

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: N/A

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. Types of proposed PSH Units: Multi-family _____ Single-family _____

B. Numbers of proposed PSH Units:

_____ Total Number of Units in project

_____ Total Number of RHDA-assisted Units Proposed (include PSH units and non-PSH units)

_____ Total Number of Permanent Supportive Housing (PSH) Units Proposed

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

Individuals or families headed by individuals that are:

1. _____ **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 _____

2. _____ 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 _____

3. _____ 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 _____

4. _____ 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 _____

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

NUMBER OF UNITS _____

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

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

GNDC is requesting \$1,000,000 in RHDA funding to assist with the hard and soft costs of a twenty-unit supportive and transitional rental housing project, with approximately 34,000 square feet, that GNDC is developing in partnership with the Jeremiah Program at Austin. This AHFC request will match a \$1,000,000 grant from the Moody Foundation that is conditioned on an equal match.

Jeremiah Program is a non-profit corporation that assists single parents and their children to break the cycle of poverty by providing a supportive community of affordable housing, developmental childcare, Life Skills programming, individual coaching and empowerment training. This supportive and innovative transitional housing project will be located at the Guadalupe-Saldana Net-Zero Subdivision and is being designed as a three-story structure that will include at least twenty units of housing along with ample community spaces, staff offices, a GNDC leasing office, and a licensed child care facility on the ground floor that will provide child day care services to 50 to 60 children of residents from the Subdivision.

We are currently exploring adding 10 to 20 units to this development, depending on fundraising expectations and compliance with zoning and compatibility standards. It appears very likely that additional units can be created by developing a 4-story rather than a 3-story building, with smaller two-bedroom one-bath units than planned in our initial design. This will reduce the per unit investment costs and maximize use of spaces for life skill training and child care. In addition, the same number of staff will be able to serve more clients and the project in general will benefit a greater number of households with extremely low-to-moderate incomes.

GNDC and the Jeremiah Program will give priority to qualified persons with generational ties to the Govalle-Johnston Neighborhood and GNDC's service area (East Austin). The housing will serve tenants with incomes that range from 5%-50% of the Area Medium Family Income and will provide a 99-year affordability period.

GNDC and the Jeremiah Program have entered into memorandum of understanding that proposes an initial five year agreement. Per the terms of the agreement, the Jeremiah Program will cover the difference between what tenants with incomes from below 30% to below 50% AMFI rent can pay when paying no more than 30% of their monthly income on rent and a utility allowance and the maximum rent calculated for households with incomes at 30%, 40% and 50% MFI.

A more detailed collaborative agreement has been drafted and is in legal review by both GNDC and the Jeremiah Program. This agreement will provide guidelines for building use and operation and should be finalized during the next 60 days.

Housing Development Update at the Guadalupe Saldana Net Zero Subdivision:

Environmental remediation and infrastructure improvements (site work, utilities, roads, sidewalks, bio-filtration pond, etc.) for the majority of the Subdivision were completed in November 2012. In late January of 2013, GNDC began construction on four rental duplexes located along Paul Teresa Saldana Street that will serve low income households with incomes at no more than 50% of the Area Median Family Income. Four 2-bedroom, 2-bath second-story units will be leased to participants of the Jeremiah Program. Construction is anticipated to be completed by the Fall of 2013. A waitlist of over 35 potential Jeremiah Program participants has been developed to date and will likely increase as community outreach efforts expand during the coming months as construction on the duplexes progresses.

Needs Assessment For This Supportive Housing Project:

Based on GNDC's wait list alone, GNDC has determined that 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.

In 2012 GNDC updated its analysis for its current tenant population. The assessment revealed the following:

- Fifty one percent of GNDC's tenants are single parent headed households.
- Twenty two percent of GNDC's tenants have a household member with a disability.
- Twenty eight percent of GNDC's tenants are elderly.
- One hundred percent of GNDC's tenants are a racial minority.
- Sixty three percent of GNDC's tenants maintain incomes at or below 50% AMFI
- The average GNDC tenant income per household is \$28,464.

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

- There are over 594 priority applicants on the GNDC waitlist with generational ties to GNDC's service area.
- Ninety one percent of GNDC's priority waitlist maintain 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 live at or below poverty and the remaining 14% earn less than 200% of the poverty level.
- Within 3 years participants complete their education and secure career-tracked employment at an average of \$16.73/hour.
- In 2010, 55% of participants graduated with an Associates Degree and 45% Bachelors Degrees
- As of June 2010, all 2009 and 2010 graduates are employed and report having stable, safe, affordable housing.

GNDC and the Jeremiah Program 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 Jeremiah Program 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 the cycle of generational poverty.

Fundraising Progress To Date:

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. These funds are conditioned upon securing 100% matching funds. Of the remaining \$500,000, JP has committed \$140,000 to finance the pre-development architectural and engineering design work for the project. The remaining \$360,000 is earmarked for program and supportive service costs. In 2012, the Jeremiah- GNDC partnership requested proposals from several local architects and selected hatch+ulland owens architects based on price and experience. An AIA contract agreement with the architect has been signed and the design development phase is near completion.

The \$1,000,000 RHDA funds will serve as a match for the \$1,000,000 Moody Foundation award, securing those funds. The combined RHDA and Moody Foundation funds will greatly assist the partnership in leveraging

additional funds. Accordingly, the lower the percent of the total project costs being requested from foundations and private donors the greater the likelihood of receiving such funding.

The Jeremiah Program has made progress in their fundraising efforts for their program. Nearly \$2.5 million from foundations (including the Moody Foundation funds) and individuals has been raised to date. In 2013, the Jeremiah Program received a firm commitment of grant funding from the Nelson Puett Foundation that will be applied towards the building hard costs. To date, \$1.5 Million of the Jeremiah Program's fundraising efforts will go towards the building hard costs. In addition to the Moody Foundation, the Jeremiah Program has received a favorable response from the Mabee Foundation, with whom they have submitted an application for up to 20% of the building costs which is estimated at \$850,000. The Mabee foundation would be an excellent source of funding for the ground floor child development center.

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, the Meadows Foundation will not commit funding until this is the last source needed to meet project expenses. GNDC is in contact with the Meadows Foundation monthly regarding fundraising and development progress to date.

GNDC has already received bank sponsorship for a Federal Home Loan Bank – Dallas Affordable Home Program 2013 Application and anticipates a favorable application response and between \$150,000 -\$200,000 or more in construction financing. An application, on behalf of this partnership, will be made in April 2013 with a grant determination date of July 2013.

In January of 2012, GNDC submitted a 9% multi-family tax credit pre-application, for the Urban Region 7, to the Texas Department of Housing and Community Affairs (TDHCA) requesting \$400,000 in tax credits over a 10 year period. In total, fifteen applications were submitted to TDHCA for Region 7 with a request total of \$20,580,787. THDCA had a funding availability of \$3,084,518. 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. Lastly, many of the application points lost were due to conditions beyond the applicant's control such as the site's location and census tract which failed to meet TDHCA's new definition of a "high opportunity area." Additionally, the census tract is not a qualified census tract and not in any sort of official empowerment/ revitalization zone that would garner additional points. Nevertheless, GNDC will continue exploring state and federal affordable housing programs and, provided the project scores competitively, will be applying for these resources in 2013.

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 four duplex units at the Guadalupe-Saldana Net Zero Subdivision. GNDC intends to apply for additional NSP financing for this project through a Notification of Funding Availability that we anticipate will be released in 2013.

GNDC is requesting \$1,000,000 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 \$2,889,700, or \$144,485 per unit. This is calculated as follows: Total square footage for the housing plus the leasing and supportive service space is 26,270 square feet. This is then multiplied by \$110 cost per square foot. The square footage of the entire building, which includes the ground floor child development center center, is estimated to be 34,000 square feet. Total construction hard costs for the building are estimated to be \$3,740,000 which also assumes a \$110 cost per square foot.

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 will be enrolled in the Jeremiah Program. The Jeremiah Program will provide a holistic support system for the tenants as they seek a better life for themselves and their families. The program includes assistance with the cost of affordable 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 for these families, 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.

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

The building has been designed as a three story structure, roughly 34,000 square feet, that includes a licensed child development center plus a partially covered playground, staff offices and a GNDC leasing office on the ground floor. The child development center will serve 55-60 kids from the subdivision. The upper stories will include a computer lab, ample community space, plus the twenty units of housing. Four housing units have been designed to be fully accessible.

As mention above, we are exploring adding one story of housing to this building, depending on fundraising expectations and compliance with zoning and compatibility standards.

The proposed housing is a multi-family project. GNDC is proposing the following unit mix:

<u>Unit Mix</u>	<u># of Units</u>	<u>Square Feet</u>
2 Bedroom, 1 Bathroom	20	approximately 700

c. Indicate whether the property is occupied at the time this application is being submitted.
Currently 4 duplexes, 8 housing units are under construction nearby on the site where this housing community center will be located.

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).
N/A

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 and the remaining sixteen 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 two experienced construction firms and developed one in-house estimate for this housing project. The average total construction cost per square foot is approximately \$110. The total development cost for this housing center is estimated at \$5,400,206 which includes the ground floor child development center and previously funded costs for land acquisition, predevelopment expenses, infrastructure improvements, etc. Also included in these costs are “green” features associated with meeting Enterprise Green Community certification. GNDC has been working with Austin Energy to have solar arrays donated to this project at an estimated value of \$250,000.

The construction cost associated with the housing portion of this building is estimated to be \$2,889,700 or \$144,485 per unit.

