

RENTAL HOUSING DEVELOPMENT ASSISTANCE (RHDA)

Application for Rental Development Financing

City of Austin

JAN 19 2016

NHCD / AHFC

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2014-15 Action Plan goals and policy direction from the Austin City Council.

Project Name: The Lopez House

Project Address: 809 East 9th street Austin, TX Zip Code: 78702

Total # units in project/property: 1 Census Tract Number: 9.01

Total # units to be assisted with RHDA Funding: 1 City Council District Number: 1

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

Acquisition [] Rehabilitation [X] New construction [] Refinance [] Rent Buy-Down []

Amount of funds requested: \$50,000 Terms Requested: 99 year 0% Interest Deferred Forgivable Loan

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

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

Guadalupe Neighborhood Dev. Corp. [X] Developer [] Consultant/Other Applicant is (please check appropriate box):

Name: 813 E 8th Street Street Address

Austin City Texas State, Zip 512-479-6275 Telephone

Mark Rogers Contact Person 512-479-6274 x3 Contact Telephone gndc@sbcglobal.net E-mail address

Federal Tax ID Number D-U-N-S Number (REQUIRED - Visit www.dnb.com for free DUNS#)

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

Guadalupe Neighborhood Development Corporation Legal Name of Developer/Entity Mark Rogers Signature of Authorized Officer

Executive Director Title January 19 2016 Date

Scanned 4/26/16

CONSIDER SMOKE-FREE HOUSING

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

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

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

Please answer the following questions.

Is this development intended to have restrictions on smoking? _X_Yes _No

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

_No smoking anywhere on the property, inside or outside

X No smoking inside residents' units

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

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

_No smoking outdoors within a reasonable distance from building entrances (such as 15 – 25 feet) to prevent smoke from entering another resident's open windows or doors.

2. **A. Non-profit applicants/developers, attached copies of the following:**

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

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

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

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

Traditional Rental Housing (serving low-income households, and resident services may or may not be provided)

Transitional Housing (case management services provided and residency limited to a certain length of time, usually no more than 24 months)

Permanent Supportive Housing (Considered long-term rental housing for very low-income families and individuals who are among the hardest to serve and who are most vulnerable to homelessness. This type of housing provides case management services to residents as needed).

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

N/A

A. Numbers of proposed PSH Units:

_____ Total Number of Units in project

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

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

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

NUMBER OF UNITS _____

Individuals or families headed by individuals that are:

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

NUMBER OF UNITS _____

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

NUMBER OF UNITS _____

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

- a. have experienced a long-term period without living independently in permanent housing;

- b. have experienced persistent instability as measured by frequent moves over such period; and
- c. can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse, the presence of a child or youth with a disability, or multiple barriers to employment.

NUMBER OF UNITS _____

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

NUMBER OF UNITS _____

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

NUMBER OF UNITS _____

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

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

GNDC respectfully requests \$50,000 in AHFC financing to finance a portion of the rehabilitation/remodel costs for a historically designated single family home located at 809 East 9th Street. Two bids for the rehabilitation were received recently. The higher bid was \$175,000 and the lower was \$148,000. GNDC recently acquired the property for \$261,000, just over half of the 2015 independently appraised value (land only) of \$510,000. This site is zoned SF-3-H-NCCD-NP which our feasibility research suggest will permit at least six additional units without a variance. GNDC intends to eventually develop the maximum number of additional multi-family rental units allowable on site and may seek variances for the next phase of housing.

At this time, GNDC is focusing on the rehabilitation of the City of Austin historically designated home.

Financial participation from AHFC will enable GNDC to develop a highly affordable, highly sustainable and energy efficient home for a household with an income at no more than 50% of the Austin MFI. GNDC is contributing the development site valued at \$510,000, and approximately \$100,000, the majority of the construction financing and will commit to a 99-year affordability period.

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

GNDC intends to serve a tenant household at or below 50% of the Austin MFI. Since this development is in close proximity to GNDC's multi-family project, La Vista de Guadalupe Apartments, this household will easily be able to receive the same tenant services available to La Vista residents, including medical transportation services, notary services, budget counseling, and health and safety classes.

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

Units	Address	Type of Structure	Number of bedroom and bathrooms	SQFT
1	809 East 9 th Street Austin, TX 78702	single-family historic	1br/ 1 bath	985

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

The house on the site is vacant.

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

The property is within .25 miles of a transit stop.

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

The project will preserve an existing home that was most recently occupied, and for several decades prior, was occupied by households with low-to-moderate incomes.

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

See attached.

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

Eligible tenants will be selected from GNDC's rental waitlist on a first-come, first-served basis. The units will not be reserved for Section 8 families. However, GNDC will accept and prioritize Section 8 voucher holders who meet other criteria. GNDC gives the highest priority to applicants with generational ties to its service area, generally 78702 and 78721 zip codes.

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

Because this is a rehab project, it is not subject to the visitability requirements either through recent LDC amendments or per SMART Housing which is limited to new construction. Nevertheless, the design is intended to meet visitability requirements when feasible, especially in light of the historic designation criteria.

- i. Demonstrate the Project's compatibility with current Neighborhood Plan (if applicable).**

809 East 9th Street is located in the Central East Austin Neighborhood. This project is compatible with the Central East Austin Neighborhood plan and this development would support the goals of the neighborhood plan.

- 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.**

Construction costs (turnkey) for the proposed historic rehabilitation and remodel of this unit are \$175 per square foot, which includes a 10% construction contingency. The scope of work, in addition to rehabilitating the existing structure, includes a new covered porch addition off the rear of the house and an extensive ramp to make the accessible by wheelchair.

GNDC is contributing the land, with an independently appraised market value of \$510,000, various predevelopment costs, including a commercial appraisal, surveying, architectural design, site maintenance, taxes, insurance and \$100,000 in construction financing. The total value for GNDC's contribution is \$622,000.

