple of 10, round up to the next closest multiple of 10 to get the score for that particular MFI level

| % of Affordable Units in Project (only count units reserved for 50% MFI and below) |              |              |              |              |              |              |
|--|--------------|--------------|--------------|--------------|--------------|--------------|
| % MFI  | 10% of units | 20% of units | 30% of units | 40% of units | 50% of units | 60% of units |
| 50%  | 3            | 5            | 10           | 15           | 20           | 25           |
| 40%  | 5            | 10           | 15           | 20           | 25           |              |
| 30%  | 10           | 15           | 20           | 25           |              |              |

Score

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

25

**25 points:** Affordability period is:

  X   99 years;

**OR**

       40 years, and project is applying for Low Income Housing Tax Credits. Note: AHFC funding is contingent upon the award of Low Income Housing Tax Credits.

Score

**3. GEOGRAPHIC DISPERSION** (maximum 25 points)

5

Project is located in an area identified according to the Kirwan Institute's Comprehensive Opportunity Map of Austin as having greater opportunity for low-income households.

**25 points:** Very High priority area

**20 points:** High priority area

**15 points:** Moderate priority area

**10 points:** Low priority area

**5 points:** Very Low priority area

**INITIATIVES AND PRIORITIES POINTS**

**(Permanent Supportive Housing, Sustainability, Priority Locations, Accessible and Integrated, and Preservation of Affordable Housing)**

Score

**4. PERMANENT SUPPORTIVE HOUSING (PSH)** (maximum 25 points)

0

**25 points:** "Housing First" model.

**15 points:** Project will reserve units for PSH for the following populations:

- Chronically Homeless as established in the HEARTH Act (24 CFR Part 577)
- Have been in an institution for over 90 days
- Unaccompanied youth or families with children defined as homeless under other federal statutes
- Youth "aging out" of state custody or the foster care or the juvenile probation system

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

Score

**5. SINGLE-FAMILY RENTAL HOUSING, INCLUDING SECONDARY UNITS ("GREEN ALLEY INITIATIVE")** (20 points)

0

**20 points:** Project consists of either new construction or rehabilitation of one or more single-family rental units, secondary units, or units compatible with the City's "Green Alley Initiative."

Score

**6. ACCESSIBILITY AND HOUSING FOR PERSONS WITH DISABILITIES**  
(maximum 20 points)

0

**10 points:** In multi-family developments, (i.e. 5 or more units) or for single-family rental housing (i.e., 1 to 4 units), 50% or more of the total number of units will be made accessible per the Uniform Federal Accessibility Standards (UFAS).

**10 points:** Units to be designated for persons with disabilities as defined in the Fair Housing Act: for Multi-family developments, (i.e. 5 or more units), at least 25% of all units; for single-family rental housing (i.e., 1 to 4 units) 1 or more units.

Score

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

10

**10 points:** Project is:

\_\_\_\_\_ located in a Vertical Mixed-Use (VMU) Corridor; or  
\_\_\_\_\_ a Planned-Unit Development (PUD); or  
\_\_\_\_\_ located within a Transit-Oriented Development (TOD) area, or  
X is located 0.25 miles (1,320 feet) or less from a transit stop.

Score

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

0

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

Score

**9. TRANSITIONAL HOUSING** (10 points)

10

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

**UNDERWRITING POINTS**

**(EXPERIENCE, CAPACITY, DEVELOPMENT FEASIBILITY, OPERATIONAL FEASIBILITY, COMPATIBILITY WITH OTHER PROGRAM REQUIREMENTS)**

Score

**10. 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

Score

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

10

**10 points:** All sources and uses of funds are clearly indicated and sufficient evidence of funding availability and/or commitments are included.

**5 points:** All sources and uses of fund are clearly indicated, but evidence of funding availability or commitments are incomplete.

Score

**12. DEBT COVERAGE RATIO** (maximum 10 points)10

- 10 points:** DCR of 1.25 or greater or will be a debt-free development  
**6 points:** DCR between 1.21 - 1.24  
**4 points:** DCR between 1.15 - 1.20

Score

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

RHDA Program funding (including prior awards and the current request) divided by  
 Total Project Costs equals:

- 10 points:** 25% or less  
**8 points:** 26% - 30%  
**6 points:** 31% - 35%  
**4 points:** 36% - 50%  
**2 points:** 51% - 54%  
**0 points:** 55% or greater

Score

**14. RHDA COST PER UNIT** in \$1,000s (maximum 10 points)2

|                  | <u>Multi-Unit<br/>Structures</u> | <u>Single-Unit<br/>Structures</u> |
|------------------|----------------------------------|-----------------------------------|
| <b>10 points</b> | <\$40/unit                       | <\$50/unit                        |
| <b>8 points</b>  | <\$45/unit                       | <\$60/unit                        |
| <b>6 points</b>  | <\$50/unit                       | <\$70/unit                        |
| <b>4 points</b>  | <\$55/unit                       | <\$80/unit                        |
| <b>2 points</b>  | <\$60/unit                       | <\$90/unit                        |

Score

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

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

Score

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

10

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

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

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

Score

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

15

**15 points:**

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

**10 points:**

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

**5 points:**

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

Score

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

5

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

**TOTAL SCORE** 160



## Franchise Tax Account Status

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

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

| GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION |                                       |
|--|---------------------------------------|
| Texas Taxpayer Number                          | ██████████                            |
| Mailing Address                                | 813 E 8TH ST<br>AUSTIN, TX 78702-3282 |
| Right to Transact<br>Business in Texas         | ACTIVE                                |
| State of Formation                             | TX                                    |
| Effective SOS<br>Registration Date             | 04/06/1981                            |
| Texas SOS File Number                          | ██████████                            |
| Registered Agent Name                          | MARK ROGERS                           |
| Registered Office Street<br>Address            | 813 E. 8TH STREET<br>AUSTIN, TX 78702 |



APR 06 1981

CLERK I G  
Corporation Division

ARTICLES OF INCORPORATION

OF

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

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

ARTICLE ONE

NAME

The name of the corporation is Guadalupe Neighborhood Development Corporation.

ARTICLE TWO

NONPROFIT CORPORATION

The corporation is a nonprofit corporation.

ARTICLE THREE

DURATION

The period of its duration is perpetual.

ARTICLE FOUR

PURPOSES

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

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

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

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

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

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

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

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

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

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

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

#### ARTICLE FIVE

##### INITIAL REGISTERED OFFICE AND AGENT

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

#### ARTICLE SIX

##### BOARD OF DIRECTORS

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

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

| <u>NAME</u>          | <u>ADDRESS</u>                      |
|----------------------|-------------------------------------|
| Estella Benitez      | 1 [REDACTED] Street, Austin, Texas  |
| Narciso Gil          | 2 [REDACTED] Street, Austin, Texas  |
| Amalia Guajardo      | 3 [REDACTED] Street, Austin, Texas  |
| Jesse Guajardo       | 4 [REDACTED] Street, Austin, Texas  |
| Maria Gutierrez      | 5 [REDACTED] Street, Austin, Texas  |
| Mike Gutierrez       | 6 [REDACTED] Street, Austin, Texas  |
| Candelario Hernandez | 7 [REDACTED] Street, Austin, Texas  |
| Mary Helen Lopez     | 8 [REDACTED] Street, Austin, Texas  |
| Ramon Maldonado      | 9 [REDACTED] Street, Austin, Texas  |
| Sr. Amalia Rios      | 10 [REDACTED] Street, Austin, Texas |
| Guadalupe Rios       | 11 [REDACTED] Street, Austin, Texas |
| Joe Sanchez          | 12 [REDACTED] Street, Austin, Texas |
| Bobbie Sparrow       | 13 [REDACTED] Street, Austin, Texas |

## ARTICLE SEVEN

## INCORPORATORS

The name and street address of each incorporator is:

| <u>NAME</u>          | <u>ADDRESS</u>        |
|----------------------|-----------------------|
| Narciso Gil          | Austin, Texas         |
| Amalia Guajardo      | Street, Austin, Texas |
| Candelario Hernandez | Street, Austin, Texas |
| Ramon Maldonado      | Austin, Texas         |
| Sr. Amalia Rios      | Street, Austin, Texas |
| Guadalupe Rios       | Street, Austin, Texas |
| Joe Sanchez          | Street, Austin, Texas |

IN WITNESS WHEREOF, we have hereunto set our hands, this

16<sup>th</sup> day of March, 1981.

Narciso Gil  
NARCISO GIL

Amalia Guajardo  
AMALIA GUAJARDO

Candelario Hernandez  
CANDELARIO HERNANDEZ

Ramon Maldonado  
RAMON MALDONADO

Sister Amalia Reis csc.  
SR. AMALIA REIS

Gradulipe Rios

Jose C. Sanchez  
FOR RANCHER

... the version:

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

..... 22

• 100 •

... १५१ ...

FILE NUMBER 5.

ke verlieren

Inde Mario Her.

1997: 147n, 148n.

1. 3/15/2011, 10:00 AM

8th Street, East in

Vol. 2, 9th Series, No. 24, 1954

THE STATE OF TEXAS     X

COUNTY OF TRAVIS     X

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

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

*Virginia R. Holland*  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS  
*Virginia R. Holland*

My commission expires:

October 31, 1984

THE STATE OF TEXAS

COUNTY OF TRAVIS

I, the undersigned

do hereby certify that

appeared before me

NARCISO GIL, SR.

JOE SANCHEZ who

declared that

the undersigned

do hereby certify that

AMALIA GUAJARDO, CANDELARIO

HERNANDEZ, RAMON MALDONADO, SR.

and JOE SANCHEZ who

declared that



# The State of Texas

## SECRETARY OF STATE

IT IS HEREBY CERTIFIED, that

Articles of Incorporation

of

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

were filed in this office and a certificate of

incorporation was issued on

April 6, 1981;

IT IS FURTHER CERTIFIED, that no certificate

of dissolution has been issued, and the corporation

is still in existence.

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

22nd day of October A. D. 19 82

*David A. Alan*  
Secretary of State

dem



Internal Revenue Service  
District Director

Department of the Treasury

FEB 9 1983

Date: FEB 04 1983

Employer Identification Number:

Accounting Period Ending:

OCTOBER 31

Foundation Status Classification:

170(b)(1)(A)(vi) and 509(a)(1)

Advance Ruling Period Ends:

OCTOBER 31, 1986

Person to Contact:

EO TECHNICAL ASSISTOR

Contact Telephone Number:

(214) 767-2728

EO:7215:NEJ

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

Dear Applicant:

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

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

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

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

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

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.

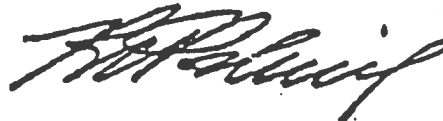
Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

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. FIFER

ENCLOSURE: 872-C

Sincerely yours,



R. C. Voskuil  
District Director

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

Letter 1045(DO) (6-77)



**Department of the Treasury  
Director, Exempt Organizations**

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

**Date:** MAY 24 2000

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

**Employer Identification Number:**

**Document Locator Number:**

**Contact Person - ID Number:**

Mr. Evans - 31-02826

**Contact Telephone Number:**

(877) 829-5500 Toll-Free

**Our Letter Dated:**

October, 1986

**Addendum Applies:**

No

Dear Sir or Madam:

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

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

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

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

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

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

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

Sincerely yours,

Steven T. Miller

Steven T. Miller

Director, Exempt Organizations

Letter 1050 Modified (DO/CG)

**GUADALUPE NEIGHBORHOOD DEVELOPMENT  
CORPORATION**

**CONSOLIDATED FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITOR'S REPORT**

**DECEMBER 31, 2012 AND 2011**

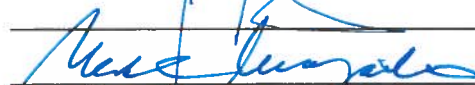


**RESOLUTION BY THE  
GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION  
TO REQUEST FUNDING**

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


**WHEREAS**, for the purpose of acquiring financing for the construction of a housing community center, in partnership with the Jeremiah Program, to be located at the Guadalupe-Saldana Net Zero Subdivision (the "Project"), at a regular meeting of the Board of Directors held on 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 construct said housing community center, and take reasonable actions necessary to acquire such financing. And, upon securing financing favorable to the Corporation, that said Executive Director is hereby authorized to execute documents on behalf of the Corporation necessary to acquire said financing for the purpose of developing affordable housing for qualified households with low-to-moderate income.

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

**IN WITNESS WHEREOF**, this Resolution is made this 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

# GUADALUPE-SALDANA NET-ZERO SUBDIVISION SITE PLAN

4 DUPLEXES (8 UNITS)  
Units set as for Jeremiah Program  
Participants.



## MF SITE LEGEND

|               |
|---------------|
| SINGLE FAMILY |
| TWO-FAMILY    |
| TOWNHOME      |

## 4-ACRE SITE LEGEND

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

5/3/2010



SCALE: 1" = 50'



h+c architects  
2021 East 10th Street  
Portland, Oregon 97214  
503.477.8643  
www.hcarchitects.com

# Jeremiah Community Center

## GNDC

03.11.2013

EAST VIEW





201100006

BEARING BASIS NOTE:  
HORIZONTAL DATUM BASED ON TEXAS STATE PLANE  
COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE  
COORDINATES AND DISTANCES SHOWN ARE SURFACE  
VALUES. COMBINED SCALE FACTOR IS 1.0000558945.