GNDC is requesting \$1,000,000 in RHDA funds as a 0% interest, 99-year, deferred, forgivable loan. The funds will be used for construction hard and soft costs. As such, the RHDA Funds amount to \$50,000 per unit.

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

- k. A map (8 1/2" x 11") indicating the property location and the distance to the nearest Capital Metro Transit Stop to which residents will have access.**
See attached.
- l. Locate on the "Opportunity Map of Austin" the census tract in which the property lies. The map is attached to the Program Guidelines.**
According to the Opportunity Map of Austin, the site is located in census tract 8.01 and is in a low ranking area.

5. Site Control and Demonstration of Value

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

Included with this application are TCAD documentation for the site confirming ownership by GNDC. A comparable twenty 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 2012 Value
4103 E 12th Street #1	3 bedroom/ 2.5 bath	\$184,159
4103 E 12th Street #2	3 bedroom/ 2.5 bath	\$185,031
4105 E 12th Street #1	3 bedroom/ 2.5 bath	\$177,988
4105 E 12th Street #2	3 bedroom/ 2.5 bath	\$181,006
4107 E 12th Street #2	3 bedroom/ 2.5 bath	\$184,497

TCAD Value of 5 units: \$912,681
Multiplying by a factor of 4 in order to provide a value for 20 units = \$3,650,724 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 49 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. As of 2011, GNDC has been providing property management services for 26 single family homes owned by a subsidiary of the City of Austin.

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 incarceration records.

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 an extensive and varied background in his thirty nine years of practicing architecture. In addition, Mr. Hatch has a long history with GNDC, as both a Guadalupe Neighborhood resident and past project architect, having designed some of GNDC's earliest housing. 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 was open 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 is currently underway.

	Name(s) & Any Comments on Role	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non- profit? (Mark X if Yes)
Owner	Guadalupe Neighborhood Dev. Corp.			X
Developer	Guadalupe Neighborhood Dev. Corp.			X
Partner	Jeremiah Program			X
Architect	hatch+ulland owens architects			
Engineer	TBD			
Construction Lender	TBD			
Attorney	Texas RioGrande Legal Aid, Texas C-BAR			X
Accountant	Montemayor Hill & Company	X	X	
General Contractor	TBD			
Consultant	Austin Community Design & Dev. Center			X
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 August 2013
Architectural Design, Construction Specifications, Cost estimates	November 2012- June 2013
Construction Bids, Contractor Selection, and Permits	June - November 2013
Construction Start	December, 2013
Anticipated Draws (list all)	Jan. 2014, Feb. 2014, March 2014, April 2014, May 2014, June 2014, July 2014; August 2014
End Construction	August 2014
Start of Rent-up	July 2014
Completion & Operation	September 2014

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.

- ___ 16 ___ Units adaptable for persons with mobility disabilities
- ___ 4 ___ Units accessible for persons with mobility disabilities
- ___ 16 ___ 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 due to the size of the project. However, GNDC has ample experience with such standards. In 2008 GNDC completed a multi-family project with Davis-Bacon requirements. These standards are also applicable to the infrastructure improvements that were recently completed for this site and the four duplexes previously discussed and currently under construction.

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

DETAILED PROJECT BUDGET				
	Cost	Prior AHFC Funds	RHDA Funds Requested	Description
PREDEVELOPMENT				
Environmental Review	\$36,364			Pro rata 20 units of 110 units of Brownfield Redevelopment Office donations \$200,000

Architectural, Engineering, Landscape Design, Survey (20 unit JP Building)	\$140,000			\$140,000 of \$250,000 Jeremiah Program Moody grant. Remainder of grant to be applied to supportive service costs.
Architectural, Engineering, Landscape Design, Survey (Site)	\$100,910	\$100,910		Pro rata for 20 units of \$555,000 in AHFC funds for 110 units total units.
TOTAL PREDEVELOPMENT	\$277,274			
ACQUISITION				
Site and/or Land	\$15,690			GNDC pro rata of \$86,300
Site and/or Land	\$201,818	\$201,818		Pro rata for 20 of 110 units AHFC \$1,110,000
Other (specify)				
TOTAL ACQUISITION	\$217,508			
CONSTRUCTION				
Phase I Infrastructure Improvements	\$525,424	\$525,424		AHFC \$1.55 M CDBG past award prorated for 20 units
Total Housing Construction Costs = \$2,889,700. Total housing estimated sq. ft = 26,270 at a cost of \$110 per sq.ft.				
Housing Construction costs	\$945,000		\$945,000	Portion of requested RHDA \$1,000,000. Match for Moody Foundation \$1,000,000 grant.
Housing Construction costs	\$1,000,000			Moody \$1,000,000 grant available in 2013 if matched
Construction costs projected at \$110 per sq. ft. Total sq. ft. for housing estimated at 26,270sqft	\$944,700			Nelson Puett Foundation (\$500,000); FHLB of Dallas (\$150,000); Meadows Foundation (\$294,700 portion of \$350,000 grant)
Remaining building construction costs projected at \$110 per sq. ft. Remaining sq. ft. estimated at 7,730 sqft.	\$850,300			Mabee Foundation (\$850,000 estimate) and/or other private sources
TOTAL CONSTRUCTION	\$4,265,424			
Solar Array Donation	\$250,000			Pro-rated Solar Array Donation -Austin Energy
SOFT & CARRYING COSTS				
Legal				
Audit/Accounting	\$2,000			GNDC

Title/Recording	\$10,000		\$5,000	Remaining portion of \$1M AHFC funds & GNDC
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				
Other (Specify): 10% Hard Cost Contingency/Developer Fee	\$374,000		\$50,000	Remaining portion (\$50,000) of \$1M AHFC funds (\$55,300 portion of Meadows Grant) THDCA/Private Loan and/or other financing source for \$268,700 gap
TOTAL SOFT & CARRYING	\$390,000			
TOTAL PROJECT BUDGET	\$5,400,206	\$828,152	\$1,000,000	

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

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

TABLE A: SOURCES OF FUNDS SUMMARY					Intended Use of Funds (Predevelopment, Acquisition, Construction, Soft Costs)
	Term	Interest Rate	Amount	Evidence (Deed, Sales Contract)	
Owner Equity					
Guadalupe –Saldana Affordable Homes			\$15,690	Deed	Acquisition
Guadalupe Neighborhood Development Corporation			\$11,000	Receipts	Pro Rata Carrying & Soft Costs
Guadalupe Neighborhood Development Corporation			\$36,364	Brownfield Redevelopment Office	Environmental Testing (\$200,000 est.) prorated (20 out of 110 units)
Guadalupe Neighborhood Development Corporation			\$250,000	Austin Energy Donation	Pro-rated Solar Array Value
Other Sources (List Below)					
Private financing including: Mabee Foundation, Nelson Puett Foundation, Meadows Foundation, FHLB of Dallas AHP	TBD	TBD	\$1,850,300		Construction Costs; Developer Fees, Soft Costs
TDHCA/ Private Loan	TBD	TBD	\$268,700		Construction Costs
AHFC	99 years	0%	\$828,152		Prorated AHFC awards (20 units of 59 units of Housing)
Jeremiah Program	Moody		\$140,000		JP donation for

	Grant				Predevelopment Costs. Part of \$250,000
	Moody Grant		\$1,000,000		Moody Foundation (conditional to match)
Proposed RHDA Funds	99 years	0	\$1,000,000		Housing Construction (hard costs/contingency)

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit- 20 units
Housing Predevelopment cost	\$213,501	\$10,675
Remaining Predevelopment	\$63,773	
Housing Acquisition Cost	\$167,482	\$8,374
Remaining Acquisition	\$50,026	
Housing Hard Costs	\$2,889,700	\$144,485
Other costs: remaining building & previously funded infrastructure improvements	\$1,375,724	
Housing Soft & Carrying Costs	\$12,320	\$616
Remaining Soft & Carrying	\$3,680	
AHFC Funded Contingency	\$50,000	\$2500
Remainder Contingency/ Developer Fee	\$324,000	
Solar Array Donation Value	\$250,000	
Total Project Costs	\$5,400,206	\$166,650

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

TABLE C: LEVERAGE SUMMARY	
TOTAL RHDA FUNDS	\$1,828,152
TOTAL OTHER FUNDS	\$3,572,054
LEVERAGE (%)	34%

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

See attached.

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

Inflation Factor - Income	
Inflation Factor - Expense	

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

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. 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.

Twenty single parents plus their children (estimated to be 1-2 kids per household.) As mentioned above, we are exploring adding additional units to this development in order to increase the number of families served and to maximize the cost efficiency for staffing and services.

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.

Jeremiah Program focuses on outcome data for the parent and child, anecdotal family information, and organizational performance to respond quickly and effectively when improvements are needed. A combination of qualitative and quantitative analysis ensures real change is occurring for families – and, by extension, for the community at large. Alumnae are surveyed annually while anecdotal information is recorded continually. Alumnae data from a 2010 survey indicate that:

- The vast majority of program applicants are not employed at entrance to the program, those who are employed are earning on average \$7.56 / hour. The combined earning average for graduates at the time of graduation is \$16.73/hour.
- The program has more than an 80% success rate due to a highly structured pre-admission process; more than 50% of the participants admitted to the program graduate within three years and 30% leave in good standing prior to graduation; the vast majority of these women continue to pursue their education goal.
- 91 - 95% of the children graduate annually from the Child Development Center ready for kindergarten; based on data in their Child Observation Record.