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

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

Attached.

I. **A flood plain map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones.**
Attached.

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

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 has 35 years of service as an affordable housing provider to families from East Austin. Since formation in 1981, GNDC has rehabilitated over 50 homes and has made home owners of over 45 families. GNDC offers an ongoing rental program with 57 single-family and 22 multi-family units that provide high quality, long-term affordable housing units to families from the Guadalupe Neighborhood target areas. GNDC provides property management services for all of its rental housing and has done so since the organization's inception.

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

GNDC has developed project management, market analysis, site selection and control, planning and construction experience and skills throughout its years of existence. GNDC partners with experienced architects, engineers, and various consultants for its projects.

	Name and Contact Information	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non- profit? (Mark X if Yes)
Owner	Guadalupe Neighborhood Development Corporation			X
Developer	Guadalupe Neighborhood Development Corporation			X
Architect	Hatch + Ulland Owen Architects 512-474-8548			
Engineer	CDY Engineering			
Attorney	Ignacio Trevino, Texas Rio Grande Legal Aid University of Texas Community Law Clinic			X
Accountant	Montemayor Hill Company	X		
General Contractor	A Vision Construction	X		
Property Management Provider	Guadalupe Neighborhood Development Corporation			X
Environmental Assessment	Austin Brownfields Redevelopment Office			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	May 2015 Completed
Environmental and/or historic review (AHFC)	Completed 2014 & 2015
Securing and packaging project financing	Jan.-Feb. 2016
Construction Specifications and Cost estimates	Completed Dec. 2015
Construction Bids	Completed Dec. 2015
Construction Start	Jan. 2016
Anticipated Draws (list all)	March, April, May, June 2016
End Construction	July 2016
Start of Rent-up	August 2016
Completion & Operation	August 2016

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.

 1 Units adaptable for persons with mobility disabilities
 0 Units accessible for persons with mobility disabilities
 1 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.

GNDC has developed housing in East Austin for 35 years, providing high quality, affordable rental and home-ownership opportunities. During this time, GNDC has gained extensive experience with single-family developments. Since formation in 1981, GNDC has rehabilitated over 50 homes, built over 50 newly constructed homes and has made home owners of over 45 families. GNDC developed the first Community Land Trust home (new construction) in Texas in 2012 and, as of 2015, GNDC has developed and sold five additional community land trust homes. In 2015-2016, GNDC has plans for at least four more Community Land Trust developments and sales. This month, GNDC and its partner, Jeremiah Program Austin, began construction on a 35-unit multi-family project, the Jeremiah Program Moody Campus located at the Guadalupe Saldana Net Zero Subdivision.

GNDC maintains a three-decade long relationship with the Austin Housing Finance Corporation and its affiliates. GNDC is well versed and experienced in multiple funding sources including, but not limited to, Low Income Housing Tax Credits, HUD’s Neighborhood Stabilization Program, General Obligation Bonds, Community Development Block Grants, HOME funds as well as private Foundation support for its affordable housing developments.

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

DETAILED PROJECT BUDGET				
	Cost	Prior award of RHDA Funds (if any)	RHDA Funds Requested	Description or Comments
PREDEVELOPMENT				
Appraisal	\$1,500			
Environmental Review				Austin Brownfield Redevelopment Office
Engineering	\$550			
Survey	\$1,600			CDY Foundation & Framing
Architectural	\$8,600			HU+O ARCHITECTS: Design & Construction Supervision
TOTAL PREDEVELOPMENT	\$12,250			
ACQUISITION				
Site and/or Land	\$510,000			GNDC land at 2015 appraisal value
Structures				
Other (specify)				
TOTAL ACQUISITION	\$510,000			
TURNKEY CONSTRUCTION COSTS				
Contractor bid	\$148,000			
Construction Contingency (10%)	\$15,000			
Site work outside bid	\$15,000			
TOTAL CONSTRUCTION	\$178,000		\$50,000	
SOFT & CARRYING COSTS				
Legal	0			Pro bono: TRLA & UT Law Clinic
Audit/Accounting	\$500			GNDC
Title/Recording	0			
Architectural (Inspections)	0			
Construction Interest	0			
Construction Period Insurance	\$300			GNDC
Construction Period Taxes	\$3,650			GNDC
TOTAL SOFT & CARRYING	\$4,450			
TOTAL PROJECT BUDGET	\$704,700		\$50,000	

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

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

TABLE A: SOURCES OF FUNDS SUMMARY					Intended Use of Funds (Predevelopment, Acquisition, Construction, Soft Costs)
	Term	Interest Rate	Amount	Evidence (Deed, Sales Contract)	
Owner Equity			\$256,900	Appraisal/Note	Land Value above Debt
GNDC Cash			\$100,000	Contract	Construction
GNDC Cash			\$44,700	Receipts	Soft costs
Private Financing (List Lenders)					
Private individual	15 yr	0%	\$253,100	Deed & Note	Property Acquisition
Other Sources (List Below)					
Proposed RHDA Funds	99 yr	0%	\$50,000		Construction
TOTAL			\$704,700		

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment	\$12,250	\$12,250
Acquisition	\$261,000	\$37,285
Acquisition (Donation)	\$249,000	\$0
Hard Costs	\$178,000	\$170,100
Soft & Carrying Costs	\$4,450	\$4,450
TOTAL	\$704,700	\$231,985

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

TABLE C: PERCENTAGE OF RHDA FUNDS	
RHDA Funds	\$50,000
Other Funds	\$654,700
Total Project Cost	\$704,700
RHDA Funds ÷ Total Project Cost=	7%

- 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.