### LOCATION MAP

## REFERENCES

- 1/2" IRON ROD FOUND  
● 1/2" IRON PIPE FOUND  
(EXCEPT AS NOTED)  
✱ COTTON SPAGLE FOUND  
○ 1/2" IRON ROD SET w/ CAP  
STAMPED TIGER BRAND  
( ) ROOMED INFORMATION  
CRITICAL ENVIRONMENTAL FEATURE  
CRITICAL WATER QUALITY ZONE  
SIDEWALK

**SHEET 1 OF 2**

|         |   |             |          |
|---------|---|-------------|----------|
| FILE    | C:\PROJETS\AT 10-000\1000 - SURVEILLANCE AT 200 |             |          |
|         | C:\PROJETS\AT 10-000\COMPFILES\110-000000.CDD   |             |          |
| LOG NO: | 04115-000-000/700                               | DRAWN BY:   | CLW/MSG  |
| DATE:   | 10-9-2000                                       | CHECKED BY: | COO      |
| SCALE:  | 1"=100'   | REVISED:    | 12/20/10 |

**GUADALUPE-SALDANA  
NET ZERO SUBDIVISION**

**J.C. JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
*Texas Board of Professional Engineers Registration No. P-119*

1701 DIRECTORS BLVD., STE. 400 AUSTIN, TEXAS 78744

(512) 441-9483 (Phone)  
(512) 445-2286 (Fax)

**SURVEYOR:**  
**terra**  
**LAND SURVEYING**

781 Dividers Boulevard, Suite 400, Austin, Texas 78744. 812/538-8373. Fax 812/448-2288

**DEVELOPER/OWNER:**  
**GUADALUPE - SAUDANA**  
**AFFORDABLE HOMES, L.P.**  
813 E 8TH ST.  
AUSTIN, TX 78702  
(512) 478-6275 (Phone)

(512) 478-6275 (Phone)

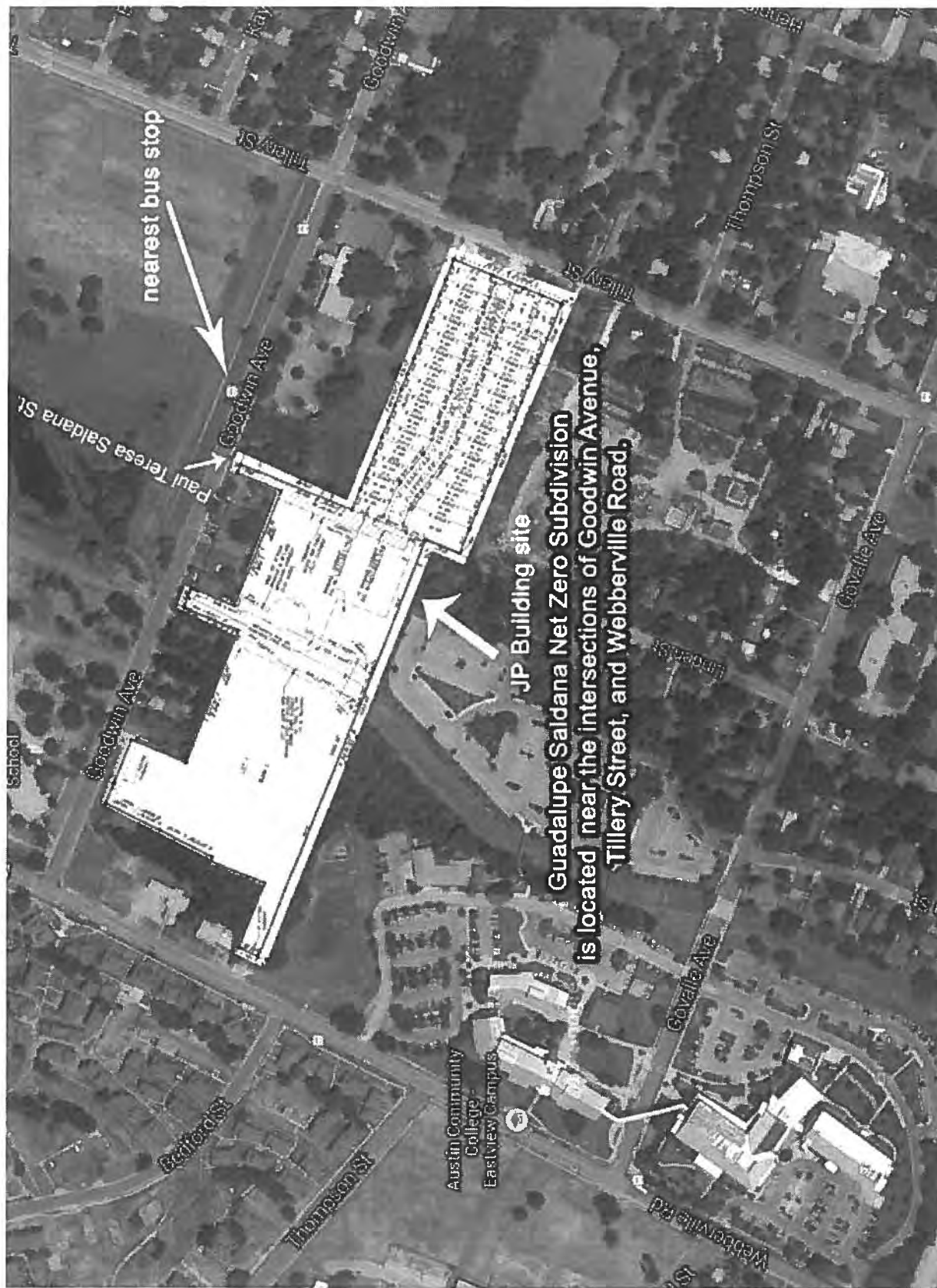
| LOT #                      | LOT AREA     | LOT ACRES |
|----------------------------|--------------|-----------|
| LOT 1 BLOCK A              | 0.129 ACRE   |           |
| LOT 2 BLOCK A              | 0.104 ACRE   |           |
| LOT 3 BLOCK A              | 0.104 ACRE   |           |
| LOT 4 BLOCK A              | 0.104 ACRE   |           |
| LOT 5 BLOCK A              | 0.104 ACRE   |           |
| LOT 6 BLOCK A              | 0.104 ACRE   |           |
| LOT 7 BLOCK A              | 0.104 ACRE   |           |
| LOT 8 BLOCK A              | 0.104 ACRE   |           |
| LOT 9 BLOCK A              | 0.104 ACRE   |           |
| LOT 10 BLOCK B             | 0.104 ACRE   |           |
| LOT 11 BLOCK B             | 0.104 ACRE   |           |
| LOT 12 BLOCK A             | 0.092 ACRE   |           |
| LOT 13 BLOCK A             | 0.080 ACRE   |           |
| LOT 14 BLOCK A             | 0.088 ACRE   |           |
| LOT 15 BLOCK A             | 0.088 ACRE   |           |
| LOT 1 BLOCK B              | 0.104 ACRE   |           |
| LOT 2 BLOCK B              | 0.129 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             | 0.104 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             | 0.216 ACRE   |           |
| LOT 1 BLOCK C              | 7.752 ACRES  |           |
| PAYNE AVE<br>ZLOTUS STREET | 0.239 ACRE   |           |
| TOTAL AREA                 | 11.785 ACRES |           |
| TOTAL NO. OF LOTS          | 31           |           |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | H 69°17'16" W | 37.80'   |
| 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 |         | CHORD   |        | ORD BEARING |             |
|------------|---------|---------|--------|-------------|-------------|
| CURVE      | RADIUS  | ARC     | 37.15° | 37.02°      | N 57.621° W |
| C1         | 125.00' | 175.00' | 52.00' | 51.83°      | N 57.621° W |
| C2         | 175.00' | 2.26'   | 7.26'  |             | N 57.621° W |
| C3         | 175.00' | 48.74'  | 48.59' |             | N 57.621° W |
| C4         | 15.00'  | 23.86'  | 23.86' |             | N 57.621° W |
| C5         | 125.00' | 175.00' | 52.00' | 51.83°      | N 57.621° W |
| C6         | 125.00' | 175.00' | 52.00' | 51.83°      | N 57.621° W |
| C7         | 125.00' | 175.00' | 52.00' | 51.83°      | N 57.621° W |
| C8         | 125.00' | 175.00' | 52.00' | 51.83°      | N 57.621° W |
| C9         | 125.00' | 175.00' | 52.00' | 51.83°      | N 57.621° W |
| C10        | 175.00' | 11.66'  | 40.30' |             | N 57.621° W |
| C11        | 175.00' | 40.30'  | 40.27' |             | N 57.621° W |
| C12        | 175.00' | 188.17' | 99.54' |             | N 57.621° W |
| C13        | 50.00'  | 188.17' | 99.54' |             | N 57.621° W |
| C14        | 15.00'  | 23.86'  | 23.86' |             | N 57.621° W |
| C15        | 125.00' | 175.00' | 52.00' | 51.83°      | N 57.621° W |

PHOTOGRAPHIC MYLAR

C8-2009-0112.1A.5H



## Travis CAD

### Property Search Results > 702895 OKEEFE DEBORAH F for Year 2013

#### Property

##### Account

Property ID: 702895 Legal Description: UNT 4103-1 12TH STREET PLACE CONDOMINIUMS A  
Geographic ID: 0210180702 Agent Code:  
Type: Real  
Property Use Code:  
Property Use Description:

##### Location

Address: 4103 E 12 ST #1 Mapsco:  
TX 78721  
Neighborhood: EAST 12TH STREET CONDOS Map ID: 021011  
Neighborhood CD: E00H0

##### Owner

Name: OKEEFE DEBORAH F Owner ID: 1302183  
Mailing Address: 4103 E 12TH ST  
AUSTIN , TX 78721-1959  
% Ownership: 100.0000000000%

Exemptions: HS

#### Values

|                                       |   |           |                       |
|---------------------------------------|---|-----------|-----------------------|
| (+) Improvement Homesite Value:       | + | \$180,711 |                       |
| (+) Improvement Non-Homesite Value:   | + | \$0       |                       |
| (+) Land Homesite Value:              | + | \$31,290  |                       |
| (+) Land Non-Homesite Value:          | + | \$0       | Ag / Timber Use Value |
| (+) Agricultural Market Valuation:    | + | \$0       | \$0                   |
| (+) Timber Market Valuation:          | + | \$0       | \$0                   |
| <hr/>                                 |   |           |                       |
| (=) Market Value:                     | = | \$212,001 |                       |
| (-) Ag or Timber Use Value Reduction: | - | \$0       |                       |
| <hr/>                                 |   |           |                       |
| (=) Appraised Value:                  | = | \$212,001 |                       |
| (-) HS Cap:                           | - | \$9,426   |                       |
| <hr/>                                 |   |           |                       |
| (=) Assessed Value:                   | = | \$202,575 |                       |

#### Taxing Jurisdiction

Owner: OKEEFE DEBORAH F  
% Ownership: 100.0000000000%  
Total Value: \$212,001

| Entity | Description                       | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|--------|-----------------------------------|----------|-----------------|---------------|---------------|
| 01     | AUSTIN ISD                        | 1.242000 | \$212,001       | \$187,575     | \$2,329.68    |
| 02     | CITY OF AUSTIN                    | 0.502700 | \$212,001       | \$202,575     | \$1,018.35    |
| 03     | TRAVIS COUNTY                     | 0.494600 | \$212,001       | \$162,060     | \$801.55      |
| 0A     | TRAVIS CENTRAL APP DIST           | 0.000000 | \$212,001       | \$202,575     | \$0.00        |
| 2J     | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.129000 | \$212,001       | \$162,060     | \$209.06      |
| 68     | AUSTIN COMM COLL DIST             | 0.094900 | \$212,001       | \$197,575     | \$187.50      |



Total Tax Rate: 2.463200

Taxes w/Current Exemptions: \$4,546.14

Taxes w/o Exemptions: \$4,989.83

### Improvement / Building

Improvement #1: TOWNHOMES State Code: A4 Living Area: 1550.0 sqft Value: \$180,711

| Type | Description      | Class CD | Exterior Wall | Year Built | SQFT   |
|------|------------------|----------|---------------|------------|--------|
| 1ST  | 1st Floor        | WW - 5-  |               | 2005       | 727.0  |
| 2ND  | 2nd Floor        | WW - 5-  |               | 2005       | 823.0  |
| 011  | PORCH OPEN 1ST F | * - 5-   |               | 2005       | 96.0   |
| 011  | PORCH OPEN 1ST F | * - 5-   |               | 2005       | 85.0   |
| 031  | GARAGE DET 1ST F | WW - 5-  |               | 2005       | 324.0  |
| 251  | BATHROOM         | * - *    |               | 2005       | 2.5    |
| 512  | DECK UNCOVERED   | * - 5-   |               | 2005       | 153.0  |
| 095  | HVAC RESIDENTIAL | * - *    |               | 2005       | 1550.0 |