Outcomes for families in residence 2011:

- In 2011, the Jeremiah Program graduated 11 students. 40% graduated with Bachelor Degrees and 60% with Associate's Degrees. 82% of 2011 graduates have found career-track employment and 2 of these graduates are continuing their education with post-graduate work.

Outcomes for alumnae:

(Based on a 2010 Alumnae survey with 50% response rate)

- 90% of Jeremiah Program graduates have maintained consistent employment
- Average income of alumnae is \$17.56 / hour
- 90% of the alumnae report they are living in safe housing
- 24% of the alumnae are homeowners
- 21% are continuing their education beyond their original degree
- All 2009 and 2010 graduates are employed at or above target wage of \$16 /hour
- 40% have received a raise in wages at their place of employment
- 39% have increased responsibility within their career
- 82% are experiencing success in their career
- 95% have improved their career opportunities
- 85% of their children are performing at or above grade level

GNDC and the Jeremiah Program have entered into memorandum of understanding that proposes an initial five year agreement. Per the terms of the agreement, 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.

A collaborative agreement between GNDC and the Jeremiah Program that will provide guidelines for building use and operation has been drafted and is in legal review by both entities. We anticipate finalizing very soon.

- 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.

Karen Miley, Director of Advancement

Karen has more than 30 years experience in resource development both nationally and locally in Minneapolis. She has served as the Chief Development Officer for Jeremiah Program since 1996. Currently, she manages fundraising for Jeremiah Program's expansion initiatives and serves as a fundraising consultant for Jeremiah Program in Austin, Fargo-Moorhead and Minneapolis-St.Paul.

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, \$2,442,054 has been raised by the Jeremiah Program with \$1.5 Million set aside for hard construction costs and the \$942,054 remainder to be applied to Jeremiah Program operating and supportive service costs. Lastly, for 2012-2013 (to date) the Jeremiah Program has \$195,025 in outstanding grants without determinations.

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**

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

REQUIRED INFORMATION:

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

EVALUATION CRITERIA:

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

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

2. **SOURCES & USES OF FUNDS** (maximum 10 points) 10
 - 10 points:** All sources and uses of funds are clearly indicated and sufficient evidence of funding availability and/or commitments are included.
 - 5 points:** All sources and uses of fund are clearly indicated, but evidence of funding availability or commitments are incomplete.

3. **DEBT COVERAGE RATIO** (maximum 10 points) 10
 - 10 points:** DCR of 1.25 or greater
 - 6 points:** DCR between 1.21 - 1.24
 - 4 points:** DCR between 1.15 - 1.20

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

RHDA Program funding (prior and current) relative to Total Project Costs equals:

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

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

If development has a mix of 30%, 40%, and/or 50% MFI units, add the results for the percentage of units in each income category up to the maximum of 25 points. If the project has a percentage of units in a given income category that is not an exact multiple of ten as shown in the chart, please round up to the next multiple of 10 and use that point value.

% of G.O. Bond-assisted Units in Total Project										
% MFI	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
50%	3	5	7	9	11	13	15	17	19	25
40%	5	7	9	11	13	15	17	19	21	25
30%	7	9	11	13	15	17	19	23	24	25

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

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

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

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

8. **PERMANENT SUPPORTIVE HOUSING (PSH)** (maximum 20 points) 0

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

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

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

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

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

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

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

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

11. **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.

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

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

13. **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.

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

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

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

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

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

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 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 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 operating budget for the operation of the resident services programs is provided.

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

5

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

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

5

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

TOTAL SCORE 160

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	811 E. 9th Street, Austin, Texas
Narciso Gil	1000 Lydia, Austin, Texas
Amalia Guajardo	1111 E. 8th Street, Austin, Texas
Jesse Guajardo	1111 E. 8th Street, Austin, Texas
Maria Gutierrez	817 E. 9th Street, Austin, Texas
Mike Gutierrez	817 E. 9th Street, Austin, Texas
Candelario Hernandez	1106 E. 8th Street, Austin, Texas
Mary Helen Lopez	809 E. 9th Street, Austin, Texas
Ramon Maldonado	1000 Willow, Austin, Texas
Sr. Amalia Rios	1113 E. 8th Street, Austin, Texas
Guadalupe Rios	1113 E. 8th Street, Austin, Texas
Joe Sanchez	1204 E. 6th Street, Austin, Texas
Bobbie Sparrow	811 San Marcos, Austin, Texas

ARTICLE SEVEN

INCORPORATORS

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Narciso Gil	1000 Lydia, Austin, Texas
Amalia Guajardo	1111 E. 8th Street, Austin, Texas
Candelario Hernandez	1106 E. 8th Street, Austin, Texas
Ramon Maldonado	1000 Willow, Austin, Texas
Sr. Amalia Rios	1113 E. 8th Street, Austin, Texas
Guadalupe Rios	1113 E. 8th Street, Austin, Texas
Joe Sanchez	1204 E. 6th Street, Austin, Texas

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

16th day of March, 1981.

Narciso Gil
NARCISO GIL

Amalia Guajardo
AMALIA GUAJARDO

Candelario M. Hernandez
CANDELARIO HERNANDEZ

Ramon Maldonado
RAMON MALDONADO

Sister Amalia Rios c.s.c.
SR. AMALIA RIOS

Guadalupe Rios
GUADALUPE RIOS

Joe Sanchez
JOE SANCHEZ

the persons
NAME
Estella Benitez
Narciso Gil
Amalia Guajardo
Jesse Guajardo
Maria Gutierrez
Mike Gutierrez
Candelario Hernandez
Mary Helen Lopez

817 E. 9th Street, Austin, Texas
1106 E. 8th Street, Austin, Texas
809 E. 9th Street, Austin, Texas
1000 Willow, Austin, Texas
1113 E. 8th Street, Austin, Texas
1113 E. 8th Street, Austin, Texas
1204 E. 6th Street, Austin, Texas

THE STATE OF TEXAS X
COUNTY OF TRAVIS X

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

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

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

My commission expires:
October 31, 1984

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, the undersigned
do hereby certify that
personally appeared before me
NARCISO GIL, RAMON MALDONADO, SR.
JOE SANCHEZ who
declared that

AMALIA GUAJARDO, CANDELARIO
HERNANDEZ, AMALIA RIOS,
GUADALUPE RIOS and
each being by me first duly sworn,
severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.



The State of Texas

SECRETARY OF STATE

IT IS HEREBY CERTIFIED, that
Articles of Incorporation
of

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
were filed in this office and a certificate of
incorporation was issued on
April 6, 1981;

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

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

22nd day of October A. D. 19 82

David A. Mean
Secretary of State

dem



Internal Revenue Service
District Director

Department of the Treasury

FEB 9 1983

Date: FEB 04 1983

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

Employer Identification Number:
[REDACTED]

Accounting Period Ending:

OCTOBER 31

Foundation Status Classification:

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

Advance Ruling Period Ends:

OCTOBER 31, 1986

Person to Contact:

EO TECHNICAL ASSISTANT

Contact Telephone Number:

(214) 767-2728

EO:7215:WBJ

Dear Applicant:

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

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

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

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

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

1100 Commerce St., Dallas, Texas 75242

(over)

Letter 1045(DO) (6-77)

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. Also, you should inform us of all changes in your name or address.

Generally, you are not liable for social security (FICA) taxes unless you file a waiver of exemption certificate as provided in the Federal Insurance Contributions Act. If you have paid FICA taxes without filing the waiver, you should call us. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes. If you have any questions about excise, employment, or other Federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

You are required to file Form 990, Return of Organization Exempt from Income Tax, only if your gross receipts each year are normally more than \$10,000.* If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. The law imposes a penalty of \$10 a day, up to a maximum of \$5,000, when a return is filed late, unless there is reasonable cause for the delay.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter, we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

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

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

CC: JAMES W. PIPER

ENCLOSURES: 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:
310069476EO

Contact Person - ID Number:
Mr. Evans - 31-02826

Contact Telephone Number:
(877) 829-5500 Toll-Free

Our Letter Dated:
October, 1986

Addendum Applies:
No

Dear Sir or Madam:

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

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

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

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

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

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

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

Sincerely yours,

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

Letter 1050 Modified (DO/CG)

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

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

WHEREAS, for the purpose of acquiring financing for the construction of a housing community center, in partnership with the Jeremiah Program, to be located at the Guadalupe-Saldana Net Zero Subdivision (the "Project"), at a regular meeting of the Board of Directors held on September 24, 2012, unanimously approve that the Executive Director, on behalf of the Corporation, submit an application to the Austin Housing Finance Corporation in the amount needed to construct said housing community center, and take reasonable actions necessary to acquire such financing. And, upon securing financing favorable to the Corporation, that said Executive Director is hereby authorized to execute documents on behalf of the Corporation necessary to acquire said financing for the purpose of developing affordable housing for qualified households with low-to-moderate income.