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)					
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 has informed the Guadalupe Association for an Improved Neighborhood (GAIN) regarding this funding application and has gained their support for this affordable housing development. See attached support letter.

GNDC will include this project as part of the agenda at its annual public community input meeting and will request feedback from attendees. The next meeting is scheduled for the spring of 2016.

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: **N/A**

- a. A description of the supportive services to be provided to residents and/or clients.
- b. The number and types of residents/clients expected to be served annually.
- c. Describe the developer's experience and qualifications in providing the services to be offered.
- 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.
- d. 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.
- 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.
 2. Budget: Include a supportive services budget which reflects current and anticipated funding and expenses associated with the provision of services for three (3) years.

ATTENTION:

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

**RHDA PROGRAM
SCORING CRITERIA**

REQUIRED INFORMATION:

- | | | | |
|-------------------------------|-------|--------------------------------|-------|
| 1. Applicant Information | _____ | 10. Accessible/Adaptable Units | _____ |
| 2a. Non-profit Required Items | _____ | 11. Experience/Qualifications | _____ |
| OR | | 12. Project Budget | _____ |
| 2b. For-profit Required Items | _____ | 13. Funds Proposal: | |
| 3. Project Description | _____ | a. Sources | _____ |
| 4. Site Control/Value | _____ | b. Uses | _____ |
| 5. Zoning | _____ | c. Leveraging | _____ |
| 6. S.M.A.R.T. Housing | _____ | d. Operating Proforma | _____ |
| 7. Development Team | _____ | 14. Good Neighbor Checklist | _____ |
| 8. Development Schedule | _____ | 15. Flood Plain Map | _____ |
| 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 **240** points. PLEASE NOTE: A score above the minimum score does not guarantee funding.

CORE VALUES POINTS

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

Score

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

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

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

Score

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

25 points: Affordability period is:

25 99 years;

OR

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

Score

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

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

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

INITIATIVES AND PRIORITIES POINTS

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

Score

4. PERMANENT SUPPORTIVE HOUSING (PSH) (maximum 25 points) **0**

25 points: "Housing First" model.

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

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

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

Score

5. SINGLE-FAMILY RENTAL HOUSING, INCLUDING SECONDARY UNITS ("GREEN ALLEY INITIATIVE") (20 points) **0**

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

Score

6. ACCESSIBILITY AND HOUSING FOR PERSONS WITH DISABILITIES (maximum 20 points) **0**

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

0 10 points: Units to be designated for persons with disabilities as defined in the Fair Housing Act: for Multi-family developments, (i.e. 5 or more units), at least 25% of all units; for single-family rental housing (i.e., 1 to 4 units) 1 or more units.

Score

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

10 points: Project is:

- _____ located in a Vertical Mixed-Use (VMU) Corridor; or
- _____ a Planned-Unit Development (PUD); or
- _____ located within a Transit-Oriented Development (TOD) area, or

X is located 0.25 miles (1,320 feet) or less from a transit stop.

Score

8. PRESERVATION OF AFFORDABLE UNITS (10 points)

10

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

Score

9. TRANSITIONAL HOUSING (10 points)

0

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

UNDERWRITING POINTS

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

Score

10. DEVELOPER EXPERIENCE AND QUALIFICATIONS (maximum 15 points)

15

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

Score

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

10

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

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

Score

12. DEBT COVERAGE RATIO (maximum 10 points)

10

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

Score

13. LEVERAGE (maximum 10 points)

10

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

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

0 points: 55% or greater

Score

14. RHDA COST PER UNIT (maximum 10 points)

10

	<u>Multi-Unit Structures</u>	<u>Single-Unit Structures</u>
10 points	<\$40,000/unit	<\$50,000/unit
8 points	<\$45,000/unit	<\$60,000/unit
6 points	<\$50,000/unit	<\$70,000/unit
4 points	<\$55,000/unit	<\$80,000/unit
2 points	<\$60,000/unit	<\$90,000/unit
0 points	>\$60,000/unit	>\$90,000/unit

Score

15. PROJECT READINESS (maximum 10 points)

10

New construction

2 points each; maximum 10 points

- _____ The project meets the normal eligibility requirements under the existing program guidelines.
- _____ The property is already owned by the developer.
- _____ The project has completed all necessary design work and received site plan approval.
- _____ All environmental reviews have been completed.
- _____ The project has firm commitments from all financing sources.

Acquisition and Rehab

2 points each; maximum 10 points

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

Acquisition of Completed Units

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

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

Score

16. PROPERTY MANAGEMENT (maximum 10 points)

10

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

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

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

Score

17. SUPPORTIVE SERVICES (maximum 15 points)

0 _____

15 points:

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

10 points:

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

5 points:

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

Score

18. MBE/WBE PROJECT PARTICIPATION (5 points)

5 _____

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

TOTAL SCORE _____ **155** _____



Franchise Tax Account Status

As of: 12/18/2015 11:23:03 AM

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

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

Internal Revenue Service
District Director

FEB 9 1983

Date: FEB 04 1983

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

Employer Identification Number:
[REDACTED]

Accounting Period Ending:
OCTOBER 31

Foundation Status Classification:
170(b)(1)(A)(vi) and 509(a)(1)

Advance Ruling Period Ends:
OCTOBER 31, 1986

Person to Contact:

EO TECHNICAL ASSISTOR
Contact Telephone Number:

(214) 767-2728
EO:7215:MEJ

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:
[REDACTED]

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**

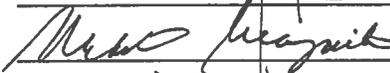
WHEREAS, the undersigned Officers of the Guadalupe Neighborhood Development Corporation (the "Corporation"), a Texas non-profit corporation, do hereby take the actions set forth below:

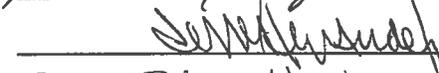
WHEREAS, for the purpose of acquiring financing for the rehabilitation of a single family home located at 809 East 9th Street, at a meeting of the Board of Directors held on November 30, 2015, approved that the Executive Director, on behalf of the Corporation, submit an application to the City of Austin in the amount needed, and take reasonable actions necessary to acquire such financing.