### Land

| # | Type | Description | Acres  | Sqft     | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | LAND | Land        | 0.2873 | 12516.00 | 0.00      | 0.00      | \$31,290     | \$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     | N/A       |
| 2013 | \$180,711    | \$31,290    | 0            | 212,001   | \$9,426 | \$202,575 |
| 2012 | \$152,869    | \$31,290    | 0            | 184,159   | \$0     | \$184,159 |
| 2011 | \$162,286    | \$31,290    | 0            | 193,576   | \$0     | \$193,576 |
| 2010 | \$164,012    | \$31,290    | 0            | 195,302   | \$0     | \$195,302 |
| 2009 | \$168,014    | \$31,290    | 0            | 199,304   | \$0     | \$199,304 |

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

| # | Deed Date  | Type | Description   | Grantor                     | Grantee          | Volume | Page | Deed Number  |
|---|------------|------|---------------|-----------------------------|------------------|--------|------|--------------|
| 1 | 10/20/2005 | WD   | WARRANTY DEED | ARGENT REALTY PARTNERS I LP | OKEEFE DEBORAH F |        |      | 2005198469TR |

### Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 3/19/2014 3:25 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

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

## Travis CAD

### Property Search Results > 702896 CASE JAIME & AMY P for Year 2013

#### Property

##### Account

Property ID: 702896 Legal Description: UNT 4103-2 12TH STREET PLACE CONDOMINIUMS A  
 Geographic ID: 0210180703 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

##### Location

Address: 4103 E 12 ST #2 Mapsco:  
 TX 78721  
 Neighborhood: EAST 12TH STREET CONDOS Map ID: 021011  
 Neighborhood CD: E00H0

##### Owner

Name: CASE JAIME & AMY P Owner ID: 1313496  
 Mailing Address: 512 E 27TH ST % Ownership: 100.0000000000%  
 VANCOUVER , WA 98663-3008  
 Exemptions: HS

#### Values

|                                       |   |           |                       |
|---------------------------------------|---|-----------|-----------------------|
| (+) Improvement Homesite Value:       | + | \$191,132 |                       |
| (+) Improvement Non-Homesite Value:   | + | \$0       |                       |
| (+) Land Homesite Value:              | + | \$23,365  |                       |
| (+) Land Non-Homesite Value:          | + | \$0       | Ag / Timber Use Value |
| (+) Agricultural Market Valuation:    | + | \$0       | \$0                   |
| (+) Timber Market Valuation:          | + | \$0       | \$0                   |
| <hr/>                                 |   |           |                       |
| (=) Market Value:                     | = | \$214,497 |                       |
| (-) Ag or Timber Use Value Reduction: | - | \$0       |                       |
| <hr/>                                 |   |           |                       |
| (=) Appraised Value:                  | = | \$214,497 |                       |
| (-) HS Cap:                           | - | \$10,963  |                       |
| <hr/>                                 |   |           |                       |
| (=) Assessed Value:                   | = | \$203,534 |                       |

#### Taxing Jurisdiction

Owner: CASE JAIME & AMY P  
 % Ownership: 100.0000000000%  
 Total Value: \$214,497

| Entity          | Description                       | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|-----------------|-----------------------------------|----------|-----------------|---------------|---------------|
| 01              | AUSTIN ISD                        | 1.242000 | \$214,497       | \$188,534     | \$2,341.59    |
| 02              | CITY OF AUSTIN                    | 0.502700 | \$214,497       | \$203,534     | \$1,023.17    |
| 03              | TRAVIS COUNTY                     | 0.494600 | \$214,497       | \$162,827     | \$805.35      |
| 0A              | TRAVIS CENTRAL APP DIST           | 0.000000 | \$214,497       | \$203,534     | \$0.00        |
| 2J              | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.129000 | \$214,497       | \$162,827     | \$210.05      |
| 68              | AUSTIN COMM COLL DIST             | 0.094900 | \$214,497       | \$198,534     | \$188.41      |
| Total Tax Rate: |                                   | 2.463200 |                 |               |               |

Taxes w/Current Exemptions: \$4,568.57

Taxes w/o Exemptions: \$5,013.45

### Improvement / Building

|                        |           |                    |          |                     |             |               |           |
|------------------------|-----------|--------------------|----------|---------------------|-------------|---------------|-----------|
| <b>Improvement #1:</b> | TOWNHOMES | <b>State Code:</b> | A4       | <b>Living Area:</b> | 1635.0 sqft | <b>Value:</b> | \$191,132 |
|                        | Type      | Description        | Class CD | Exterior Wall       | Year Built  | SQFT          |           |
|                        | 1ST       | 1st Floor          | WW - 5-  |                     | 2006        | 884.0         |           |
|                        | 2ND       | 2nd Floor          | WW - 5-  |                     | 2006        | 751.0         |           |
|                        | 011       | PORCH OPEN 1ST F   | * - 5-   |                     | 2006        | 25.0          |           |
|                        | 011       | PORCH OPEN 1ST F   | * - 5-   |                     | 2006        | 112.0         |           |
|                        | 251       | BATHROOM           | * - *    |                     | 2006        | 3.0           |           |
|                        | 095       | HVAC RESIDENTIAL   | * - *    |                     | 2006        | 1635.0        |           |
|                        | 512       | DECK UNCOVERED     | * - 5-   |                     | 2006        | 110.0         |           |
|                        | 031       | GARAGE DET 1ST F   | WW - 5-  |                     | 2006        | 324.0         |           |

### Land

| # | Type | Description | Acres  | Sqft    | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|---------|-----------|-----------|--------------|-------------|
| 1 | LAND | Land        | 0.1073 | 4673.00 | 0.00      | 0.00      | \$23,365     | \$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 | \$191,132    | \$23,365    | 0            | 214,497   | \$10,963 | \$203,534 |
| 2012 | \$161,666    | \$23,365    | 0            | 185,031   | \$0      | \$185,031 |
| 2011 | \$171,611    | \$23,365    | 0            | 194,976   | \$0      | \$194,976 |
| 2010 | \$173,416    | \$23,365    | 0            | 196,781   | \$0      | \$196,781 |
| 2009 | \$178,089    | \$23,365    | 0            | 201,454   | \$0      | \$201,454 |

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

| # | Deed Date | Type | Description   | Grantor                     | Grantee            | Volume | Page | Deed Number  |
|---|-----------|------|---------------|-----------------------------|--------------------|--------|------|--------------|
| 1 | 11/8/2013 | WD   | WARRANTY DEED | CASE JAIME & AMY P          | KESHVARI TRAVIS M  |        |      | 2013203312TR |
| 2 | 1/12/2006 | WD   | WARRANTY DEED | ARGENT REALTY PARTNERS I LP | CASE JAIME & AMY P |        |      | 2006009102TR |

**Questions Please Call (512) 834-9317**

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 3/19/2014 3:25 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

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

## Travis CAD

### Property Search Results > 702897 DAO PATRICK PHONG HUY for Year 2013

#### Property

##### Account

|                           |            |                    |   |
|---------------------------|------------|--------------------|---|
| Property ID:              | 702897     | Legal Description: | UNT 4105-1 12TH STREET PLACE CONDOMINIUMS A |
| Geographic ID:            | 0210180704 | Agent Code:        |   |
| Type:                     | Real       |                    |   |
| Property Use Code:        |            |                    |   |
| Property Use Description: |            |                    |   |

##### Location

|                  |                             |          |        |
|------------------|-----------------------------|----------|--------|
| Address:         | 4105 E 12 ST #1<br>TX 78721 | Mapscot: |        |
| Neighborhood:    | EAST 12TH STREET CONDOS     | Map ID:  | 021011 |
| Neighborhood CD: | E00H0                       |          |        |

##### Owner

|                  |  |              |                 |
|------------------|--|--------------|-----------------|
| Name:            | DAO PATRICK PHONG HUY                              | Owner ID:    | 1350815         |
| Mailing Address: | UNIT 1<br>4105 E 12TH ST<br>AUSTIN , TX 78721-1959 | % Ownership: | 100.0000000000% |
|                  |  | Exemptions:  | HS              |

#### Values

|                                       |   |           |                       |
|---------------------------------------|---|-----------|-----------------------|
| (+) Improvement Homesite Value:       | + | \$182,803 |                       |
| (+) Improvement Non-Homesite Value:   | + | \$0       |                       |
| (+) Land Homesite Value:              | + | \$23,365  |                       |
| (+) Land Non-Homesite Value:          | + | \$0       | Ag / Timber Use Value |
| (+) Agricultural Market Valuation:    | + | \$0       | \$0                   |
| (+) Timber Market Valuation:          | + | \$0       | \$0                   |
| <hr/>                                 |   |           |                       |
| (=) Market Value:                     | = | \$206,168 |                       |
| (-) Ag or Timber Use Value Reduction: | - | \$0       |                       |
| <hr/>                                 |   |           |                       |
| (=) Appraised Value:                  | = | \$206,168 |                       |
| (-) HS Cap:                           | - | \$10,381  |                       |
| <hr/>                                 |   |           |                       |
| (=) Assessed Value:                   | = | \$195,787 |                       |

#### Taxing Jurisdiction

Owner: DAO PATRICK PHONG HUY  
 % Ownership: 100.0000000000%  
 Total Value: \$206,168

| Entity | Description                       | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|--------|-----------------------------------|----------|-----------------|---------------|---------------|
| 01     | AUSTIN ISD                        | 1.242000 | \$206,168       | \$180,787     | \$2,245.37    |
| 02     | CITY OF AUSTIN                    | 0.502700 | \$206,168       | \$195,787     | \$984.22      |
| 03     | TRAVIS COUNTY                     | 0.494600 | \$206,168       | \$156,630     | \$774.69      |
| 0A     | TRAVIS CENTRAL APP DIST           | 0.000000 | \$206,168       | \$195,787     | \$0.00        |
| 2J     | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.129000 | \$206,168       | \$156,630     | \$202.06      |
| 68     | AUSTIN COMM COLL DIST             | 0.094900 | \$206,168       | \$190,787     | \$181.06      |

Total Tax Rate: 2.463200

Taxes w/Current Exemptions: \$4,387.40

Taxes w/o Exemptions: \$4,822.63

**Improvement / Building**

Improvement #1: TOWNHOMES State Code: A4 Living Area: 1576.0 sqft Value: \$182,803

| Type | Description      | Class CD | Exterior Wall | Year Built | SQFT   |
|------|------------------|----------|---------------|------------|--------|
| 1ST  | 1st Floor        | WW - 5-  |               | 2006       | 732.0  |
| 2ND  | 2nd Floor        | WW - 5-  |               | 2005       | 844.0  |
| 011  | PORCH OPEN 1ST F | * - 5-   |               | 2005       | 55.0   |
| 011  | PORCH OPEN 1ST F | * - 5-   |               | 2005       | 112.0  |
| 251  | BATHROOM         | * - *    |               | 2005       | 2.5    |
| 095  | HVAC RESIDENTIAL | * - *    |               | 2005       | 1576.0 |
| 031  | GARAGE DET 1ST F | WW - 5-  |               | 2006       | 324.0  |

**Land**

| # | Type | Description | Acres  | Sqft    | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|---------|-----------|-----------|--------------|-------------|
| 1 | LAND | Land        | 0.1073 | 4673.00 | 0.00      | 0.00      | \$23,365     | \$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      | N/A       |
| 2013 | \$182,803    | \$23,365    | 0            | 206,168   | \$10,381 | \$195,787 |
| 2012 | \$154,623    | \$23,365    | 0            | 177,988   | \$0      | \$177,988 |
| 2011 | \$164,131    | \$23,365    | 0            | 187,496   | \$0      | \$187,496 |
| 2010 | \$165,858    | \$23,365    | 0            | 189,223   | \$0      | \$189,223 |
| 2009 | \$170,324    | \$23,365    | 0            | 193,689   | \$0      | \$193,689 |

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

| # | Deed Date | Type | Description   | Grantor                     | Grantee               | Volume | Page | Deed Number  |
|---|-----------|------|---------------|-----------------------------|-----------------------|--------|------|--------------|
| 1 | 11/1/2006 | WD   | WARRANTY DEED | ARGENT REALTY PARTNERS I LP | DAO PATRICK PHONG HUY |        |      | 2006214823TR |

**Questions Please Call (512) 834-9317**

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 3/19/2014 3:25 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