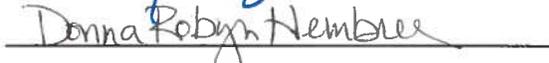
THEREFORE, BE IT FURTHER RESOLVED, that the President, or Vice President, or Executive Director and all other officers of the Corporation are hereby authorized and directed, to execute, attest, and deliver any and all contracts, documents, certificates, instruments and writings necessary to consummate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

IN WITNESS WHEREOF, this Resolution is made this 24th day of September, 2012

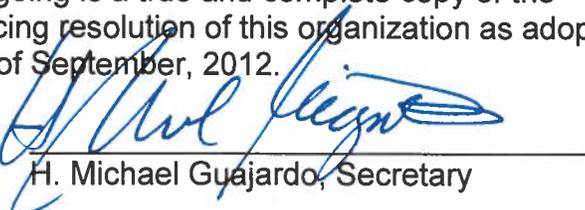

_____, President


_____, Vice President


_____, Secretary

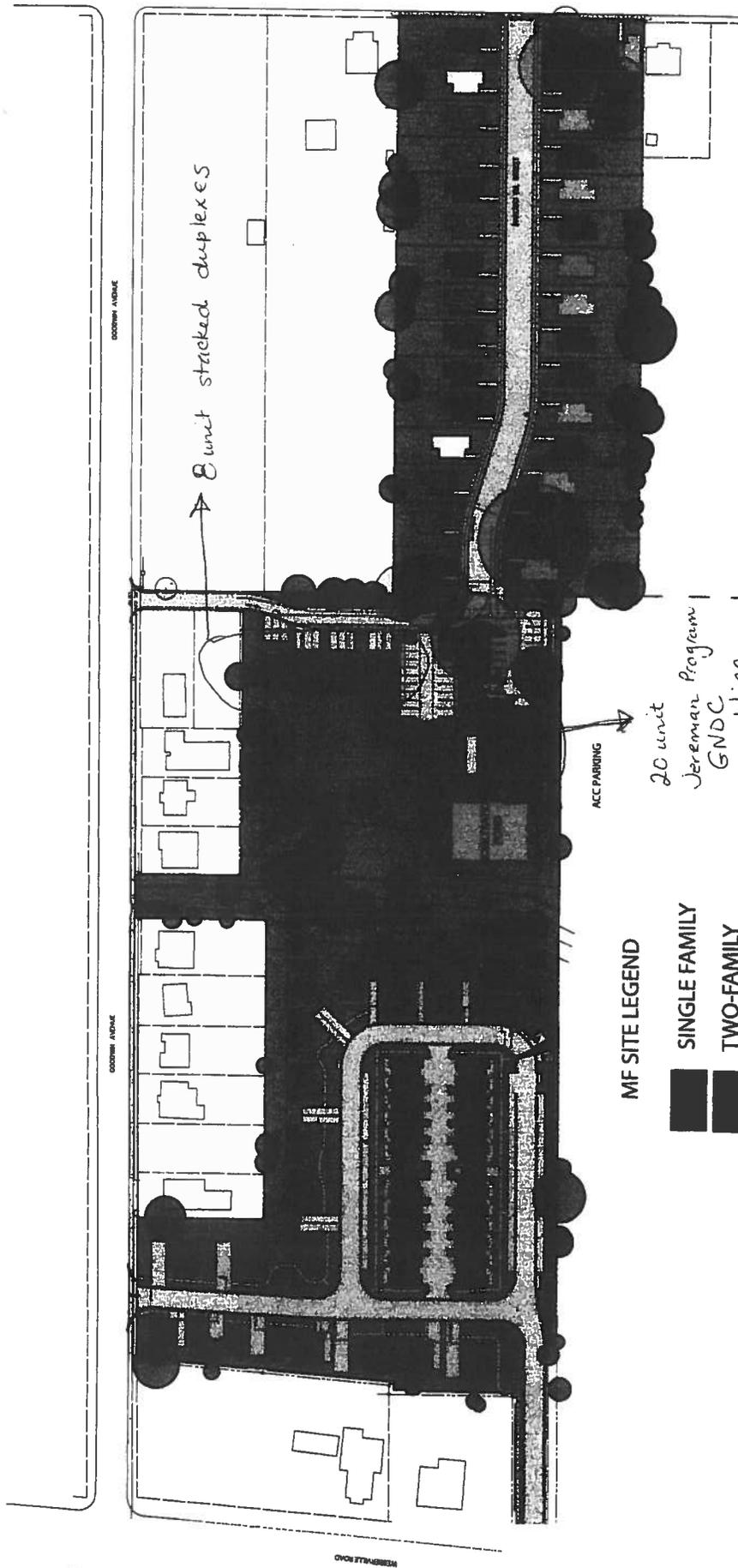

_____, Treasurer

I, Hector Michael Guajardo, Secretary of the Guadalupe Neighborhood Development Corporation, do hereby certify the foregoing is a true and complete copy of the acquisition of affordable housing financing resolution of this organization as adopted by the Board of Directors on the 24th day of September, 2012.



H. Michael Guajardo, Secretary

GUADALUPE-SALDANA NET-ZERO SUBDIVISION SITE PLAN



- MF SITE LEGEND**
- SINGLE FAMILY
 - TWO-FAMILY
 - TOWNHOME

4-ACRE SITE LEGEND

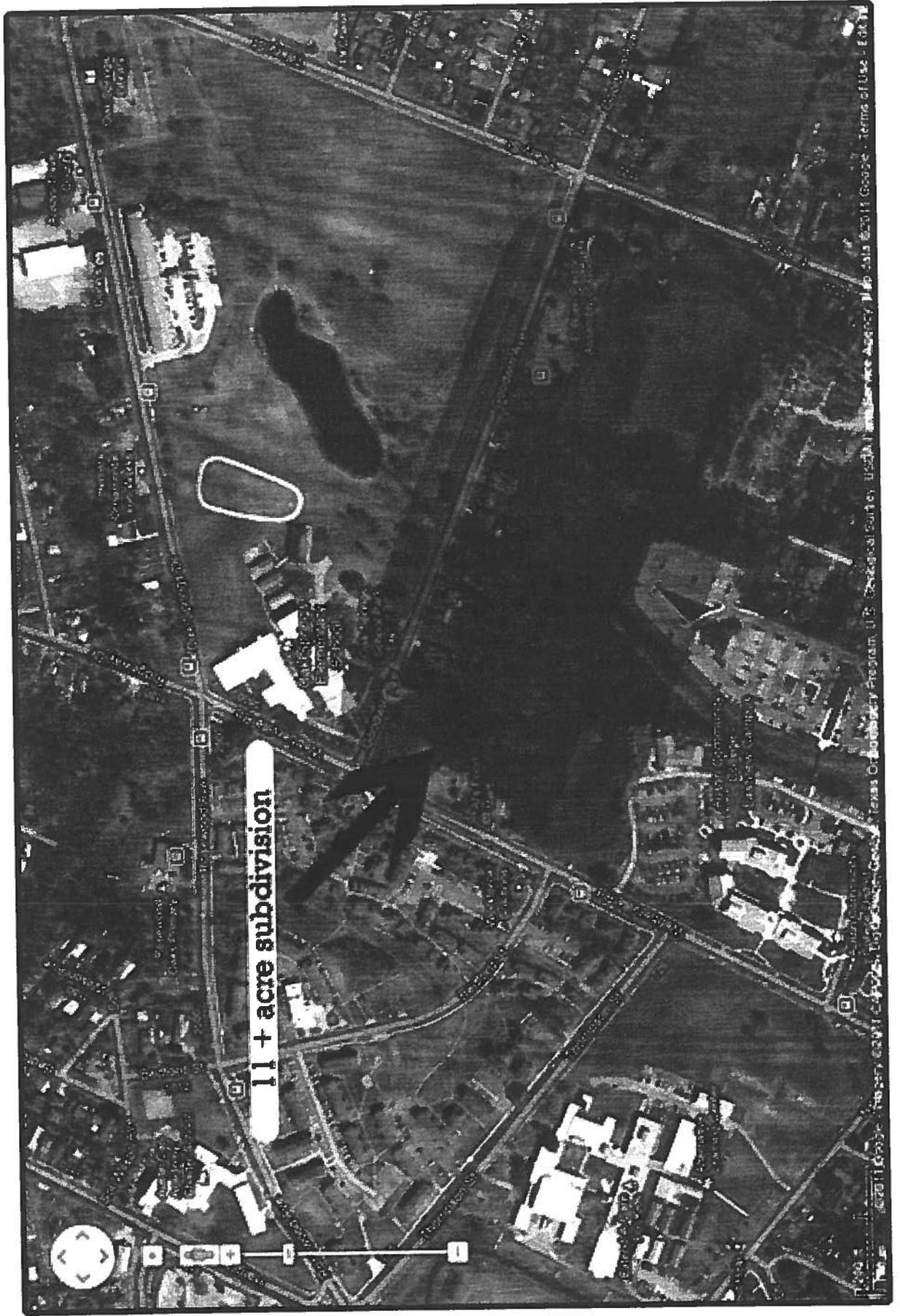
- | | | | |
|--|-------------|--|--------------|
| | KRDB | | HATCH |
| | KRDB-S | | HATCH-A (N) |
| | KRDB-A (N) | | HATCH-B (N) |
| | KRDB-B (N) | | HATCH-A (S) |
| | KRDB-C (N) | | HATCH-B (S) |
| | | | HATCH 2-BR |
| | | | |
| | | | |

5/3/2010

SCALE: 1" = 1'



Map of 11+ acre subdivision indicating nearby bus stops



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: % Ownership: 100.0000000000%
 4103 E 12TH ST
 AUSTIN , TX 78721-1959
 Exemptions: HS