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

IN WITNESS WHEREOF, this Resolution is made this 30th day of November, 2015

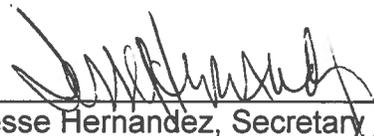
_____, President

_____, Vice President

_____, Secretary

_____, Treasurer

I, Jesse Hernandez, Secretary of the Guadalupe Neighborhood Development Corporation, do hereby certify the foregoing is a true and complete copy of the application for funding to acquire real estate resolution of this organization as adopted by the Board of Directors on the 30th day of November, 2015.



Jesse Hernandez, Secretary

Travis CAD

Property Search Results > 194712 GUADALUPE NEIGHBORHOOD for Year 2015

Property

Account
 Property ID: 194712
 Geographic ID: 0206050308
 Type: Real
 Property Use Code:
 Property Use Description:
 Location
 Address: 809 E 9 ST TX 78702
 Mapsco: 585T
 Neighborhood: E0030
 Map ID: 020201
 Neighborhood CD: E0030
 Owner
 Name: GUADALUPE NEIGHBORHOOD Owner ID: 174571
 Mailing Address: DEVELOPMENT CORPORATION % Ownership: 100.000000000000%
 813 E 8TH ST
 AUSTIN, TX 78702-3282
 Exemptions: LIH



Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$43,063
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$187,500 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$230,563
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$230,563
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$230,563

Taxing Jurisdiction

Owner: GUADALUPE NEIGHBORHOOD
 % Ownership: 100.000000000000%
 Total Value: \$230,563

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.202000	\$230,563	\$158,867	\$1,909.58
02	CITY OF AUSTIN	0.458900	\$230,563	\$158,867	\$729.04
03	TRAVIS COUNTY	0.416900	\$230,563	\$158,867	\$662.32
0A	TRAVIS CENTRAL APP DIST	0.000000	\$230,563	\$158,867	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.117781	\$230,563	\$158,867	\$187.12
68	AUSTIN COMM COLL DIST	0.100500	\$230,563	\$158,867	\$159.66
Total Tax Rate:		2.296081			
				Taxes w/Current Exemptions:	\$3,647.72
				Taxes w/o Exemptions:	\$5,293.91

Improvement / Building

Improvement #1:	Type	Description	State Code:	Class CD	Exterior Wall	Year Built	SQFT	Value:
1	FAM DWELLING		A1			1448.0 sqft		\$43,063
	1ST	1st Floor		WW - 3+		1906	1448.0	
	UBSMT	Unfinished Basement		WW - 3+		1906	200.0	
	011	PORCH OPEN 1ST F		* - 3+		1906	40.0	
	011	PORCH OPEN 1ST F		* - 3+		1906	133.0	
	011	PORCH OPEN 1ST F		* - 3+		1906	120.0	
	251	BATHROOM		* - *		1906	1.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1675	7296.00	0.00	0.00	\$187,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$43,063	\$187,500	0	230,563	\$0	\$230,563
2014	\$34,130	\$187,500	0	221,630	\$0	\$221,630
2013	\$10,000	\$106,250	0	116,250	\$0	\$116,250
2012	\$20,413	\$72,500	0	92,913	\$0	\$92,913
2011	\$20,413	\$85,000	0	105,413	\$0	\$105,413

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/19/2015	WD	WARRANTY DEED	LOPEZ MARY HELEN	GUADALUPE NEIGHBORHOOD			2015088336
2	6/1/2011	SW	SPECIAL WARRANTY DEED	LOPEZ ELENA S & MARY HELEN &	LOPEZ MARY HELEN			2011091125TR
3	4/19/2011	SW	SPECIAL WARRANTY DEED	LOPEZ ELENA S & MARY HELEN &	LOPEZ MARY HELEN			2011086341TR