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

**Travis CAD****Property Search Results > 702898 HUNTINGTON CRAIG G & ROBIN S for Year 2013****Property****Account**

|                           |            |                    |                                 |
|---------------------------|------------|--------------------|---------------------------------|
| Property ID:              | 702898     | Legal Description: | UNT 4105-2 12TH STREET PLACE CC |
| Geographic ID:            | 0210180705 | Agent Code:        | ID:2390                         |
| Type:                     | Real       |                    |                                 |
| Property Use Code:        |            |                    |                                 |
| Property Use Description: |            |                    |                                 |

**Location**

|                  |                             |         |        |
|------------------|-----------------------------|---------|--------|
| Address:         | 4105 E 12 ST #2<br>TX 78721 | Mapsc0: |        |
| Neighborhood:    | EAST 12TH STREET CONDOS     | Map ID: | 021011 |
| Neighborhood CD: | E00H0                       |         |        |

**Owner**

|                  |   |           |                 |
|------------------|---|-----------|-----------------|
| Name:            | HUNTINGTON CRAIG G & ROBIN S  | Owner ID: | 1407391         |
| Mailing Address: | CRAIG & ROBIN HUNTINGTON FAMILY TRUST % Ownership:<br>6768 THORNHILL DR |           | 100.0000000000% |
|                  | OAKLAND , CA 94611-1345   |           |                 |

Exemptions:

**Values**

|                                       |   |           |                       |
|---------------------------------------|---|-----------|-----------------------|
| (+) Improvement Homesite Value:       | + | \$182,917 |                       |
| (+) Improvement Non-Homesite Value:   | + | \$0       |                       |
| (+) Land Homesite Value:              | + | \$23,365  |                       |
| (+) Land Non-Homesite Value:          | + | \$0       | Ag / Timber Use Value |
| (+) Agricultural Market Valuation:    | + | \$0       | \$0                   |
| (+) Timber Market Valuation:          | + | \$0       | \$0                   |
| <hr/>                                 |   |           |                       |
| (=) Market Value:                     | = | \$206,282 |                       |
| (-) Ag or Timber Use Value Reduction: | - | \$0       |                       |
| <hr/>                                 |   |           |                       |
| (=) Appraised Value:                  | = | \$206,282 |                       |
| (-) HS Cap:                           | - | \$0       |                       |
| <hr/>                                 |   |           |                       |
| (=) Assessed Value:                   | = | \$206,282 |                       |

**Taxing Jurisdiction**

Owner: HUNTINGTON CRAIG G & ROBIN S  
 % Ownership: 100.0000000000%  
 Total Value: \$206,282

| Entity | Description                       | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|--------|-----------------------------------|----------|-----------------|---------------|---------------|
| 01     | AUSTIN ISD                        | 1.242000 | \$206,282       | \$206,282     | \$2,562.02    |
| 02     | CITY OF AUSTIN                    | 0.502700 | \$206,282       | \$206,282     | \$1,036.98    |
| 03     | TRAVIS COUNTY                     | 0.494600 | \$206,282       | \$206,282     | \$1,020.27    |
| 0A     | TRAVIS CENTRAL APP DIST           | 0.000000 | \$206,282       | \$206,282     | \$0.00        |
| 2J     | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.129000 | \$206,282       | \$206,282     | \$266.10      |
| 68     | AUSTIN COMM COLL DIST             | 0.094900 | \$206,282       | \$206,282     | \$195.76      |

Total Tax Rate: 2.463200

Taxes w/Current Exemptions: \$5,081.13

Taxes w/o Exemptions: \$5,081.14

**Improvement / Building**

Improvement #1: TOWNHOMES State Code: A4 Living Area: 1623.0 sqft Value: \$182,917

| Type | Description      | Class CD | Exterior Wall | Year Built | SQFT   |
|------|------------------|----------|---------------|------------|--------|
| 1ST  | 1st Floor        | WW - 5-  |               | 2005       | 884.0  |
| 2ND  | 2nd Floor        | WW - 5-  |               | 2005       | 739.0  |
| 011  | PORCH OPEN 1ST F | * - 5-   |               | 2005       | 25.0   |
| 011  | PORCH OPEN 1ST F | * - 5-   |               | 2005       | 112.0  |
| 251  | BATHROOM         | * - *    |               | 2005       | 3.0    |
| 095  | HVAC RESIDENTIAL | * - *    |               | 2005       | 1623.0 |
| 031  | GARAGE DET 1ST F | WW - 5-  |               | 2006       | 324.0  |

**Land**

| # | Type | Description | Acres  | Sqft    | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|---------|-----------|-----------|--------------|-------------|
| 1 | LAND | Land        | 0.1073 | 4673.00 | 0.00      | 0.00      | \$23,365     | \$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    | N/A       |
| 2013 | \$182,917    | \$23,365    | 0            | 206,282   | \$0    | \$206,282 |
| 2012 | \$157,641    | \$23,365    | 0            | 181,006   | \$0    | \$181,006 |
| 2011 | \$167,352    | \$23,365    | 0            | 190,717   | \$0    | \$190,717 |
| 2010 | \$169,134    | \$23,365    | 0            | 192,499   | \$0    | \$192,499 |
| 2009 | \$173,936    | \$23,365    | 0            | 197,301   | \$0    | \$197,301 |

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

| # | Deed Date  | Type | Description           | Grantor                            | Grantee                            | Volume | Page | Deed Number  |
|---|------------|------|-----------------------|------------------------------------|------------------------------------|--------|------|--------------|
| 1 | 3/14/2008  | SW   | SPECIAL WARRANTY DEED | HUNTINGTON<br>CRAIG G & ROBIN<br>S | HUNTINGTON<br>CRAIG G & ROBIN<br>S |        |      | 2008049416TR |
| 2 | 12/27/2006 | WD   | WARRANTY DEED         | ARGENT REALTY<br>PARTNERS I LP     | HUNTINGTON<br>CRAIG G & ROBIN<br>S |        |      | 2006248323TR |

**Questions Please Call (512) 834-9317**

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 3/19/2014 3:25  
AM© 2014 True Automation, Inc. All Rights  
Reserved. Privacy Notice

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

## Travis CAD

### Property Search Results > 702900 BRYANT GARY & LORAINÉ for Year 2014

#### Property

##### Account

Property ID: 702900 Legal Description: UNT 4107-2 12TH STREET PLACE CONDOMINIUMS A  
 Geographic ID: 0210180707 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

##### Location

Address: 4107 E 12 ST #2 Mapsco:  
 TX 78721  
 Neighborhood: EAST 12TH STREET CONDOS Map ID: 021011  
 Neighborhood CD: E00H0

##### Owner

Name: BRYANT GARY & LORAINÉ Owner ID: 1556895  
 Mailing Address: UNIT 2 % Ownership: 100.0000000000%  
 4107 E 12TH ST  
 AUSTIN , TX 78721-1959

Exemptions:

#### Values

|                                       |   |                           |
|---------------------------------------|---|---------------------------|
| (+) Improvement Homesite Value:       | + | N/A                       |
| (+) Improvement Non-Homesite Value:   | + | N/A                       |
| (+) Land Homesite Value:              | + | N/A                       |
| (+) Land Non-Homesite Value:          | + | N/A Ag / Timber Use Value |
| (+) Agricultural Market Valuation:    | + | N/A N/A                   |
| (+) Timber Market Valuation:          | + | N/A N/A                   |
| <hr/>                                 |   |                           |
| (=) Market Value:                     | = | N/A                       |
| (-) Ag or Timber Use Value Reduction: | - | N/A                       |
| <hr/>                                 |   |                           |
| (=) Appraised Value:                  | = | N/A                       |
| (-) HS Cap:                           | - | N/A                       |
| <hr/>                                 |   |                           |
| (=) Assessed Value:                   | = | N/A                       |

#### Taxing Jurisdiction

Owner: BRYANT GARY & LORAINÉ  
 % Ownership: 100.0000000000%  
 Total Value: N/A

| Entity | Description                       | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|--------|-----------------------------------|----------|-----------------|---------------|---------------|
| 01     | AUSTIN ISD                        | N/A      | N/A             | N/A           | N/A           |
| 02     | CITY OF AUSTIN                    | N/A      | N/A             | N/A           | N/A           |
| 03     | TRAVIS COUNTY                     | N/A      | N/A             | N/A           | N/A           |
| 0A     | TRAVIS CENTRAL APP DIST           | N/A      | N/A             | N/A           | N/A           |
| 2J     | TRAVIS COUNTY HEALTHCARE DISTRICT | N/A      | N/A             | N/A           | N/A           |
| 68     | AUSTIN COMM COLL DIST             | N/A      | N/A             | N/A           | N/A           |



Total Tax Rate:

N/A

Taxes w/Current Exemptions:

N/A

Taxes w/o Exemptions:

N/A

**Improvement / Building**

|                        |           |                    |          |                     |             |               |     |
|------------------------|-----------|--------------------|----------|---------------------|-------------|---------------|-----|
| <b>Improvement #1:</b> | TOWNHOMES | <b>State Code:</b> | A4       | <b>Living Area:</b> | 1623.0 sqft | <b>Value:</b> | N/A |
|                        | Type      | Description        | Class CD | Exterior Wall       | Year Built  | SQFT          |     |
|                        | 1ST       | 1st Floor          | WW - 5-  |                     | 2007        | 884.0         |     |
|                        | 2ND       | 2nd Floor          | WW - 5-  |                     | 2007        | 739.0         |     |
|                        | 011       | PORCH OPEN 1ST F   | * - 5-   |                     | 2007        | 25.0          |     |
|                        | 011       | PORCH OPEN 1ST F   | * - 5-   |                     | 2007        | 112.0         |     |
|                        | 251       | BATHROOM           | * - *    |                     | 2007        | 3.0           |     |
|                        | 095       | HVAC RESIDENTIAL   | * - *    |                     | 2007        | 1623.0        |     |
|                        | 031       | GARAGE DET 1ST F   | WW - 5-  |                     | 2007        | 324.0         |     |

**Land**

| # | Type | Description | Acres  | Sqft    | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|---------|-----------|-----------|--------------|-------------|
| 1 | LAND | Land        | 0.1077 | 4693.00 | 0.00      | 0.00      | N/A          | N/A         |

**Roll Value History**

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed  |
|------|--------------|-------------|--------------|-----------|--------|-----------|
| 2014 | N/A          | N/A         | N/A          | N/A       | N/A    | N/A       |
| 2013 | \$190,401    | \$23,465    | 0            | 213,866   | \$0    | \$213,866 |
| 2012 | \$161,032    | \$23,465    | 0            | 184,497   | \$0    | \$184,497 |
| 2011 | \$170,914    | \$23,465    | 0            | 194,379   | \$0    | \$194,379 |
| 2010 | \$172,695    | \$23,465    | 0            | 196,160   | \$0    | \$196,160 |
| 2009 | \$177,557    | \$23,465    | 0            | 201,022   | \$0    | \$201,022 |

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

| # | Deed Date  | Type | Description           | Grantor                            | Grantee                            | Volume | Page | Deed Number  |
|---|------------|------|-----------------------|------------------------------------|------------------------------------|--------|------|--------------|
| 1 | 11/23/2012 | WD   | WARRANTY DEED         | BRYANT LORAINE L REVOCABLE TRUST & | BRYANT GARY & LORAINE              |        |      | 2013007215TR |
| 2 | 8/9/2010   | DW   | DEED WITHOUT WARRANTY | BRYANT GARY L & LORAINE L &        | BRYANT LORAINE L REVOCABLE TRUST & |        |      | 2010142581TR |
| 3 | 7/24/2008  | WD   | WARRANTY DEED         | ARGENT REALTY PARTNERS I LP        | BRYANT GARY L & LORAINE L &        |        |      | 2008126629TR |

**Questions Please Call (512) 834-9317**

This site requires cookies to be enabled in your browser settings.