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

 (=) Market Value: = N/A
 (-) Ag or Timber Use Value Reduction: -- N/A

 (=) Appraised Value: = N/A
 (-) HS Cap: -- N/A

 (=) Assessed Value: = N/A

Taxing Jurisdiction

Owner: OKEEFE DEBORAH F
 % 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

Improvement #1:	TOWNHOMES	State Code:	A4	Living Area:	1550.0 sqft	Value:	N/A
	Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
	1ST	1st Floor	WW		2005	727.0	
	2ND	2nd Floor	WW		2005	823.0	
	011	PORCH OPEN 1ST F	*		2005	96.0	
	011	PORCH OPEN 1ST F	*		2005	85.0	
	031	GARAGE DET 1ST F	WW		2005	324.0	
	251	BATHROOM	*		2005	2.5	
	512	DECK UNCOVERED	*		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	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013		N/A	N/A	N/A	N/A	N/A
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
2008		\$174,580	\$31,290	0	205,870	\$6,379 \$199,491

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/20/2005 12:00:00 AM	WD	WARRANTY DEED	ARGENT REALTY F	OKEEFE DEBORAH			2005198469TR

Questions Please Call (512) 834-9317

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

Website version: 1.2.2.2

Database last updated on: 2/16/2013 11:25 PM

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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
 Exemptions: HS

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

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	--	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	--	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CASE JAIME & AMY P
 % 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

Improvement #1:	TOWNHOMES	State Code:	A4	Living Area:	1635.0 sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
1ST	1st Floor	WW		2006	884.0		
2ND	2nd Floor	WW		2006	751.0		
011	PORCH OPEN 1ST F	*		2006	25.0		
011	PORCH OPEN 1ST F	*		2006	112.0		
251	BATHROOM	*		2006	3.0		
095	HVAC RESIDENTIAL	*		2006	1635.0		
512	DECK UNCOVERED	*		2006	110.0		
031	GARAGE DET 1ST F	WW		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	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013		N/A	N/A	N/A	N/A	N/A
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
2008	\$185,029	\$23,365	0	208,394	\$0	\$208,394

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/12/2006 12:00:00 AM	WD	WARRANTY DEED	ARGENT REALTY F	CASE JAIME & AM'			2006009102TR

Questions Please Call (512) 834-9317**This year is not certified and ALL values will be represented with "N/A".**

Website version: 1.2.2.2

Database last updated on: 2/16/2013 11:25 PM

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Travis CAD

Property Search Results > 702897 DAO PATRICK PHONG HUY for Year 2012

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 Mapsco:
 TX 78721
 Neighborhood: EAST 12TH STREET CONDOS Map ID: 021011
 Neighborhood CD: E00H0

Owner

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

Values

(+) Improvement Homesite Value:	+	\$154,623	
(+) 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

(=) Market Value:	=	\$177,988	
(-) Ag or Timber Use Value Reduction:	--	\$0	

(=) Appraised Value:	=	\$177,988	
(-) HS Cap:	--	\$0	

(=) Assessed Value:	=	\$177,988	

Taxing Jurisdiction

Owner: DAO PATRICK PHONG HUY
 % Ownership: 100.0000000000%
 Total Value: \$177,988

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$177,988	\$162,988	\$2,024.31
02	CITY OF AUSTIN	0.502900	\$177,988	\$177,988	\$895.10
03	TRAVIS COUNTY	0.500100	\$177,988	\$142,390	\$712.09
0A	TRAVIS CENTRAL APP DIST	0.000000	\$177,988	\$177,988	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	\$177,988	\$142,390	\$112.41
68	AUSTIN COMM COLL DIST	0.095100	\$177,988	\$172,988	\$164.51
Total Tax Rate:		2.419046			

Taxes w/Current Exemptions: \$3,908.42

Taxes w/o Exemptions: \$4,305.61

Improvement / Building

Improvement #1: TOWNHOMES State Code: A4 Living Area: 1576.0 sqft Value: \$154,623

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW		2006	732.0
2ND	2nd Floor	WW		2005	844.0
011	PORCH OPEN 1ST F	*		2005	55.0
011	PORCH OPEN 1ST F	*		2005	112.0
251	BATHROOM	*		2005	2.5
095	HVAC RESIDENTIAL	*		2005	1576.0
031	GARAGE DET 1ST F	WW		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
2013		N/A	N/A	N/A	N/A	N/A
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
2008	\$176,962	\$23,365	0	200,327	\$0	\$200,327

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/1/2006 12:00:00 AM	WD	WARRANTY DEED	ARGENT REALTY F	DAO PATRICK PHC			2006214823TR

Questions Please Call (512) 834-9317

Website version: 1.2.2.2

Database last updated on: 2/16/2013 11:25 PM

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Travis CAD

Property Search Results > 702898 HUNTINGTON CRAIG G & ROBIN S for Year 2012

Property

Account

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

Location

Address: 4105 E 12 ST #2 Mapsco:
 TX 78721
 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: 100.0000000000%
 6768 THORNHILL DR
 OAKLAND , CA 94611-1345

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$157,641	
(+) 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

(=) Market Value:	=	\$181,006	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$181,006	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$181,006	

Taxing Jurisdiction

Owner: HUNTINGTON CRAIG G & ROBIN S
 % Ownership: 100.0000000000%
 Total Value: \$181,006

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$181,006	\$181,006	\$2,248.09
02	CITY OF AUSTIN	0.502900	\$181,006	\$181,006	\$910.28
03	TRAVIS COUNTY	0.500100	\$181,006	\$181,006	\$905.21
0A	TRAVIS CENTRAL APP DIST	0.000000	\$181,006	\$181,006	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	\$181,006	\$181,006	\$142.90
68	AUSTIN COMM COLL DIST	0.095100	\$181,006	\$181,006	\$172.14
Total Tax Rate:		2.419046			

Taxes w/Current Exemptions: \$4,378.62
 Taxes w/o Exemptions: \$4,378.62

Improvement / Building

Improvement #1:	TOWNHOMES	State Code:	A4	Living Area:	1623.0 sqft	Value:	\$157,641
	Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
	1ST	1st Floor	VW		2005	884.0	
	2ND	2nd Floor	VW		2005	739.0	
	011	PORCH OPEN 1ST F	*		2005	25.0	
	011	PORCH OPEN 1ST F	*		2005	112.0	
	251	BATHROOM	*		2005	3.0	
	095	HVAC RESIDENTIAL	*		2005	1623.0	
	031	GARAGE DET 1ST F	VW		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
2013		N/A	N/A	N/A	N/A	N/A
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
2008	\$180,732	\$23,365		0	204,097	\$0 \$204,097

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/14/2008 12:00:00 AM	SW	SPECIAL WARRANTY DEED	HUNTINGTON CRA	HUNTINGTON CRA			2008049416TR
2	12/27/2006 12:00:00 AM	WD	WARRANTY DEED	ARGENT REALTY F	HUNTINGTON CRA			2006248323TR

Questions Please Call (512) 834-9317

Website version: 1.2.2.2

Database last updated on: 2/16/2013 11:25 PM

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Travis CAD

Property Search Results > 702900 BRYANT LORAIN L REVOCABLE TRUST & for Year 2012

Property

Account

Property ID: 702900 Legal Description: UNT 4107-2 12TH STREET PLACE CONDOMINIUM
 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 LORAIN L REVOCABLE TRUST & Owner ID: 1484261
 Mailing Address: JOEL E BRYANT % Ownership: 100.0000000000%
 5429 VINING POINT RD
 MINNETONKA , MN 55345-5716
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$161,032	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$23,465	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$184,497	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$184,497	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$184,497	

Taxing Jurisdiction

Owner: BRYANT LORAIN L REVOCABLE TRUST &
 % Ownership: 100.0000000000%
 Total Value: \$184,497

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$184,497	\$184,497	\$2,291.45
02	CITY OF AUSTIN	0.502900	\$184,497	\$184,497	\$927.83
03	TRAVIS COUNTY	0.500100	\$184,497	\$184,497	\$922.67
0A	TRAVIS CENTRAL APP DIST	0.000000	\$184,497	\$184,497	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	\$184,497	\$184,497	\$145.66
68	AUSTIN COMM COLL DIST	0.095100	\$184,497	\$184,497	\$175.46
Total Tax Rate:		2.419046			

Taxes w/Current Exemptions: \$4,463.07
 Taxes w/o Exemptions: \$4,463.07

Improvement / Building

Improvement #1: TOWNHOMES **State Code:** A4 **Living Area:** 1623.0 sqft **Value:** \$161,032

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW		2007	884.0
2ND	2nd Floor	WW		2007	739.0
011	PORCH OPEN 1ST F	*		2007	25.0
011	PORCH OPEN 1ST F	*		2007	112.0
251	BATHROOM	*		2007	3.0
095	HVAC RESIDENTIAL	*		2007	1623.0
031	GARAGE DET 1ST F	WW		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	\$23,465	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	N/A	N/A	N/A	N/A	N/A	N/A
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
2008	\$115,254	\$23,465		0	138,719	\$0 \$138,719

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/23/2012 12:00:00 AM	WD	WARRANTY DEED	BRYANT LORAIN	BRYANT GARY & L			2013007215TR
2	8/9/2010 12:00:00 AM	DW	DEED WITHOUT WARRANTY	BRYANT GARY L &	BRYANT LORAIN			2010142581TR
3	7/24/2008 12:00:00 AM	WD	WARRANTY DEED	ARGENT REALTY F	BRYANT GARY L &			2008126629TR

Questions Please Call (512) 834-9317

Website version: 1.2.2.2

Database last updated on: 2/16/2013 11:25 PM

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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

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 *

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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 *