Questions Please Call (512) 834-9317

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Website version: 1.2.2.3

Database last updated on: 12/18/2015 1:34 AM

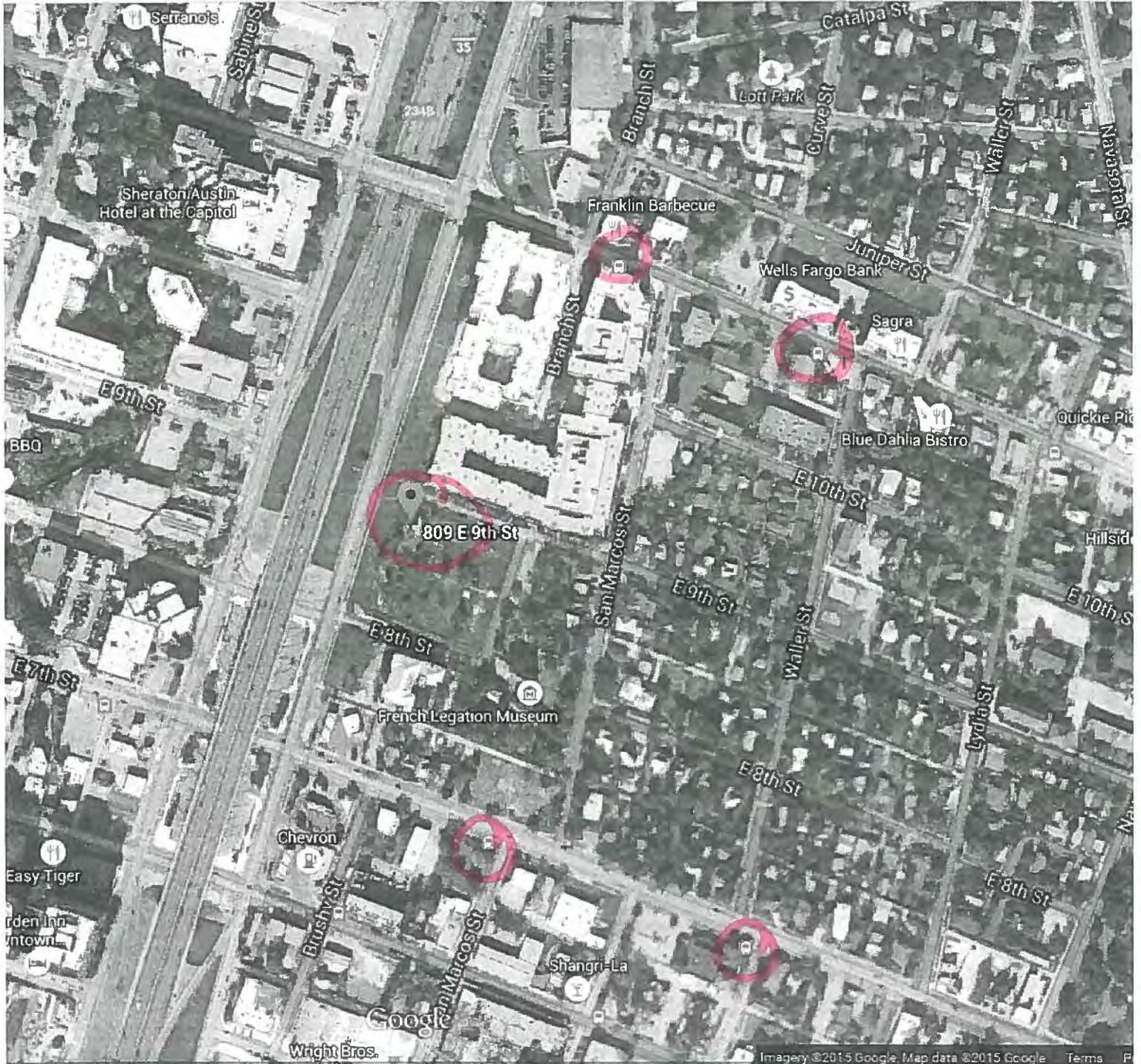
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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

809 East 9th Street Location and Bus Stop Map

062_-97.732878,797m?data=!3m1!1e3!4m2!3m1!1s0x8644b5a4fcd70545:0x7b0cc1792ccc36e6

809 E 9th Street austin,tx



Imagery ©2015 Google, Map data ©2015 Google Terms P

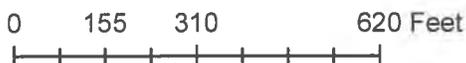
Desktop » Address



Austin Regulatory Floodplains

The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

- Austin Fully Developed 100-Year Floodplain
- Austin Fully Developed 25-Year Floodplain



Prepared: 12/18/2015

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

9-2007317

STATE OF TEXAS

COUNTY OF TRAVIS

MARY HELEN LOPEZ, hereinafter called Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, to the undersigned in hand paid by **GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION**, whose address is 813 East 8th Street, Austin, Texas 78702, hereinafter called Grantee, the receipt of which is hereby acknowledged and for which no lien either express or implied is retained or shall exist.

Grantor HAS GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, all of the following described real property in Travis Couty, Texas, to-wit:

Being: The East One-half of Lot Sixteen (16) and the West Thirty-four feet (W. 34') of Lot 17, in Outlot 1, Division "B", of the Sarah and Lydia M. Robertson Subdivision, in the City of Austin, Travis County, Texas, according to the map or plat of the said subdivision of record in Volume or Plat Book 2, Page 232, Plat Records of Travis County, Texas, and being the same property conveyed in deed dated August 18, 1954, executed by Carlotta Resendez, recorded in Volume 1488, Pages 367 - 370, of the Deed Records of Travis County, Texas. The Property is known locally as 809 East 9th Street, Austin, Travis County, Texas, 78702.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

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Being: The East One-half of Lot Sixteen (16) and the West Thirty-four feet (W. 34') of Lot 17, in Outlot 1, Division "B", of the Sarah and Lydia M. Robertson Subdivision, in the City of Austin, Travis County, Texas, according to the map or plat of the said subdivision of record in Volume or Plat Book 2, Page 232, Plat Records of Travis County, Texas, and being the same property conveyed in deed dated August 18, 1954, executed by Carlotta Resendez, recorded in Volume 1488, Pages 367 - 370, of the Deed Records of Travis County, Texas. The Property is known locally as 809 East 9th Street, Austin, Travis County, Texas, 78702.

9-2007317

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, successors and assigns forever. Grantor hereby binds herself, her heirs, executors, and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

This conveyance is subject, however, to all easements, restrictions, conditions, covenants, and reservations related to the real property described herein and on record in Travis County.

EXECUTED this 19th day of May, 2015



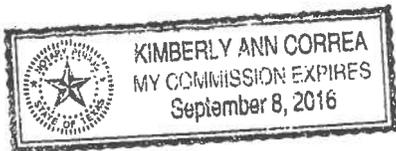
Mary Helen Lopez, GRANTOR

STATE OF TEXAS §

ACKNOWLEDGEMENT

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 19th day of May, 2015 by Mary Helen Lopez.





NOTARY PUBLIC, State of Texas

Printed Name

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, successors and assigns forever. Grantor hereby binds herself, her heirs, executors, and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

This conveyance is subject, however, to all easements, restrictions, conditions, covenants, and reservations related to the real property described herein and on record in Travis County.