**This year is not certified and ALL values will be represented with "N/A".**

Website version: 1.2.2.3

Database last updated on: 3/19/2014 3:25

© 2014 True Automation, Inc. All Rights

AM

Reserved. Privacy Notice

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

## Travis CAD

### Property Search Results > 809904 GUADALUPE-SALDANA AFFORDABLE HOMES for Year 2014

#### 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<br>TX 78702 | Mapsco: | 586S   |
| Neighborhood:    | #EAS                    | Map ID: | 020211 |
| Neighborhood CD: | #EAS                    |         |        |

##### Owner

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

#### Values

|                                       |   |     |                       |
|---------------------------------------|---|-----|-----------------------|
| (+) Improvement Homesite Value:       | + | N/A |                       |
| (+) Improvement Non-Homesite Value:   | + | N/A |                       |
| (+) Land Homesite Value:              | + | N/A |                       |
| (+) Land Non-Homesite Value:          | + | N/A | Ag / Timber Use Value |
| (+) Agricultural Market Valuation:    | + | N/A | N/A                   |
| (+) Timber Market Valuation:          | + | N/A | N/A                   |
| <hr/>                                 |   |     |                       |
| (=) Market Value:                     | = | N/A |                       |
| (-) Ag or Timber Use Value Reduction: | - | N/A |                       |
| <hr/>                                 |   |     |                       |
| (=) Appraised Value:                  | = | N/A |                       |
| (-) HS Cap:                           | - | N/A |                       |
| <hr/>                                 |   |     |                       |
| (=) Assessed Value:                   | = | N/A |                       |

#### Taxing Jurisdiction

Owner: GUADALUPE-SALDANA AFFORDABLE HOMES  
 % Ownership: 100.0000000000%  
 Total Value: N/A

| Entity | Description                       | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|--------|-----------------------------------|----------|-----------------|---------------|---------------|
| 01     | AUSTIN ISD                        | N/A      | N/A             | N/A           | N/A           |
| 02     | CITY OF AUSTIN                    | N/A      | N/A             | N/A           | N/A           |
| 03     | TRAVIS COUNTY                     | N/A      | N/A             | N/A           | N/A           |
| 0A     | TRAVIS CENTRAL APP DIST           | N/A      | N/A             | N/A           | N/A           |
| 2J     | TRAVIS COUNTY HEALTHCARE DISTRICT | N/A      | N/A             | N/A           | N/A           |
| 68     | AUSTIN COMM COLL DIST             | N/A      | N/A             | N/A           | N/A           |

Total Tax Rate: N/A

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

**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      | N/A          | N/A         |

**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 |
|---|-----------|------|-------------|---------|---------|--------|------|-------------|
|---|-----------|------|-------------|---------|---------|--------|------|-------------|

**Questions Please Call (512) 834-9317**

This site requires cookies to be enabled in your browser settings.

**This year is not certified and ALL values will be represented with "N/A".**

Website version: 1.2.2.3

Database last updated on: 3/19/2014 3:25  
AM© 2014 True Automation, Inc. All Rights  
Reserved. Privacy Notice

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



# DEVELOPMENT WEB MAP

Map Tools

Map Themes

Base Map

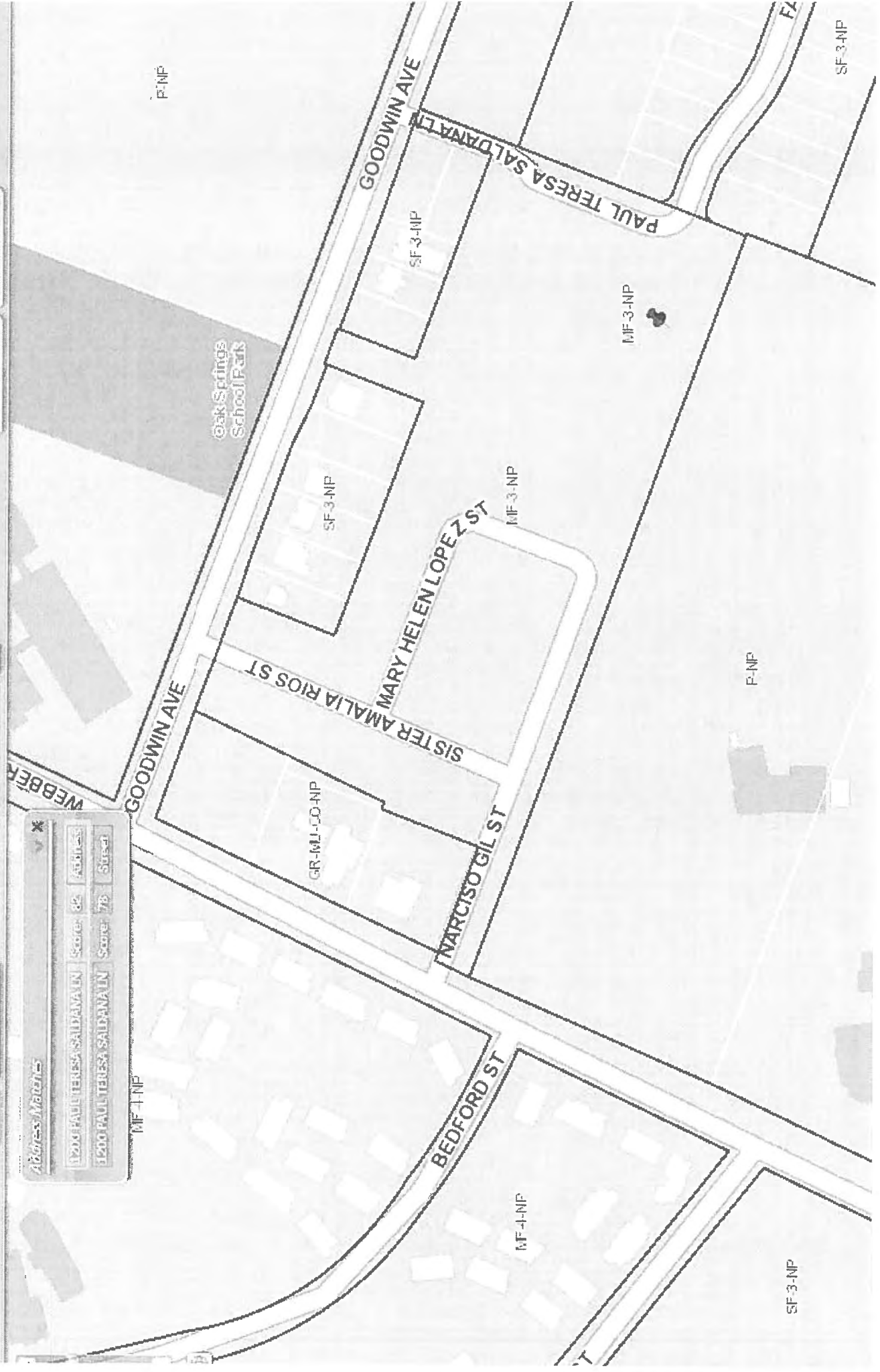
GO

1200 PAUL TERESA SALDANA LN

Search type

Address

| Address Matches             |           |         |  |
|-----------------------------|-----------|---------|--|
| 1200 PAUL TERESA SALDANA LN | Score: 82 | Address |  |
| 1200 PAUL TERESA SALDANA LN | Score: 78 | Street  |  |





CITY OF AUSTIN

# ZONING VERIFICATION LETTER

## 1. Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation

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

## 2. Property Address

2711 Goodwin Ave.  
Austin, TX 78702

## 3. Tax Parcel Identification Number

02-0714-0107

## 4. City of Austin Grid Name

L22

## 5. Current Zoning

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

## 6. Zoning Case Number and Ordinance \*

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

## 7. Zoning Overlays and Neighborhood Plans \*

### RESIDENTIAL DESIGN STANDARDS

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

### AIRPORT-CONTROLLED COMPATIBLE LAND USE AREA

Referenced in the Land Development Code of the City of Austin Chapter 25-13-41

### GOVALLE-NEIGHBORHOOD PLANNING AREA

Referenced in the City of Austin Ordinance Number: 030327-11a

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

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

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

*Richard Sigmon*

Richard Sigmon

Monday, September 26, 2011

Date



CITY OF AUSTIN

## ZONING VERIFICATION LETTER

### 1. Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation

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

### 2. Property Address

Goodwin Ave.  
Austin, TX 78702

### 3. Tax Parcel Identification Number

02-0714-0125

### 4. City of Austin Grid Name

L22

### 5. Current Zoning

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

### 6. Zoning Case Number and Ordinance \*

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

### 7. Zoning Overlays and Neighborhood Plans \*

#### RESIDENTIAL DESIGN STANDARDS

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

#### AIRPORT-CONTROLLED COMPATIBLE LAND USE AREA

Referenced in the Land Development Code of the City of Austin Chapter 25-13-41

#### GOVALLE-NEIGHBORHOOD PLANNING AREA

Referenced in the City of Austin Ordinance Number: 030327-11a

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

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

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

*Richard Sigmon*

Richard Sigmon

Monday, September 26, 2011

Date



CITY OF AUSTIN

# ZONING VERIFICATION LETTER

## 1. Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation

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

## 2. Property Address

Goodwin Ave.  
Austin, TX 78702

## 3. Tax Parcel Identification Number

02-0714-0138

## 4. City of Austin Grid Name

L22

## 5. Current Zoning

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

## 6. Zoning Case Number and Ordinance \*

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

## 7. Zoning Overlays and Neighborhood Plans \*

### RESIDENTIAL DESIGN STANDARDS

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

### AIRPORT-CONTROLLED COMPATIBLE LAND USE AREA

Referenced in the Land Development Code of the City of Austin Chapter 25-13-41

### GOVALLE-NEIGHBORHOOD PLANNING AREA

Referenced in the City of Austin Ordinance Number: 030327-11a

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

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

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

*Richard Sigmon*

Richard Sigmon

Monday, September 26, 2011

Date



CITY OF AUSTIN

## ZONING VERIFICATION LETTER

### 1. Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation

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

### 2. Property Address

Goodwin Ave.  
Austin, TX 78702

### 3. Tax Parcel Identification Number

02-0714-0128

### 4. City of Austin Grid Name

L22

### 5. Current Zoning

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

### 6. Zoning Case Number and Ordinance \*

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

### 7. Zoning Overlays and Neighborhood Plans \*

#### RESIDENTIAL DESIGN STANDARDS

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

#### AIRPORT-CONTROLLED COMPATIBLE LAND USE AREA

Referenced in the Land Development Code of the City of Austin Chapter 25-13-41

#### GOVALLE-NEIGHBORHOOD PLANNING AREA

Referenced in the City of Austin Ordinance Number: 030327-11a

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

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

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

*Richard Sigmon*

Richard Sigmon

Monday, September 26, 2011

Date





CITY OF AUSTIN

## ZONING VERIFICATION LETTER

### 1. Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation

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

### 2. Property Address

3501 Webberville Rd  
Austin, TX 78702

### 3. Tax Parcel Identification Number

02-0714-0133

### 4. City of Austin Grid Name

L22

### 5. Current Zoning

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

### 6. Zoning Case Number and Ordinance \*

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

### 7. Zoning Overlays and Neighborhood Plans \*

#### RESIDENTIAL DESIGN STANDARDS

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

#### AIRPORT-CONTROLLED COMPATIBLE LAND USE AREA

Referenced in the Land Development Code of the City of Austin Chapter 25-13-41

#### GOVALLE-NEIGHBORHOOD PLANNING AREA

Referenced in the City of Austin Ordinance Number: 030327-11a

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

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

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

  
Richard Sigmon

Monday, September 26, 2011

Date

| Operating Proforma-  |       |           |                     |           |                             |         |         |         |         |
|--|-------|-----------|---------------------|-----------|-----------------------------|---------|---------|---------|---------|
| GNDC JP Building   |       |           |                     |           |                             |         |         |         |         |
| INCOME: 35   |       |           |                     |           |                             |         |         |         |         |
| Rent Sch.  | Units | Rent      | Yr. Rent            | MFI       | Assumptions                 |         |         |         |         |
| Efficiency   | 0     | 0         | -                   | <25%      | Yr. increase in income/rent |         | 1.50%   |         |         |
| 2bd/1  | 6     | 350       | 25,200              | <30%      | Yr. increase in expenses    |         | 2.60%   |         |         |
| 2bd/1  | 12    | 550       | 79,200              | <40%      | Total Units                 |         | 35      |         |         |
| 2bd/1  | 12    | 625       | 90,000              | <50%      |                             |         |         |         |         |
| 2bd/1  | 5     | 700       | 42,000              | <50%      |                             |         |         |         |         |
| 3bd/2  | 0     | 600       | -                   | <50%      |                             |         |         |         |         |
| 4bd/2  | 0     | 0         | -                   | <60%      | YR 1                        | YR 2    | YR 3    | YR 4    | YR 5    |
| Gross Rental Income  |       |           | 236,400             | ----->    | 236,400                     | 239,946 | 243,545 | 247,198 | 250,906 |
| less vacancy   |       |           | 4.0%                |           | 9,456                       | 9,598   | 9,742   | 9,888   | 10,036  |
| Coin Laundry Income  |       |           |                     |           | 5,000                       | 5,130   | 5,263   | 5,400   | 5,541   |
| EFFECTIVE GROSS INCOME (EGI)                                   |       |           |                     |           | 231,944                     | 235,478 | 239,067 | 242,711 | 246,411 |
|  |       |           |                     |           |                             |         |         |         |         |
| OPERATING EXPENSES:  |       |           |                     |           |                             |         |         |         |         |
| Utilities  |       |           | 165.00              | /unit/mo. |                             |         | 72,950  | 74,847  | 76,793  |
| Insurance  |       |           | 70                  | /unit/mo. |                             |         | 30,949  | 31,753  | 32,579  |
| Maint. & Repairs   |       |           | 55                  | /unit/mo. |                             |         | 24,317  | 24,949  | 25,598  |
| Property Taxes   |       |           |                     | 50%       |                             |         | 16,843  | 17,281  | 17,730  |
| Management & Admin Fee   |       |           | 12.0%               | of EGI    |                             |         | 28,688  | 29,125  | 29,569  |
| Pest Control   |       |           | 4                   | /unit/mo. |                             |         | 1,768   | 1,814   | 1,862   |
| Contracts & Fees   |       |           | 35                  | /unit/mo. |                             |         | 15,474  | 15,877  | 16,289  |
| Maintenance and Operating Reserve                              |       |           | 30                  | /unit/mo. |                             |         | 13,264  | 13,609  | 13,962  |
| Subtotal Operating Expenses                                    |       |           |                     |           | 194,613                     | 199,374 | 204,253 | 209,255 | 214,383 |
| Resident Services  |       |           |                     |           | -                           | -       | -       | -       | -       |
| TOTAL EXPENSES   |       |           |                     |           | 194,613                     | 199,374 | 204,253 | 209,255 | 214,383 |
| NET OPERATING INCOME (NOI)                                     |       |           |                     |           | 37,331                      | 36,105  | 34,813  | 33,455  | 32,028  |
| LESS DEBT SERVICE:   |       |           |                     |           |                             |         |         |         |         |
| Loan - \$2,000,000 @ 0% f/ 99 yrs                              |       |           |                     |           |                             |         |         |         |         |
| TOTAL DEBT SERVICE (DS)  |       |           |                     |           | -                           | -       | -       | -       | -       |
| CASH FLOW (CF)   |       |           |                     |           |                             |         |         |         |         |
| DCR (NOI / DS)   |       |           |                     |           | 0.19                        | 0.18    | 0.17    | 0.16    | 0.15    |
| ROI (CF/EQ)  |       |           |                     |           | 21%                         | 20%     | 19%     | 19%     | 18%     |
|  |       |           |                     |           |                             |         |         |         |         |
| SOURCES:   |       |           |                     | USES:     |                             |         |         |         |         |
| loan/Federal & State Grants/Foundation                         |       | 7,206,871 | Pre-Dev/Acquisition |           |                             |         |         |         |         |
| RHDA loan  |       | 2,000,000 | Construction Cost   |           |                             |         |         |         |         |
| Owner Equity/Project Donation                                  |       | 60,675    | Soft costs          |           |                             |         |         |         |         |
| Owner (GNDC) Fee Contribution                                  |       | 9,267,546 |                     |           |                             |         |         |         |         |
|  |       |           |                     |           |                             |         |         |         |         |
| Long-Term Projections  |       |           |                     |           |                             |         |         |         |         |
| Affordability Period (based on contract):                      |       |           |                     |           |                             |         |         |         |         |
| Avg. yearly Net Operating Income (%) for Affordability Period: |       |           |                     |           |                             |         |         |         |         |
| Avg. yearly Return on Invest. for Affordability Period:        |       |           |                     |           |                             |         |         |         |         |