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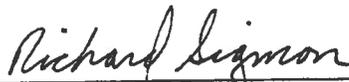
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Monday, September 26, 2011

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 *

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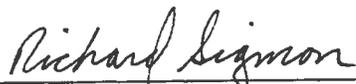
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Richard Sigmon

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

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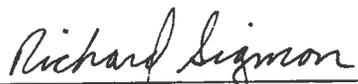
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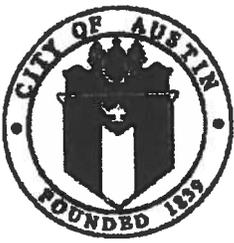
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Richard Sigmon

Monday, September 26, 2011

Date



City of Austin

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

Neighborhood Housing and Community Development Department

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

April 21, 2010 (revised from May 29, 2008)

S.M.A.R.T. Housing Certification (#60349) GNDC Tillery 4-Acre Project

TO WHOM IT MAY CONCERN:

The Guadalupe Neighborhood Development Corporation (development contact: Mark Rogers; 512-479-6275 (o); gndc@sbcglobal.net) is planning to develop a **28 to 30 unit single family** development in the Govalle Neighborhood Planning Area at 1126 Tillery Street.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because 100% of the units will serve a household with income at or below 80% MFI (including 50% of units at or below 60% MFI and 25% of units at or below 50% MFI), the development will be eligible for 100% waiver of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council. Expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit
Site Plan Review

Misc. Site Plan Fee
Building Plan Review
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification
Demolition Permit Fee

Move House onto Lot
Move House onto City Right
-of-Way Fee
Land Status Determination
Board of Adjustment Fee
Parkland Dedication (*by
separate ordinance*)

Prior to issuance of building permits and starting construction, the developer must:

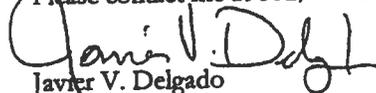
- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer 482-5449).
- ◆ Submit plans demonstrating compliance with accessibility and transit-oriented standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that accessibility and transit-oriented standards have been met.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 512/974-3154 if you need additional information.


Javier V. Delgado
Neighborhood Housing and Community Development

Cc:
Meredith Highsmith, Capital Metro
Deborah Fonseca, PDR
Bettye Holey, Public Works
Chris Yanez PARD
Jennifer Golech, Cap Metro

Bettye Holey, Public Works
Gina Copic, NHCD
John McDonald, WPIOR
Robby McArthur, AWU
Danny McNabb, WPIOR

Maureen Meredith, NPZ/D
George Zapalac, PDR
Yolanda Parada, PDR
Bryan Bomer, Austin Energy
John Umphress, Austin Energy



City of Austin

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

Neighborhood Housing and Community Development Department

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

April 21, 2010 (revised from January 15, 2008 & March 2, 2006)

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

TO WHOM IT MAY CONCERN:

The Guadalupe Neighborhood Development Corporation (Mark Rogers, 479-6275, gndc@sbcglobal.net), is planning to develop for rental and homeownership for 50 to 60 total units (combination of single family and multi-family units) at the following addresses or legal descriptions in the Govalle NPA:

1. 2711 Goodwin Ave
2. Goodwin Ave - E 55.45 FT AV OF LOT 1 WOMACK ADDN SEC 1
3. Goodwin Ave - 7.018AC OLT 45&52 DIVISION A
4. 3501 Webberville Rd.
5. Goodwin Ave - 50 X 138 FT OLT 52 DIVISION A

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage, subject to attainment of the required zoning. Please note that this letter does not constitute a staff recommendation for a zoning case. Since all units will serve families at 80% Median Family Income (MFI) or below (including 80% of units at or below 50-60% MFI), the development will be eligible for 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. Expected fee waivers include but are not limited to the following:

Capital Recovery Fees	Development Assessment	Subdivision Plan Review	Land Status Determination
Permits (Building, Mechanical, Concrete, Plumbing, Electrical)	Site Plan Review Construction Inspection Demolition Permit	Regular Zoning Fee Board of Adjustment Fee Zoning Verification	Building Plan Review Parkland Dedication (by separate ordinance)

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

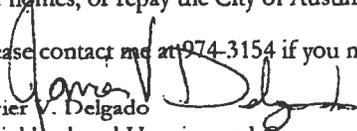
- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer 482-5449 or John Umphress 482-5303).
- ◆ Submit the S.M.A.R.T. Housing Residential Completeness Check, Permit Application, and plans demonstrating compliance with visitability and transit-oriented standards to single-family permit intake staff at One Texas Center, 505 Barton Springs Road.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that Visitability standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the homes, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3154 if you need additional information.


Javier Delgado
Neighborhood Housing and Community Development Office

Cc:

M. Highsmith, Cap Metro
Robby McArthur, AWU
Betty Holey, PIDR

Chris Yanez, PARID
John McDonald, PIDR
Maureen Meredith, PIDR

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

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

Operating Proforma-

GNDC JP Building

INCOME:

20

Rent Sch.	Units	Rent	Yr. Rent	MFI
Efficiency	0	0	-	<25%
2bd/1	3	350	12,600	<30%
2bd/1	6	550	39,600	<40%
2bd/1	9	625	67,500	<50%
2bd/1	2	700	16,800	<50%
3bd/2	0	600	-	<50%
4bd/2	0	0	-	<60%
Gross Rental Income			136,500	
less vacancy			4.0%	
Other Income				

----->

EFFECTIVE GROSS INCOME (EGI)

OPERATING EXPENSES:

Utilities	150.00	/unit/mo.
Insurance	70	/unit/mo.
Maint. & Repairs	50	/unit/mo.
Property Taxes	50%	
Management & Admin Fee	12.0%	of EGI
Pest Control	5	
Contracts & Fees	35	
Maintenance Reserve	25	/unit/mo.
Subtotal Operating Expenses	112,125	
Resident Services	-	
TOTAL EXPENSES	112,125	

NET OPERATING INCOME (NOI)

LESS DEBT SERVICE:

Private Loan -

Loan - \$1,000,000 @ 0% f/ 99 yrs

TOTAL DEBT SERVICE (DS)

CASH FLOW (CF)

DCR (NOI / DS)

ROI (CF/EQ)

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8
Gross Rental Income	136,500	138,548	140,626	142,735	144,876	147,049	149,255	151,494
less vacancy	5,460	5,542	5,625	5,709	5,795	5,882	5,970	6,060
Other Income	-	-	-	-	-	-	-	-
EFFECTIVE GROSS INCOME (EGI)	131,040	133,006	135,001	137,026	139,081	141,167	143,285	145,434
OPERATING EXPENSES:								
Utilities	36,000	36,936	37,896	38,882	39,893	40,930	41,994	43,086
Insurance	16,800	17,237	17,685	18,145	18,617	19,101	19,597	20,107
Maint. & Repairs	12,000	12,312	12,632	12,961	13,298	13,643	13,998	14,362
Property Taxes	16,000	16,416	16,843	17,281	17,730	18,191	18,664	19,149
Management & Admin Fee	15,725	15,961	16,200	16,443	16,690	16,940	17,194	17,452
Pest Control	1,200	1,231	1,263	1,296	1,330	1,364	1,400	1,436
Contracts & Fees	8,400	8,618	8,842	9,072	9,308	9,550	9,799	10,053
Maintenance Reserve	6,000	6,156	6,316	6,480	6,649	6,822	6,999	7,181
Subtotal Operating Expenses	112,125	114,867	117,678	120,559	123,513	126,541	129,645	132,826
Resident Services	-	-	-	-	-	-	-	-
TOTAL EXPENSES	112,125	114,867	117,678	120,559	123,513	126,541	129,645	132,826
NET OPERATING INCOME (NOI)	18,915	18,139	17,323	16,466	15,568	14,626	13,640	12,608
LESS DEBT SERVICE:								
Private Loan -	1	1	1	1	1	1	1	1
Loan - \$1,000,000 @ 0% f/ 99 yrs	-	-	-	-	-	-	-	-
TOTAL DEBT SERVICE (DS)	1	1	1	1	1	1	1	1
CASH FLOW (CF)	18,914	18,138	17,322	16,465	15,567	14,625	13,639	12,607
DCR (NOI / DS)	0.17	0.16	0.15	0.14	0.13	0.12	0.11	0.09
ROI (CF/EQ)	11%	10%	10%	9%	9%	8%	8%	7%

Assumptions

Yr. increase in income/rent	1.50%
Yr. increase in expenses	2.60%
Total Units	20

Financing / Terms / Debt

Private Loan -	
RHDA	\$1,000,000@
Total yearly debt service	

USES:

Private Loan/Federal and State Grants	2,114,000	Pre-Dev/Acquisition	494,782
RHDA loan	1,000,000	Construction Cost	4,265,424
Owner Equity/Project Donation	2,036,206	Soft costs	390,000
Solar Panel Donation	250,000	Solar Panels	250,000
Owner (GNDC) Fee Contribution	5,400,206		

SOURCES:

Private Loan/Federal and State Grants	2,114,000
RHDA loan	1,000,000
Owner Equity/Project Donation	2,036,206
Solar Panel Donation	250,000
Owner (GNDC) Fee Contribution	5,400,206

Long-Term Projections

Affordability Period (based on contract):	
Avg. yearly Net Operating Income (%) for Affordability Period:	99
Avg. yearly Return on Invest. for Affordability Period:	7%
	5%

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 02/22/2013
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