EXECUTED this 19th day of May, 2015

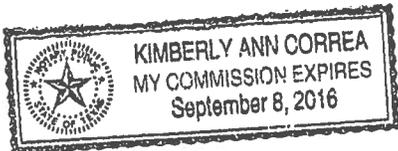
Mary Helen Lopez
Mary Helen Lopez, GRANTOR

STATE OF TEXAS §

ACKNOWLEDGEMENT

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 19th day of May, 2015 by Mary Helen Lopez.



[Signature]
NOTARY PUBLIC, State of Texas

Printed Name



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
June 05 2015 03:19 PM

RESTRICTIVE COVENANT RUNNING WITH THE LAND

Date: May 19, 2015

Owner: GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION, a Texas nonprofit corporation, its successors and assigns.

Address: 813 E. 8th Street
Austin, Texas 78702

Seller: MARY HELEN LOPEZ.

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration advanced by Owner to Seller pursuant to the Agreement of Sale, the receipt and sufficiency of which is acknowledged.

Property: The certain real property more particularly described on **Exhibit "A"** attached to this Restrictive Covenant and by this reference incorporated in it, all fixtures and improvements situated thereon and all rights, titles and interests appurtenant thereto.

Existing Home: The improvement on the Property as of the date of this Restrictive Covenant.

Affordable Housing: High quality housing that is affordable for low-to-moderate income households with an annual income that is at or below sixty percent (60%) of the Median Family Income for the Austin-Round Rock-San Marcos, Texas Metropolitan Statistical Area as published by the United States Department of Housing and Urban Development.

Stated Period: Ninety-nine (99) years from the date first stated above.

Promissory Note: That certain promissory note dated May 19, 2015, executed by Owner, payable to Seller, in a total amount equal to TWO HUNDRED AND FIFTY-THREE THOUSAND, NINETY-NINE AND 82 /100 DOLLARS (\$253,099.82).

Agreement of Sale: That certain Agreement of Sale executed by and between Seller and Owner, dated February 5, 2015

WHEREAS, the Owner of the Property, a non-profit corporation, received the benefit of a below-market sales price for its purchase of the Property, described in the Agreement of Sale,

that enables Owner to (1) repair the Existing Home, with the intention of obtaining and maintaining historic zoning from the City of Austin, and (2) use the Existing Home, as repaired, and the remainder of the Property for the purpose of providing Affordable Housing.

WHEREAS, both the Seller and the Owner wish to repair the Existing Home, with the intention of obtaining and maintaining historic zoning from the City of Austin, and use the Existing Home, as repaired, and the remainder of the Property for the purpose of providing Affordable Housing;

WHEREAS, the Owner agrees that the Property should be impressed with certain covenants and restrictions as a result of Owner entering into the Agreement of Sale with Seller.

NOW, THEREFORE, it is declared that the Owner of the Property, for the Consideration, shall hold, sell, and convey the Property subject to the following covenants and restrictions impressed upon the Property by this Restrictive Covenant. These covenants and restrictions shall run with the land for the Stated Period, and shall be binding on the Owner of the Property, its heirs, successors, and assigns during such period, and after such period, shall automatically terminate and be of no further force or effect.

1. The Owner shall make all reasonable efforts to repair and preserve the Existing Home, with the intention of obtaining and maintaining historic zoning from the City of Austin.
2. The Owner shall ensure that the Property, including the repaired Existing Home, will be used for the purpose of providing Affordable Housing.
3. If any person or entity shall violate or attempt to violate this Restrictive Covenant, it shall be lawful for the Owner or Seller to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such Restrictive Covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
4. If any part of this Restrictive Covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Restrictive Covenant, and such remaining portion of this Restrictive Covenant shall remain in full effect.
5. If at any time the Owner or Seller fails to enforce this Restrictive Covenant, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
6. This Restrictive Covenant may be modified, amended, or terminated only by joint action of both (a) Seller, and (b) the Owner of the Property at the time of such modification, amendment, or termination.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED, DELIVERED, AND EFFECTIVE as of the date first above written.

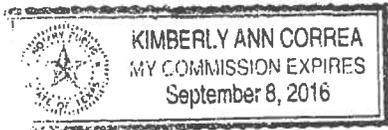
OWNER: GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

BY: Mark C. Rogers
NAME: MARK C. ROGERS
TITLE: Executive Director

(Owner's Acknowledgment)

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on 5/19, 2015 by MARK C. ROGERS, Executive Director, Guadalupe Neighborhood Development Corporation, on behalf of the corporation.



[Signature]
Notary Public, State of Texas

ATTACHMENT: EXHIBIT A - Legal Description of the Property

AFTER RECORDING RETURN TO:

Guadalupe Neighborhood Development Corporation
Attn: Mark C. Rogers
813 E. 8th Street
Austin, Texas 78702

APPROVED AS TO FORM:

Eliza T. Platts-Mills
University of Texas School of Law

EXHIBIT A

(Legal Description of Property)

Being: The East One-half of Lot Sixteen (16) and the West Thirty-four feet (W. 34') of Lot 17, in Outlot 1, Division "B", of the Sarah and Lydia M. Robertson Subdivision, in the City of Austin, Travis County, Texas, according to the map or plat of the said subdivision of record in Volume or Plat Book 2, Page 232, Plat Records of Travis County, Texas, and being the same property conveyed in deed dated August 18, 1954, executed by Carlotta Resendez, recorded in Volume 1488, Pages 367 - 370, of the Deed Records of Travis County, Texas. The Property is known locally as 809 East 9th Street, Austin, Travis County, Texas, 78702.