## ATTACHMENT 6b

### 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.

Mark C. Rogers      Mark C. Rogers      03/19/2014  
Signed                                  printed name                                  date

## City of Austin Good Neighborhood Checklist:

### **Communications Plan:**

Since the beginning stages of the Guadalupe Saldana Net Zero Subdivision, GNDC and its partners have provided the public with information regarding this development and often times has requested public input in order to best meet the needs of the surrounding community. Below is a list of some of the ways GNDC informed the public about the Subdivision and its housing opportunities. All meetings were public and were held in public locations open to anyone and everyone.

- Held a planning Charrette on May 29, 2008
- Held a Neighborhood Input Meeting on November 22, 2008
- Held a Neighborhood Design Meeting on April 4, 2009
- Held a Neighborhood Input Meeting on April 17, 2010
- Held a public ground breaking of the Subdivision on October 14, 2011
- Jeremiah Program had several public information sessions in March of 2013 regarding their program and housing opportunities

GNDC has and will continue to leave information regarding its housing opportunities at local east side libraries and neighborhood centers. Because GNDC prioritizes housing applicants with generational ties to east Austin, GNDC networks with local community leaders and churches in order to inform their constituents about GNDC housing opportunities.

GNDC has gained the support for this project from the Govalle Neighborhood Association and The Gardens Neighborhood Association. Included with this application are letters of support from The Govalle Neighborhood Association, The Gardens Neighborhood Association as well as the Guadalupe Association for an Improved Neighborhood.

## Guadalupe-Saldana Subdivision Site Planning Charrette Agenda

Thursday, May 29  
8:00 am -12:30 pm

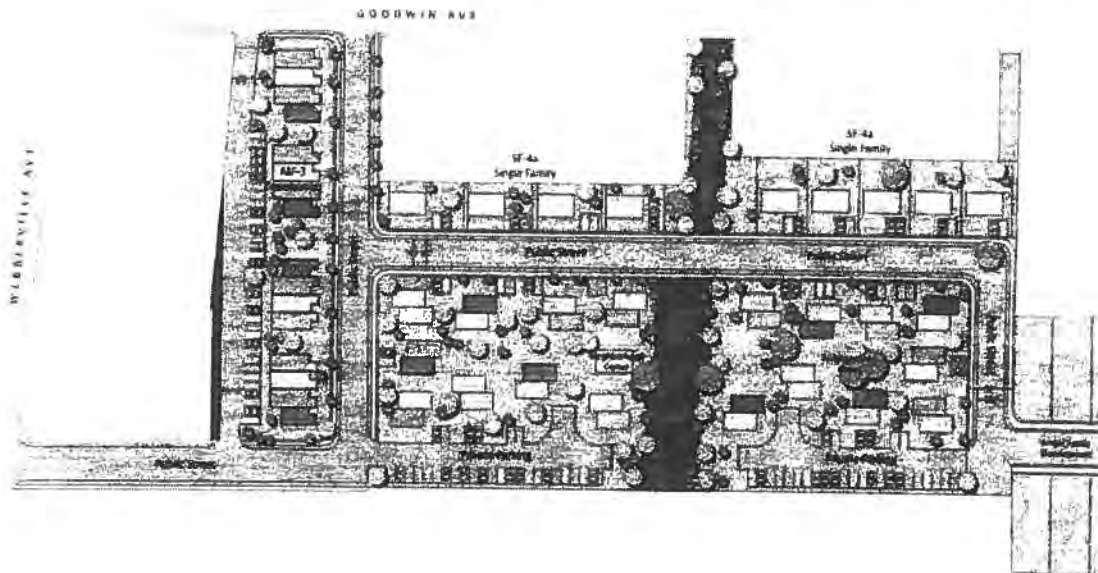


- |   |          |
|---|----------|
| 1) Site Tour (Meet at Corner of Goodwin and Webberville)    | 8:00 am  |
| 2) Travel to ACDDC Office (2108 EM Franklin Ave)            | 8:45 am  |
| 3) Overview and Desired Outcomes                            | 9:00 am  |
| 4) Brainstorm Green Development Opportunities               |          |
| 5) Identify Code Constraints                                |          |
| a. Zoning   |          |
| b. Parking  |          |
| c. Stormwater Management                                    |          |
| d. Infrastructure (streets, alleys, utilities, etc.)        |          |
| 6) Schematic Site Design Exercise (break into small groups) |          |
| 7) House Design   |          |
| a. Design vocabulary  |          |
| b. Roofs/Arrays   |          |
| c. Footprint  |          |
| 8) Design Development Exercise (break into medium groups)   |          |
| a. Develop Site Plan and House Design Options               |          |
| 9) Wrap Up/Next Steps                                       | 12:10 pm |

Please note: We will have tacos and coffee/juice at the ACDDC office at the start of the meeting, and plan to end no later than 12:30pm.

# Neighborhood Input Meeting

To discuss the latest preliminary plans to develop affordable housing on a 7 acre site off Goodwin, Webberville and Tillery



10:30 am until Noon

**Saturday, November 22nd**

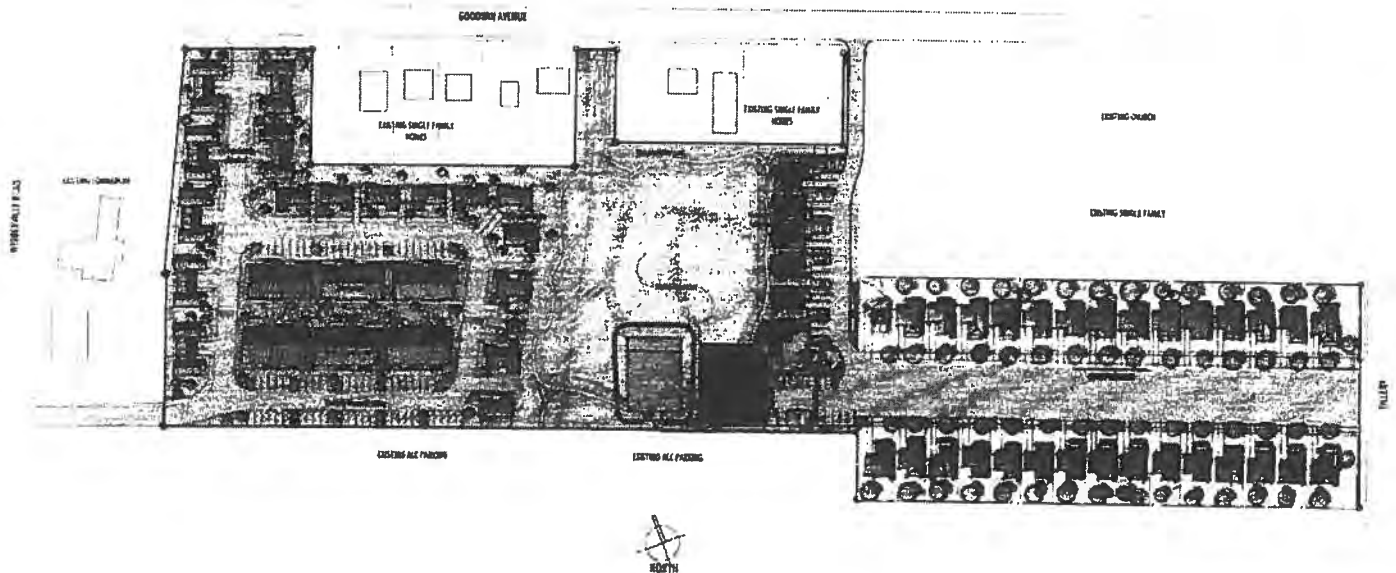
Santa Julia Church  
in the Parish Hall  
3010 Lyons Road

Hosted by:  
Guadalupe Neighborhood Development Corporation  
Saldana Homes  
Austin Community Design and Development Center

# Neighborhood Development Input Meeting



Come and provide feedback on the latest plans to develop affordable housing on 11 acres near Goodwin, Webberville and Tillery



10:00 am until noon  
**Saturday, April 17**  
Lyons Garden  
2720 Lyons Rd  
in the main meeting room

Hosted by:  
Guadalupe Neighborhood Development Corporation  
Saldana Homes  
Austin Community Design and Development Center



# Guadalupe-Saldaña Subdivision Neighborhood Meeting Notes

**Date:** August 23rd, 2008 from 10:00 am – 12:00pm

**Location:** Santa Julia Church on Lyons St

**Attendees:** Mark Rogers, Johnny Limon, Michael Gatto, Barbara Wilson and roughly 30 community members

## **Introductions and Definitions:**

Johnny Limon began the meeting with brief introductions of GNDC, ACDDC and the inherent definitions of affordable housing being used by these groups.

## **Guadalupe Neighborhood Development Corporation:**

Mark Rogers then gave some background on the past projects GNDC has done in the neighborhood, their ethics and typical practices, and answered some community questions on these issues. When necessary, the board members interjected with comments about how their involvement ensures that the quality of housing is kept exceptionally high and community oriented.

## **Green Design:**

Michael Gatto then presented some basic information on green building, the Austin Community Design and Development Center, and their work on this subdivision. Presenting three different options for site plans, as well as a few different conceptual house designs, Gatto explained the concept of net zero energy to the group and answered questions.

## **Feedback Session:**

After a short coffee break, the group reconvened for a Q & A/feedback session. Barbara Wilson lead the group, with Rogers, Limon, Gatto and other board members engaging to answer questions when appropriate. Notes from this feedback session are below.