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

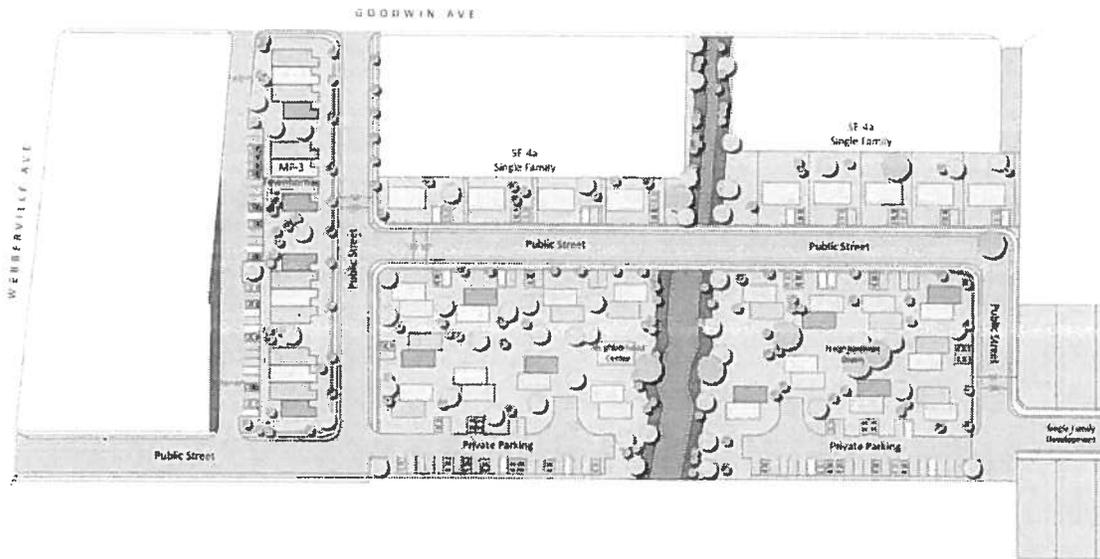


- | | |
|---|----------|
| 1) Site Tour (Meet at Corner of Goodwin and Webberville) | 8:00 am |
| 2) Travel to ACDDC Office (2108 EM Franklin Ave) | 8:45 am |
| 3) Overview and Desired Outcomes | 9:00 am |
| 4) Brainstorm Green Development Opportunities | |
| 5) Identify Code Constraints | |
| a. Zoning | |
| 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

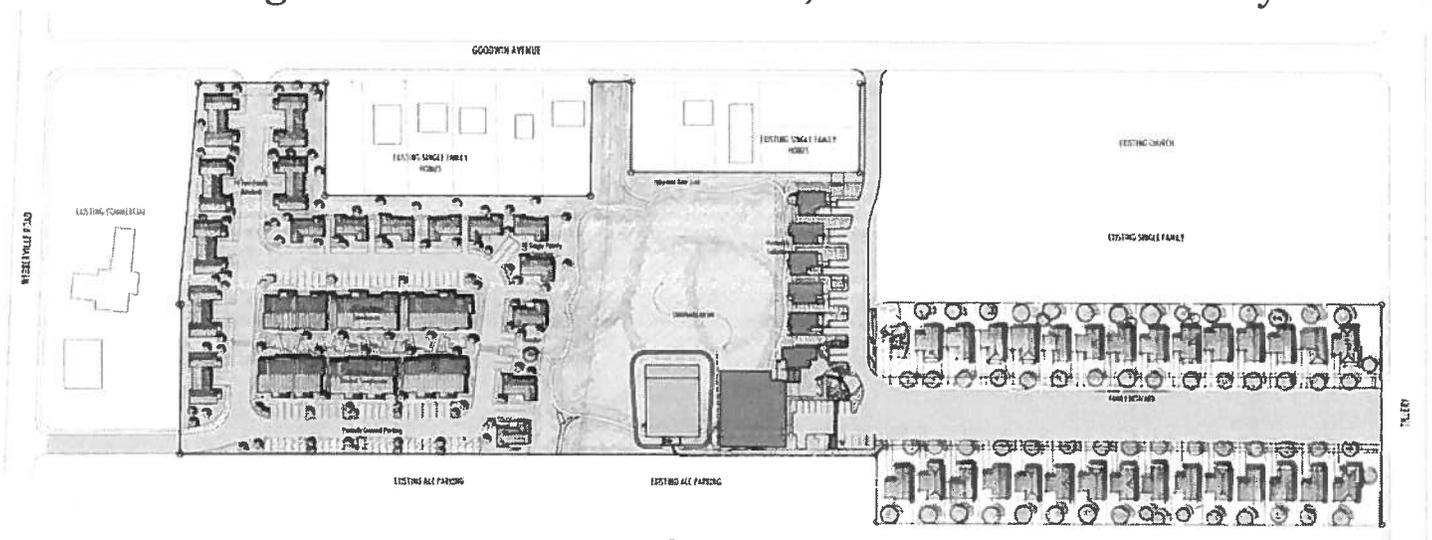
Hosted by:

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.

10/14/11 Groundbreaking
Program

The Gardens Neighborhood Association

908 Calle Limon Austin, TX 78702

Phone: 512-385-2629

September 26, 2011

To Whom It May Concern:

I am writing on behalf of The Gardens Neighborhood Association to express support for the Guadalupe Neighborhood Development Corporation's funding application to develop much needed affordable rental and home-ownership opportunities at the Guadalupe-Saldana Net Zero Subdivision. The "Net-Zero" designation is made possible through a generous donation of solar arrays from Austin Energy that make sixty homes capable of producing as much energy as consumed on an annual basis.

GNDC is a 501©(3) neighborhood-based nonprofit corporation dedicated to improve the residential character of the neighborhoods and the quality of life of the residents it serves. During the past 30 years GNDC has emerged as a model for community-based development. It was one of the first non-profit organizations to build affordable new single-family housing in Austin, and it was the first non-profit to develop single-family housing as part of the City of Austin's S.M.A.R.T. Housing™ developer incentive program. GNDC has also moved to a leading position among the builders of "green" affordable housing in Austin, Texas.

GNDC has been easily one of the most active and productive non-profit affordable housing providers in Austin and our neighborhood organization welcomes the additional affordable housing that GNDC has proposed and is very much needed in the east Austin.

Funding support from the Austin Housing Finance Corporation can help ensure that GNDC will continue providing very affordable, high-quality housing in a market that is no longer affordable for many working families in its service area.

Thank you for your consideration, and please contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink that reads "Johnny Limon". The signature is written in a cursive, flowing style.

Johnny Limon

President

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

September 10, 2009

Dear Ms. Walker,

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

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

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

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

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

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

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

Coordially,

Nine Francois, Co-President, GNA
3301 Govalle Avenue
Austin, TX 78702
512.391.1591

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

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("*Memorandum*") is entered into as of November , 2011 (the "*Effective Date*") 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

- A. 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 ("*Austin*"). The Parties believe it to be advantageous to cooperate with one another in the planning, development, construction, and operation of a community campus (the "*Campus*"), with the goal of establishing a permanent facility that offers a variety of programming and educational opportunities that will encourage the social and economic advancement of low-income residents of Austin.
- B. GNDC has already invested considerable money in purchasing real property located at 2711 Goodwin Avenue in Austin (the "*11 Acres*") through its affiliate Guadalupe-Saldana Affordable Homes, LP and conducting engineering and design work at the 11 Acres. The Campus will be located on the 11 Acres.
- C. The Parties wish to pledge their mutual support for and participation in fundraising efforts, which may include soliciting private donors, in order to raise sufficient monetary funds ("*Initial Capital*") to effect the construction and operation of the Campus.
- D. The Parties also desire to negotiate binding agreements to govern the construction, operation, and ownership of the Center, including the Operating Agreement as defined in Section 4(e) (the "*Project Agreements*").

THE AGREEMENT

PART ONE

The following Sections 1 through 4 represent only the intent of the Parties, do not constitute a contract or agreement, are not binding, and will not be enforceable against the Parties.

- 1. Goal. The collective goal of the Parties is to create a facility that will enhance the East Austin community by providing a safe and enriching environment that will:
 - a. promote academic success;
 - b. inspire, nurture, and showcase creative interests and talents;
 - c. increase community involvement and empowerment; and

d. expand the Parties' capacity for service, outreach, and impact.

2. Good Faith Efforts; Fundraising. The Parties will cooperate with each other and act in good faith to fundraise for and jointly develop the Campus. To that end, the Parties will:

a. consult with one another regularly and meet at least once a month regarding plans and decision-making related to the Campus; and

b. cooperate and assist each other as reasonably requested in raising Initial Capital; and

c. not interfere with any other Party's fundraising efforts; and

d. use their honest and good faith efforts to raise sufficient Initial Capital as will be necessary to commence the construction of the Campus and later carry out the project to completion.

In the event either of the Parties do not obtain the requisite funding to proceed with the development of the Campus then the Parties agree to meet and collectively determine whether to proceed with the construction of the Campus or to amend or terminate this Memorandum. The specifics of each Party's capital contribution and funding sources will be determined at a later date. The estimated cost of the Campus is \$ 4 to 5 million.