### Neighborhood Feedback

- Parking on east side (drop off area)
- Access to east side section
- More distance between houses
- Onsite food production (multiple suggestions for this)
  - gardens (even if it is in adjacent area)
  - chickens
- Permeable paving
- Lower density (plan A)
- Plan C (with duplexes on east section)
- Importance of 4 acre addition
- Pier and beam (for flooding)
- Home designs look "industrial- sterile"
- High windows are questionable
- Diversity in home Designs
  - uniqueness (no boxed in feeling)
- Use landscaping as Fence (boundary)

# Neighborhood Design Meeting

To improve the latest preliminary plans to develop affordable housing on 11 acres near Goodwin, Webberville and Tillery



9:00 am until 12:30 pm

**Saturday, April 4**

Lyons Garden  
in the main meeting room  
2720 Lyons Rd

Hosted by:  
Guadalupe Neighborhood Development Corporation  
Saldana Homes  
Austin Community Design and Development Center

2009

## **GSNZ Neighborhood Questionnaire Results (4/17/10)**

### **1. How do you feel about the project overall?**

Love it!- 5

It's fine- 6

No opinion-

Not great-

Don't like it-

### **2. How do you feel about the amount of affordable housing?**

Great!- 7

Could be more- 3

No opinion-

Should be less- 1

Too much!-

### **3. How do you feel about Guadalupe NDC developing townhomes and single-family even though the land is zoned for apartments?**

Great!- 6

Less housing is better-

No opinion- 1

More housing is better- 4

Build apartments!-

### **4. How do you feel about the mix of ownership (65%) & rental (35%)?**

Great!- 8

Want more ownership- 1

No opinion- 2

Want more rental-

Don't like it-

**5. How do you feel about some people being able to buy a home through a "lease-to-own" program?**

Great for some!- 5

It's good- 6

No opinion-

Not so good-

Bad idea!-

**6. How do you feel about a Community Land Trust where people own only the home so the cost is lower, taxes are lower, and the home stays affordable?**

Great for some!- 4

It's good- 4

No opinion- 2

Not so good-

Bad idea!- 1

**7. How do you like the Site Plan?**

Love it!- 4

It's fine- 7

No opinion-

Not great-

Don't like it-

**8. What do you think about the home designs?**

Love Them!- 3

They're Fine- 8

No Opinion-

Not Great-

Don't Like-

Comments: I like more traditional looks.

### **9. How do you like the design of the Community Center?**

Love it!- 3

It's fine- 4

No opinion- 2

Not great- 1

Don't like it-

### **10. What are your favorite things about the project?**

- Mixed project with ownership and rental
- Open space
- Connectivity of streets
- Community center
- Zero energy
- Solar systems and lease to own
- I love the fact the land is being reclaimed for housing use.
- Great new change
- Community center and open land
- I like the fact that affordable housing is available for residents. I have a concern about whether or not this is affordable for low income residents
- 30 lots; townhome structure, solar energy / thermo (?)

- The site mix, single family and townhomes and condos
- It seems well thought out
- I really like the elevations of the homes. Personally am interested in purchasing.
- Affordable and energy efficient

### **11. What would you change or add to the project?**

- Lower MFI

Ownership should be: 40-50 MFI, 50-60 MFI, 70-80 MFI

Rental: 30-40 MFI, 50-65 MFI

- I would take steps to equip the low-income family so that there is a diverse community.
- Didn't too much like the duplex structure
- Maybe more single family
- So far nothing
- Unsure

### **12. What other feedback would you like to give us?**

- More feedback from each architect on the housing designs
- I would like to see some of the residents in BTW be in on the discussion
- Need more info on financing options
- Thanks for the info



## Guadalupe-Saldaña Net Zero Subdivision

11 AM -11:15 AM GATHERING

11:15 AM WELCOME & INTRODUCTION

Joseph Martinez - GNDC President

Mark Rogers - GNDC Executive Director

11:20 AM PROJECT BENEDICTION

Fr. Bradford Hernandez - Santa Julia Church

11:25 AM GUEST SPEAKERS

Council Member Mike Martinez

Catherine Esparaza - Austin Brownfields Officer

Michael Gatto - Executive Director of ACDDC

A letter from Congressman Lloyd Doggett as read by Ms. Jacqueline Galvan

11:40 AM GROUNDBREAKING

11:45 AM LUNCH

### GNDC MISSION STATEMENT:

GNDC is dedicated to use its resources exclusively for charitable and educational purposes related to the development and rehabilitation of high quality affordable housing for low to moderate income families. GNDC also works for the improvement, revitalization and preservation of the residential neighborhood. GNDC is committed to respect the people it serves and is dedicated to improve the quality of life in the neighborhoods where it works. GNDC gives the highest priority to families with generational ties to the target neighborhoods.

01/14/11 Groundbreaking Program

**INSPIRED  
MOTIVATED  
DEDICATED  
EMPLOYED  
STRONGER  
VALUABLE  
CAPABLE  
EMPOWERED  
CONFIDENT**

# Are you a single parent?

If you're a single parent ready to create a remarkably better future for your family, come to an info session on **Jeremiah Program**.

## Jeremiah Program Information Sessions

### Wednesday, March 6

6:30 – 7:30 pm  
ACC Highland Business Center  
5930 Middle Fiskville Rd  
Room 215

### Thursday, March 7

Noon – 1 pm  
ACC Eastview Campus  
Room 8105

### Saturday, March 9

10:30 – 11:30 am  
ACC Eastview Campus  
Room 8105

### Tuesday, March 19

10 – 11 am AND 1 – 2 pm  
ACC Eastview Campus  
Room 9211

- ❖ Jeremiah Program is a nationally recognized nonprofit organization whose proven, holistic approach transforms families from poverty to prosperity two generations at a time.
- ❖ We provide single parents and their children with a safe, affordable place to live, quality early childhood education, life skills training, and support for career-track education.
- ❖ We infuse high expectations for young parents to further their education and increase their employment opportunities, while preparing their children for school success.

### For more information:

Rachel Grant  
512-922-8842  
[rgrant@jeremiahprogram.org](mailto:rgrant@jeremiahprogram.org)  
[www.jeremiahprogram.org](http://www.jeremiahprogram.org)



**JEREMIAH PROGRAM**

*Changing Women's Lives for Their Children's Future*





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

September 10, 2009

Dear Ms. Walker,

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

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

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

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

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

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

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

Coordially,

Nine Francois, Co-President, GNA

[REDACTED]  
Austin, TX 78702  
[REDACTED]

Corinne Carson, Co-President, GNA

[REDACTED]  
Austin, TX 78702

## The Gardens Neighborhood Association

March 19, 2014

GNDC Board and Staff  
813 E. 8<sup>th</sup> Street  
Austin, Texas 78702

Dear Board and staff members:

As President of the Gardens Neighborhood Association, I write to confirm our Neighborhood Association support for GNDC's funding application to the Austin Housing Finance Corporation for the development of a 35 unit housing center. This housing center is being development in collaboration with the Jeremiah Program at Austin and to be located at the Guadalupe Saldana Net Zero Subdivision. The facility will offer affordable housing, a ground floor child development center, and supportive services appropriate for career-tracked single parents and their families. GNDC and Jeremiah Program will give priority to applicants with ties to the surrounding neighborhood as well as GNDC's central east Austin service area. This Subdivision maintains a 99-year affordability period via a restrictive covenant running with the land. Therefore, AHFC can be assured that its investment will provide long-term affordability and neighborhood preservation.

Please don't hesitate to contact me via email or phone should you need more assistance. On behalf of the Gardens Neighborhood Association, I want to thank you in advance for providing affordable housing in our community.

Sincerely,

John Limon - President

## *PROJECT AGREEMENT*

This Project Agreement (the "**Agreement**") is made to be effective as of 1/16, 2014, by and between Guadalupe Neighborhood Development Corporation ("**GNDC**") and Jeremiah Program ("**Jeremiah**"). Each of GNDC and Jeremiah is referred to herein as a "**Party**" and, collectively, as the "**Parties**".

### **RECITALS**

**WHEREAS**, the Parties are non-profit entities that share an interest in improving the socio-economic circumstances of low-income families and individuals in order to eliminate the systemic causes of poverty in the City of Austin, Texas;

**WHEREAS**, an affiliate of GNDC, Guadalupe-Saldaña Affordable Homes, LP (the "**Land Owner**") owns certain real property comprised of approximately 11 acres at 2711 Goodwin Avenue in Austin, Texas, as part of its Guadalupe Saldaña Net Zero Subdivision (the "**Subdivision**");

**WHEREAS**, the Parties desire to utilize approximately 0.5 acres of the Subdivision (the "**Tract**") for a 35-unit facility (the "**Property**") intended to provide housing, childcare, and related support to single parents pursuing education and career opportunities, a description of the Property being attached hereto as Exhibit A;

**WHEREAS**, Jeremiah offers a program that provides safe affordable housing, quality early-childhood education, life skills training and support for career-track education to single parents and their young children (the "**Program**" or the "**Jeremiah Program**");

**WHEREAS**, the Parties previously entered into a non-binding Memorandum of Understanding dated as of November \_\_, 2011 (the "**MOU**") by which they set forth their understanding and intent to work together with regard to the development and financing of the Property;

**WHEREAS**, plans for the Property have advanced, and the Parties wish to set forth their understanding regarding the role each of them will take with respect to the development and financing of the Property.

### **AGREEMENT:**

NOW THEREFORE, in consideration of the foregoing, of the mutual promises of the Parties hereto, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Ownership and Operation.

(a) The Parties expect to form a Texas limited partnership to be known as Guadalupe Jeremiah Limited Partnership (the "**Building Owner**") to own the Property and facilitate the financing for the Property.

(b) GNDC Saldaña GP, LLC, a Texas limited liability company that is wholly-owned by GNDC, will be formed to serve as the general partner (the "**General Partner**") in the Building Owner. The General Partner will be responsible for the overall supervision of the Building Owner and its ownership of the Property.

(c) Jeremiah, or a special purpose entity formed by Jeremiah, will serve as the limited partner in the Building Owner (the "**Limited Partner**"). The Limited Partner will have rights to approve certain major decisions on behalf of the Building Owner, and the General Partner's authority to act on major decisions without the Limited Partner's consent will be prohibited. For these purposes, "major decisions" are expected to include, but may not be limited to:

(i) the acceptance of all lines of credit and loans, borrowings, financings and refinancings, including commitments to secure the same, of the Building Owner, whether grants or debt;

(ii) the selection of the general contractor to build the Property;

(iii) the approval of an annual operating budget and an annual capital expenditures budget for the Property;

(iv) any decisions that impact the Child Care Facility (as such term is hereinafter defined);

(v) any material change in the use of the office space (as hereinafter described);

(vi) the mortgage, pledge, grant of a security interest in, encumbrance, sale, transfer or other disposition of any assets owned by the Building Owner which have a fair market value in excess of \$5,000;

(vii) the distribution of any profits, property or assets of the Building Owner;

(viii) engaging in any business beyond the operation of the Property in accordance with the Program;

(ix) the assignment or other disposition of the Building Owner's property in trust for creditors or on the assignee's promise to pay the debts of the Building Owner;

(x) the confessing of a judgment against the Building Owner;

(xi) the performance of any act or the taking of any action which may make it impossible to carry on the business of the Building Owner;

(xii) any revision to the Building Owner's Partnership Agreement or the ground lease, described below, or the admission of any new partners to the Building Owner; or

(xiii) any changes to the terms of financing provided to the Building Owner.

(d) The percentage interest of the General Partner and the Limited Partner in the Building Owner will be determined when the Budget is finalized. Each partner's percentage interest will be equal to the percentage of funds it has raised for construction to the total funds required in the Budget.

(e) The Partnership Agreement for the Building Owner will require the preparation and distribution of regular reports on operations and will require each partner to immediately notify the other in the event it receives notice of any matter that could have a material adverse effect on the Property or the Program or the Building Owner.

(f) The Partnership Agreement for the Building Owner will provide that neither partner will be permitted to transfer its interest in the Building Owner to a third party or to encumber its interest without the consent of the other partner. If one partner wishes to withdraw from the Building Owner at any time, the other partner will purchase the withdrawing partner's ownership interest for an amount equal to the fair market value thereof, taking into consideration the percentage ownership and the affordability restrictions imposed on the Property. The purchase price for such interest shall be evidenced by a promissory note that will mature upon the Building Owner's sale or refinancing of the Property. Upon withdrawal of a partner, any lease agreements between the Building Owner and the withdrawing partner for office space or the Child Care Facility, as applicable, shall automatically terminate.

2. Real Estate. The Land Owner will enter into a long-term ground lease for the Tract with the Building Owner. Such ground lease will vest ownership of the Property in the Building Owner for a term of 99 years, subject to early termination for cause. Pursuant to the ground lease, the Building Owner shall be responsible for all costs associated with constructing and maintaining the Property, including but not limited to the payment of any taxes imposed with respect to the buildings and fixtures on the Property. The Building Owner shall not be required to pay any rent to the Land Owner.

3. Financing Decisions.

(a) A preliminary budget for the construction of the Property is set forth on Exhibit B hereto (the "**Budget**"). The Budget may be updated from time to time, with the mutual agreement of the Parties.

(b) Prior to the date hereof, each Party has been working to identify and secure sources of grant financing for the Property. Sources of financing that have been committed for construction are identified on the Budget. The Parties may also pursue funding for the operation of the Property, but such amounts will not be included in the Budget. Each Party agrees that it will accept grant financing for the construction of the Property only on behalf of the Building Owner and will contribute all such funds to the Building Owner. Neither Party will pursue a grant or source of financing without the prior approval of the other. All terms of any financing and all documents evidencing such financing shall require the mutual approval of the Parties. Further, neither Party shall pursue a source of financing that imposes restrictions that are incompatible with the Jeremiah Program.

4. Construction.

(a) The Parties will utilize an agreed upon bidding process to mutually select the general contractor for the Property. The criteria for selecting a general contractor shall include, but may not be limited to, construction cost, multifamily housing new construction experience, green building experience, experience with Davis Bacon/Prevailing Wage Rate compliance and reporting, and utilization of minority or women-owned businesses.

(b) The General Partner, acting on behalf of the Building Owner shall not issue a notice to proceed to the general contractor unless and until: (i) the Building Owner has been formed and entered into the ground lease; and (ii) the Building Owner has raised 100% of the funds required for the construction contract under the Budget.

5. Resident Services. Jeremiah shall implement and operate the Jeremiah Program at the Property in accordance with the specifications set forth on Exhibit C. To the extent necessary and appropriate, the Building Owner will enter into a separate operating agreement with Jeremiah to more fully describe the Jeremiah Program and Jeremiah's services and responsibilities with respect thereto.

6. Property Management. GNDC shall serve as the property manager for the Property pursuant to the terms of a property management agreement with the Building Owner. In such capacity, GNDC shall be entitled to be paid a monthly fee in the amount of 5% of collected rentals (including resident-paid rent and rental subsidy).

7. Child Care Facility. The Property will contain a child care facility and related property, including but not limited to playgrounds (collectively, the "**Child Care Facility**"). Jeremiah will be responsible for equipping the Child Care Facility with non-fixture personal property, and for licensing and operational matters. Jeremiah may engage third parties to assist with its operational responsibilities. The Child Care Facility will be utilized for the Program but

will also be available for residents of the Subdivision, space permitting. The Building Owner will enter into an operating lease arrangement with Jeremiah for the Child Care Facility. Pursuant to the lease: (a) the Building Owner will be responsible for routine maintenance matters by and through its property management agreement; (b) Jeremiah will raise funds for the operation and capital expenditures of the Child Care Facility and will be permitted to retain such funds for such purposes; it will not be required to contribute such funds to the Building Owner; (c) Jeremiah will retain any revenues earned from the operation of the Child Care Facility; (d) both Jeremiah and GNDC and their invitees will have access to the Child Care Facility; (e) Jeremiah may be required to make a monthly payment to the Building Owner to cover the cost of utilities and routine maintenance, but no other rental payment shall be required; (f) the Parties will obtain and maintain insurance appropriate to their roles with respect to the Child Care Facility; and (g) the Building Owner will provide Jeremiah with sufficient access to parking spaces for the use of the Child Care Facility. The lease for the Child Care Facility shall have a term of 99 years and shall be terminated concurrently with the ground lease.

8. Office Space. The Property will contain office space and related property for each of GNDC and Jeremiah. Each Party will be responsible for equipping its own office space with non-fixture personal property. The Building Owner will enter into an operating lease agreement with each of Jeremiah and GNDC for its respective office space. Pursuant to each such lease; (a) the Building Owner will be responsible for routine maintenance matters by and through its property management agreement; (b) the lessee and its invitees will have access to its office space as needed; (c) the lessee may be required to make a monthly payment to the Building Owner to cover the cost of utilities and routine maintenance, but no other rental payment shall be required; (d) the Parties will obtain and maintain insurance appropriate for their respective office space; and (e) the Building Owner will provide each lessee with sufficient access to parking spaces for the use of its office space. The leases for office space shall have a term of 99 years and shall be terminated concurrently with the ground lease, unless earlier terminated upon the mutual agreements of the applicable Parties.

9. Ad Valorem Tax Exemption. The Parties anticipate that the ownership, financing and operation of the Property will allow the Building Owner and the Property to qualify for a partial exemption from ad valorem taxation. GNDC will file an application for predetermination as to the status of that exemption with the Travis County Appraisal District and will file a final application for exemption within thirty (30) days of the Building Owner's acquisition of the Property via the ground lease.

10. Dispute Resolution. In the event the Parties disagree regarding matters under this Agreement, each Party shall seek consensus and negotiate in good faith to resolve such disagreement, and if agreement cannot be reached, then the following dispute resolution procedures (the "**Dispute Resolutions Procedures**") will be followed:

(a) At any time a Party may notify the other Party of its desire to initiate the Dispute Resolution Procedures (the "**Dispute Resolution Notice**").

(b) Within 7 days of the Dispute Resolution Notice, each Party shall designate one member of its board of directors (each a "**Designated Board Member**") to negotiate on the Party's behalf.

(c) The Designated Board Members shall meet within 30 days after the Dispute Resolution Notice, unless all Parties agree in writing to extend this deadline. The Designated Board Members shall negotiate in good faith to resolve the disagreement.

(d) If the Designated Board Members cannot come to an agreement within 60 days of the first meeting of the Designated Board Members, then the Parties shall submit the dispute to non-binding mediation. Such mediation shall be commenced within 30 days after the 60-day period ends.

(e) If the Parties are unable to reach agreement through the processes described above, then either Party may terminate this Agreement or pursue any remedy at law.

11. Confidentiality. The Parties shall hold in confidence and refrain from disclosing any business, technical or other information that is shared by the Parties and labeled as confidential information (the "**Confidential Information**"); provided, however, that Confidential Information shall not include any information disclosed by a Party (the "**Disclosing Party**") to the other Party (the "**Receiving Party**") that:

(a) is or becomes part of the public domain without any fault of the Receiving Party or its respective employees or representatives;

(b) was received by the Receiving Party from a person under no obligation to the Disclosing Party with respect to maintaining the confidentiality thereof; or

(c) was already in the Receiving Party's possession and not subject to confidentiality restrictions at the time the information was made available by the Disclosing Party.

12. Public Announcements. Neither Party shall make or issue any press release or other public announcement of any kind relating to this Agreement or the Property without the prior consent of the other Party.

13. Expenses. Each Party agrees to bear its own expenses in connection with the performance of its obligations under this Agreement, except to the extent such expenses are includable in the Budget and available for reimbursement or payment from financing proceeds.

14. Miscellaneous.

(a) The Parties agree to execute such documents and do such things as may be necessary or appropriate to facilitate the development and financing of the Property and the consummation of their agreements herein.



(b) This Agreement shall be terminated in accordance with following (whichever is the earliest to occur):

(i) The Parties sign a mutual consent to terminate this Agreement;

(ii) If construction commencement does not occur by December 31, 2014, unless the Parties mutually agree in writing to an extension of this Agreement;

(iii) If any Party breaches its obligations under this Agreement, the non-breaching Party provides the breaching Party notice of such fact and a 30-day opportunity to cure, and the breaching Party fails to do so (provided, that the cure period shall be extended to a total of 90 days if the breaching Party commences cure within the first 30 days, is pursuing such cure diligently, and such cure cannot be completed within 30 days), then the non-breaching Party(ies) may immediately terminate this Agreement as to the breaching Party by providing notice to the breaching Party; or

(iv) If any Party files for bankruptcy protection, makes an assignment for the benefit of creditors, has a receiver appointed as to its assets or generally becomes insolvent, then the other Party may immediately terminate this Agreement as to the bankrupt Party by providing notice to the bankrupt Party.

Upon termination of this Agreement for any of the reasons cited above: (A) each Party will be responsible for notifying any financing source from which it has raised funds of such termination and fulfilling any responsibilities associated with that financing source; (B) the Land Owner shall retain all rights to the Tract; and (C) Jeremiah shall retain all rights to architectural renderings and work product with respect to the Property. Otherwise, the Parties shall not have any ongoing obligations to one another with respect to the Property or under this Agreement, except for any such obligations that are expressly stated as surviving termination of this Agreement.

In addition, the provisions of this Agreement with respect to the Property will be terminated when all of the following have occurred: financing contemplated by the Budget has been committed, the Building Owner is formed, and the Building Owner has entered into all agreements contemplated herein, including but not limited to the construction contract, the ground lease, and the operating leases for office space and the Child Care Facility.

(c) This Agreement shall be binding upon and inure to the benefit of each Party and to anyone who lawfully succeeds to the rights or takes the place of any Party hereto; provided, however, that, except for an assignment to an affiliate as contemplated herein, no Party may assign its responsibilities hereunder to any third party without the prior written consent of the other Party. This Agreement is not merely an "agreement to agree."

(d) This Agreement embodies the entire agreement between the Parties and supersedes any prior contemporaneous agreements, representations and undertakings between the Parties with respect to the subject matter hereof and may be changed only by an agreement in writing signed by each of the Parties hereto.

(e) This Agreement may be executed in several counterparts, each of which shall be deemed to be an original copy and all of which together shall constitute one agreement binding on all Parties hereto, notwithstanding that all the Parties shall not have signed the same counterpart.

(f) THIS AGREEMENT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE INTERNAL LAWS OF THE STATE OF TEXAS, EXCLUSIVE OF CONFLICT OF LAWS PRINCIPLES.

(g) In case any one or more of the provisions contained in this Agreement for any reason are held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision hereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(h) The Parties hereto submit exclusively to the jurisdiction of the state and federal courts of Travis County, Texas, and venue for any cause of action arising hereunder shall lie exclusively in the state and federal courts of Travis County, Texas.

(i) Should any Party employ an attorney or attorneys to enforce any of the provisions hereof, to protect its interest in any manner arising under this Agreement, or to recover damages for the breach of this Agreement, the non-prevailing Party in any action pursued in courts of competent jurisdiction (the finality of which is not legally contested) agrees to pay to the prevailing Party all reasonable costs, damages and expenses, including specifically, but without implied limitation, attorneys' fees, expended or incurred by the prevailing Party in connection therewith.


(j) The subject headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation hereof.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**SIGNATURE PAGE**

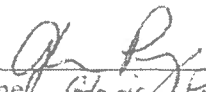
**GNDC:**

**Guadalupe Neighborhood  
Development Corporation**

By:   
Name: Mark C. Rogers  
Title: Executive Director

**JEREMIAH:**

**Jeremiah Program**

By:   
Name: Gloria Perez  
Title: President + CEO

## **EXHIBIT A**

### Legal Description of Property

## **EXHIBIT B**

### **Budget**

## **EXHIBIT C**

### **Jeremiah Program**

***Govalle/Johnston Terrace Neighborhood Contact Team***  
***Strength Through Unity***

March 24, 2014

GNDC Board and Staff  
813 E. 8<sup>th</sup> Street  
Austin, Texas 78702

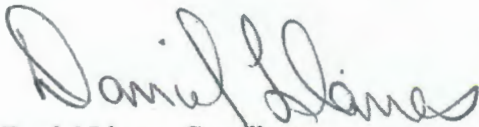
Dear Board and staff members:

On behalf of the **Govalle/Johnston Terrace Neighborhood Contact Team**, I write to confirm our Neighborhood Team's support for GNDC's funding application to the Austin Housing Finance Corporation for the development of a 35 unit housing center that is being developed in collaboration with the Jeremiah Program at Austin, and is to be located at the Guadalupe Saldana Net Zero Subdivision.

This facility will offer affordable housing, a ground floor child development center, and supportive services appropriate for career-tracked single parents and their families. GNDC and Jeremiah Program will give priority to applicants with ties to the surrounding neighborhood as well as GNDC's service area. This Subdivision maintains a 99-year affordability period via a restrictive covenant running with the land. Therefore, AHFC can be assured that its investment will provide long-term affordability and neighborhood preservation.

Thank you in advance for providing affordable and supportive housing in our planning area, and please feel free to contact me should you need any further assistance.

Thank you,



Daniel Llanes, Coordinator  
Govalle/Johnston Terrace Neighborhood Contact Team  
[dllanesrb@earthlink.net](mailto:dllanesrb@earthlink.net)  
512-431-9665



## 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



## Jeremiah Program

### Austin - Annual Operations

|                                | Year 1             | Year 2             | Year 3             |
|--------------------------------|--------------------|--------------------|--------------------|
| <b>Income</b>                  |                    |                    |                    |
| Contributions                  | \$1,100,000        | \$1,115,000        | \$1,150,000        |
| Child Development/USDA         | \$160,000          | \$162,500          | \$165,000          |
| <b>Total Income</b>            | <b>\$1,260,000</b> | <b>\$1,277,500</b> | <b>\$1,315,000</b> |
| <b>Expense</b>                 |                    |                    |                    |
| Comp & Benefits                | \$725,000          | \$745,000          | \$770,000          |
| Facility Operating Expense     | \$60,000           | \$62,000           | \$65,000           |
| Outside Services               | \$15,000           | \$15,000           | \$15,000           |
| Direct Program Expense         | \$195,000          | \$200,000          | \$205,000          |
| Marketing/Promo/Special Events | \$90,000           | \$93,000           | \$95,000           |
| All Other Expense              | \$65,000           | \$70,000           | \$70,000           |
| <b>Sub-total Expense</b>       | <b>\$1,150,000</b> | <b>\$1,185,000</b> | <b>\$1,220,000</b> |
| National Support Charge        | \$85,000           | \$85,000           | \$85,000           |
| <b>Total Expense</b>           | <b>\$1,235,000</b> | <b>\$1,270,000</b> | <b>\$1,305,000</b> |
| <b>Net Income/(Loss)</b>       | <b>\$25,000</b>    | <b>\$7,500</b>     | <b>\$10,000</b>    |