Development of the Campus

e. The Parties have already engaged Austin Community Design and Development Center ("**ACDDC**") to provide initial schematic designs of the Campus and cost estimates. The fees for such work will be paid by the Parties as described in the letter agreement dated April 26, 2011, between the Parties and ACDDC.

f. To the extent additional development work, such as inspections, surveys, environmental assessments, and design and engineering work (the "**Development Work**"), is needed before the Project Agreements are executed, Jeremiah may authorize GNDC to engage, on behalf of Jeremiah, third parties to perform such Development Work for the Campus. The costs for such Development Work will be split equally amongst the Parties, unless an alternate arrangement is made at the time Jeremiah provides authorization to GNDC. The Parties will share with each other all information and documents that each receives with respect to the 11 Acres and/or construction of the Campus.

g. GNDC will at all times remain the 100% owner of the 11 Acres. GNDC will pay all property taxes on the 11 Acres (until and unless an alternative arrangement is made as part of the Project Agreements), and nothing in this Memorandum will infringe on GNDC's rights to continue to develop affordable housing projects on the 11 Acres in whatever way it sees fit.

h. The Parties enter into this Memorandum with the intent of developing the 11 Acres and constructing the Campus. However, each Party recognizes that facts regarding the condition of the 11 Acres may be discovered during due diligence that may cause one or more of the Parties to desire to terminate its participation in the development and construction of the Campus.

3. Construction Plan and Operating Agreement.

a. The Parties will deliberate further regarding construction of the Campus and to more clearly delineate responsibilities and plans for ownership, construction, and operation of the Campus in the Project Agreements. The Parties acknowledge that the specific terms of the Project Agreements must be negotiated and agreed upon.

b. The Parties anticipate the following milestone schedule:

- i. Complete concept/design of Campus and obtain cost estimates (Fall 2011)
- ii. Submit application for public and/or tax-increment financing (Fall 2011 through Spring 2012),
- iii. Complete construction documents (March 2012)
- iv. Hire contractor and begin construction (Fall 2012),
- v. Finish construction (Fall 2013).

c. Depending on funding availability, the Parties intend to solicit design, engineering, procurement, and/or construction bids for the Campus, evaluate such bids and the criteria used therein, and determine relevant deadlines, from time to time, as the Campus advances towards completion.

d. The Parties will deliberate further regarding the ownership and/or lease structure of the Campus. The Parties may choose to jointly form and fund an entity to own the Campus, or GNDC may own the Campus outright and lease it to the Jeremiah Program. In no event will GNDC own less than 51% of the Campus.

e. The Parties will jointly draft, prior to completion of the Campus, an operating agreement that will govern the day-to-day operations, maintenance, and general upkeep of the Campus (the "**Operating Agreement**"). The Operating Agreement will have a term of at least 5 years.

PART TWO

The following Sections 5 through 17 are legally binding and enforceable agreements of the Parties in consideration of the mutual promises contained in this Memorandum, and are the only provisions of this Memorandum that will be binding against the Parties:

4. Term; Termination. The term of this Memorandum will begin on the Effective Date and end on the date 2 years after the Effective Date (the "**Term**"), unless terminated earlier pursuant to the terms of this Memorandum. The Term may be extended by the written agreement of all Parties. This Memorandum may be terminated (i) by mutual agreement of the Parties for the reasons set forth in Section 2(d); (ii) by either party delivering 30 days' written notice to the other Party for the reasons set forth in Section 3(e); (iii) in accordance with Section 6(d); or (iv) by either Party by delivering 60 days' written notice to the other Party. If the Memorandum is terminated, reimbursements of any fees paid for Development Work or other money spent towards the development of the Campus will be negotiated in good faith

5. Dispute Resolution. In the event the Parties disagree regarding plans for the Campus, each Party shall seek consensus and negotiate in good faith to resolve such disagreement, and if agreement cannot be reached, the Parties shall follow the Dispute Resolution Procedures. In the event, for whatever reason, the development of the 11 Acres and construction of the Campus becomes impractical or impossible, whether because of a change in applicable laws, the costs of enacting the Campus, a loss of funding by any one of the Parties, or otherwise, then the following dispute resolution procedures (the "**Dispute Resolution 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 14 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 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 this Memorandum will terminate.

6. Costs. Each Party shall pay its own costs and expenses in relation to fundraising and the negotiation, preparation, execution, and carrying into effect of the Project Agreements.

7. Confidentiality. The Parties shall hold in confidence and refrain from disclosing any fundraising, 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 Parties (the “**Receiving Parties**”) that:

- a. is or becomes part of the public domain without any fault of the Receiving Parties or their respective employees;
- b. was received by the Receiving Parties from a person under no obligation to the Disclosing Party with respect to maintaining the confidentiality thereof; or
- c. was already in the Receiving Parties’ possession and not subject to confidentiality restrictions at the time the information was made available by the Disclosing Party.

8. Public Announcements. No Party may make or issue any press release or other public announcement of any kind relating to this Memorandum or the Campus without prior consent of the other Party.

9. Assignment. Neither Party may assign or transfer in whole or in part any of this Memorandum to any person, firm, or buyer without the prior written consent of the other Party. Notwithstanding the foregoing, either Party may assign this Memorandum to an affiliate and/or in connection with the financing of the development.

10. Notices. All notices and other communications among the Parties will be deemed given when received by the recipient and sent by email (that has been acknowledged), personal delivery, certified mail, or recognized overnight delivery service to the following addresses (as may be changed by the Parties by giving notice in the manner provided above):

If to GNDC: gndc@sbcglobal.net or 813 E. 8th Street, Austin, 78702

If to Jeremiah: smoody@jeremiahprogram.org or 2902 Enfield Rd, Austin, 78703

11. Amendments. Amendments to the terms of this Memorandum will only be effective if made in writing and signed by both Parties.

12. Governing Law. The rights and obligations of the Parties arising out of this Memorandum will be governed in all respects by the laws of the State of Texas without regard to its conflicts of laws principles.

13. Survival. The provisions of this Memorandum that by their nature survive its termination (including confidentiality and governing law) will survive this Memorandum.

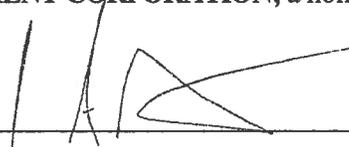
14. Waivers. No waiver of any of the provisions of this Memorandum shall be binding unless in writing and signed by a duly authorized representative of a Party. No waiver by a Party of any right or obligation hereunder shall be interpreted as constituting a waiver going forward with respect to any similar or related circumstance.

15. Counterparts; Faxed Signatures. This Memorandum may be executed in multiple counterparts, each of which will be deemed an original and all of which taken together will constitute a single instrument. Additionally, the Parties, and any third party, may rely on a copy or facsimile of an executed counterpart as if such copy or facsimile were an original.

16. Binding Effect. Other than the provisions set forth in Part Two of this Memorandum, this Memorandum is not a binding agreement between the Parties but only an expression of their mutual intent and understanding. Only the provisions set forth in Part Two of this Memorandum shall be binding upon and inure to the benefit of the Parties, and their respective successors and permitted assigns. The Parties acknowledge that no Party shall be bound by anything set forth in Sections 1 through 4 unless and until the Parties execute the Project Agreements and then only upon the terms and conditions set forth in the Project Agreements. This Memorandum supersedes all prior oral or written agreements or understandings between the Parties with respect to the subject matter of this Memorandum.

Executed to be effective as of the Effective Date.

**GUADALUPE NEIGHBORHOOD
DEVELOPMENT CORPORATION**, a non-profit
corporation

By: _____


JEREMIAH PROGRAM, a non-profit corporation

By: _____


**Jeremiah Program
Austin Operations
2011-2015**

	Austin					Total
	2011 Actual	2012 Fcst	2013 Budget (draft)	2014 Projections	2015 Projections	
Income						
Contributions	571,174	550,000	750,000	1,100,000	1,100,000	4,071,174
Child Development/USDA	0	0	0	40,000	160,000	200,000
Total Income	\$571,195	\$550,000	\$750,000	\$1,140,000	\$1,260,000	\$4,271,196

Expense						
Comp & Benefits	\$64,535	\$170,000	\$210,000	\$500,000	\$725,000	\$1,669,536
Facility Operating Expense	\$0	\$5,000	\$6,500	\$30,000	\$60,000	\$101,500
Outside Services	\$50,821	\$15,000	\$28,000	\$60,000	\$15,000	\$168,821
Direct Program Expense	\$220	\$0	\$68,000	\$140,000	\$195,000	\$403,220
Marketing/Promo/Special Events	\$3,663	\$5,000	\$10,000	\$85,000	\$90,000	\$193,663
All Other Expense	\$11,904	\$25,000	\$42,500	\$60,000	\$65,000	\$204,404
Sub-total Expense	\$131,144	\$220,000	\$365,000	\$875,000	\$1,150,000	\$2,741,145
National Support Charge	\$47,500	\$65,000	\$65,000	\$75,000	\$85,000	337,500
Total Expense	\$178,644	\$285,000	\$430,000	\$950,000	\$1,235,000	\$3,078,645

Net Income/(Loss)	\$392,551	\$265,000	\$320,000	\$190,000	\$25,000	\$1,192,551
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Fund Balance:						
Carry Forward Reserve Fund Balance	\$0	\$392,551	\$657,551	\$977,551	\$1,167,551	\$1,167,551
Current Year Income/Loss	\$392,551	\$265,000	\$320,000	\$190,000	\$25,000	\$25,000
Projected Cash Balances **	\$392,551	\$657,551	\$977,551	\$1,167,551	\$1,192,551	\$1,192,551

Notes:
5 year operating costs thru 1st full year of operations
Fund balance - building reserves for seasonal operating cash flow needs and general operating reserves