APPRAISAL OF
809 EAST 9TH STREET
AUSTIN, TRAVIS COUNTY
TEXAS 78702

Curt Friedland and Associates
Real Property Appraisers

CURT FRIEDLAND & ASSOCIATES
REAL PROPERTY APPRAISERS

3625 MANCHACA ROAD
SUITE 103
AUSTIN, TX 78704
512.477.2916
FAX 512.916.9766

August 13, 2014

Mr. Mark Rodgers
Guadalupe Neighborhood Development Corp.
813 East 8th Street
Austin, TX 78702

Re: Appraisal of 809 East 9th Street, Austin, Travis County, Texas 78702

Mr. Rodgers,

As requested, we have inspected the above-referenced property and considered those factors that we deemed pertinent in arriving at an estimate of value.

We have conducted a market study of real estate activity in the immediate vicinity of the subject property and analyzed sales, offerings, and other developments which have occurred in the market area.

For the purposes of this assignment, our definition of value conforms to and reflects all assumptions of the Market Value Definition as established in 12 C.F.R. Part 323.2f:

Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars, or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Mr. Mark Rodgers
Guadalupe Neighborhood Development Corp.
Page 2

It should be noted that our estimate of value for the subject property is based upon an "as vacant" basis.

It is our opinion that as of August 5, 2014, the market value of the subject property, "as vacant" is as follows:

\$510,000

FIVE HUNDRED TEN THOUSAND DOLLARS

The above market value estimate assumes a cash or cash equivalent sale of the subject property within twelve months or less, with proper marketing.

Sincerely,

A handwritten signature in cursive script, appearing to read "Curt Friedland", written in black ink.

Curt Friedland, General Appraiser
Curt Friedland & Associates
(TX-1320284-G)

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DATE OF THE APPRAISAL/EFFECTIVE DATE OF REPORT

The date of the appraisal is August 13, 2014. The value conclusions reached herein are effective as of August 5, 2014.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the Fair Market Value of the herein described subject property "as vacant."

INTENDED USE/INTENDED USER/CLIENT

The intended use of this appraisal report is to determine market value. The intended user and client is the Guadalupe Neighborhood Development Corporation.

MARKET VALUE DEFINED

For the purposes of this assignment, our definition of value conforms to the definition of Market Value used by the Office of the Comptroller of the Currency, as set forth in 12 C.F.R. Part 34.42, and is defined as:

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars, or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

PROPERTY RIGHTS APPRAISED

The property rights appraised herein are those inherent in fee simple title, which are subject only to the limitations of eminent domain, escheat, police power, and taxation. No personal property/equipment is included in our valuation. In addition, the property is appraised as if free and clear of any liens and under responsible ownership and management.

PROPERTY IDENTIFICATION

The subject property is located along the south line and terminus of East 9th Street, just east of IH-35, with a street address of 809 East 9th Street. The tract is being appraised as effectively vacant and may be legally described as the East 23 feet of Lot 16 & the West 34 feet of Lot 17, Outlot 1, Division B, Robertson S & LM South Part, City of Austin, Travis County, Texas.

SALES HISTORY

The subject property is currently owned by Mary Helen Lopez since June 1, 2011, according to Travis Central Appraisal District (TCAD). In addition, the subject property is being negotiated for acquisition by Guadalupe Neighborhood Development Corporation.

SCOPE OF THE APPRAISAL

This appraisal report was prepared in accordance with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP) and the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), as we understand them. In preparing this appraisal, the subject property was inspected, an opinion of its highest and best use was formulated, and market data was collected and analyzed. The analysis of this market data was used to estimate the market value of the subject property. This appraisal report is a brief

recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file.

HYPOTHETICAL CONDITIONS

The subject site is vacant.

EXTRAORDINARY ASSUMPTIONS

- 1) The land size of 7,296 square feet, as quoted by TCAD, is correct.
- 2) The subject site is situated outside of any flood plain.
- 3) The site is approved for multi-family or condominium development.

COMPETENCY

We are of the opinion that our past experience, together with our research and investigation into the market, as explained in the Scope of the Appraisal/Appraisal Methods section of this report, provides us with the competency to appraise the subject property.

APPROACHES TO VALUE

Due to the fact that the subject property is being appraised as effectively vacant land, the Sales Comparison Approach to Value is the only applicable approach.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

LOCATION:	South line of East 9 th Street, just east of IH-35 and just west of Brushy Street
EFFECTIVE DATE OF APPRAISAL:	August 5, 2014
LAND SIZE:	0.1675 acres or 7,296 square feet
IMPROVEMENTS:	The property is improved with one single-family residence in poor condition felt to add no significant contributory value to the site. The property is appraised as effectively vacant.
LEGAL DESCRIPTION:	East 23 feet of Lot 16 & West 34 feet of Lot 17, Outlot 1, Division B, Robertson S & LM South Part, City of Austin, Travis County, Texas
HIGHEST AND BEST USE:	Multi-family or condominium development
FINAL VALUE ESTIMATE (FEE SIMPLE):	\$510,000



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

Party Requesting Verification

Name: Cassandra Ramirez
Mailing Address:
813 E. 8th St.
Austin, Tx. 78702

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 194712

Zoning Classification(s)

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

SF-3-H-NCCD-NP

Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

C14-01-0148, C14H-2011-0002

Zoning Ordinance Number(s)

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

011213-42, 20141211-178

For Address Verification visit:
<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:
<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:
<http://austintexas.gov/department/austin-city-code-land-development-code>
<http://austintexas.gov/department/zoning>

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

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

12/30/2015

73313



City of Austin

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

Neighborhood Housing and Community Development Department

June 19, 2015

S.M.A.R.T. Housing Certification

Guadalupe Neighborhood Development Corporation (GNDC) -809 East 9th Street (project id #65898)

TO WHOM IT MAY CONCERN:

Guadalupe Neighborhood Development Corporation (development contact Mark Rogers, (512-479-6275 (o)); gndc@sbcglobal.net) is planning to re-habilitate one (1) single-family dwelling unit at 809 East 9th Street. The property is located in the Central East Austin neighborhood planning area. **This rehab project will not be subject to Visitability requirements per SMART Housing. GNDC will work with AEGB to reasonably incorporate energy efficient features.**

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because **the single-family dwelling unit** will serve households with incomes at or below 60% of Austin's Median Family Income level (MFI), the development is eligible for a waiver of 100% 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	Site Plan Review	Zoning Verification
Building Permit	Misc. Site Plan Fee	Parkland Dedication (<i>by separate ordinance</i>)
Concrete Permit	Building Plan Review	Land Status Determination
Electrical Permit	Construction Inspection	Plumbing Permit
Mechanical Permit	Misc. Subdivision Fee	

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

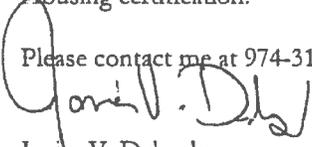
- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer at 512-482-5449).
- ◆ Submit plans demonstrating compliance with accessibility 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 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 974-3154 if you need additional information.


Javier V. Delgado
Neighborhood Housing and Community Development

Cc: Laurie Shaw, Cap Metro
Maureen Meredith, NPZD
M. Summons-Smith, DRD
Steve Castleberry, DRD

Jose Roig, DRD
A. Linsisen, PDR D
A. Mohere, DRD
R. Jenkins, WWW Taps

I. Kasper, AEGB
John McDonald, DR D
Kath. Murray, AEGB
M. Shashouna, PARD

Guadalupe Association for an Improved Neighborhood

December 15, 2015

GNDC Board and Staff
813 E. 8th Street
Austin, Texas 78702

Re: Support for GNDC's funding application to AHFC for the construction of affordable rental housing in Central East Austin

Dear Board and staff members:

As president of the Guadalupe Association for an Improved Neighborhood (GAIN) I write to confirm our Team's support for GNDC's application to the Austin Housing Finance Corporation to acquire financing for the historic rehabilitation and remodel of an existing home located at 809 East 9th Street, which is located within the boundaries of the GAIN.

As you may know, 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 1981, GNDC has rehabilitated over 50 homes and has made home owners of over 45 families. 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, Texas.

Please don't hesitate to contact me via email or phone should you need more assistance. On behalf of the entire Guadalupe Association for an Improved Neighborhood, I want to thank you for providing affordable housing in our planning area.

Sincerely,



Michael Guajardo
President

Guadalupe Association for an Improved Neighborhood
(512) 491-4812 - office
(512) 476-1884 - home

GNDC - Lopez House Project

INCOME:

Rent Sch.	Units	Rent	Yr. Rent
1bd/1	0	0	-
2bd/1.5	1	600	7,200
2bd/1			-
3bd/2			-
3bd/2			-
3bd/2			-
4bd/2	0	0	-
Gross Rental Income			7,200
Less vacancy			2.0%
Other Income			
EFFECTIVE GROSS INCOME (EGI)			7,056

Assumptions	Yr. increase in income/rent	Yr. increase in expenses	Total Units
	1.00%	2.00%	1

Financing / Terms / Debt Service	1st Lien @ 0%, 15 yrs. Deferred	RHDA loan @ 0% for 99 yrs. Forgiven	Fast-Track Acquisition Loan	Total yearly debt service:
	\$ -	\$ 50,000		\$ -

OPERATING EXPENSES:

Utilities	40 unit/mo.	480
Insurance	40 unit/mo.	480
Maint. & Repairs	50 unit/mo.	600
Property Taxes	50% / year	500
Management/Admin Fee	10.0% gr. rents	720
Pest Control	2 unit/mo.	24
Replacement Reserve	21 unit/mo.	252
Subtotal Operating Expenses		3,056
Other		-
TOTAL EXPENSES		3,056
NET OPERATING INCOME (NOI)		4,000

LESS DEBT SERVICE:

1st Lien - \$261,000 @ 0% / 15 yrs. = \$1,450 deferred
 RHDA Loan \$50,000 deferred/forgivable @ 0% / 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	YR 9	YR 10
Gross Rental Income	7,200	7,272	7,345	7,418	7,492	7,567	7,643	7,719	7,797	7,875
Less vacancy	144	145	147	148	150	151	153	154	156	157
Other Income	-	-	-	-	-	-	-	-	-	-
EFFECTIVE GROSS INCOME (EGI)	7,056	7,127	7,198	7,270	7,343	7,416	7,490	7,565	7,641	7,717
Utilities	480	490	499	509	520	530	541	551	562	574
Insurance	480	490	499	509	520	530	541	551	562	574
Maint. & Repairs	600	612	624	637	649	662	676	689	703	717
Property Taxes	500	510	520	531	541	552	563	574	586	598
Management/Admin Fee	720	727	734	742	749	757	764	772	780	787
Pest Control	24	24	25	25	26	26	27	28	28	29
Replacement Reserve	252	257	262	267	273	278	284	289	295	301
Subtotal Operating Expenses	3,056	3,110	3,165	3,221	3,278	3,336	3,395	3,455	3,517	3,579
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	3,056	3,110	3,165	3,221	3,278	3,336	3,395	3,455	3,517	3,579
NET OPERATING INCOME (NOI)	4,000	4,017	4,033	4,049	4,065	4,080	4,095	4,110	4,124	4,138
LESS DEBT SERVICE:										
1st Lien - \$261,000 @ 0% / 15 yrs. = \$1,450 deferred	-	-	-	-	-	-	-	-	-	-
RHDA Loan \$50,000 deferred/forgivable @ 0% / 99 yrs.	-	-	-	-	-	-	-	-	-	-
TOTAL DEBT SERVICE (DS)	4,000	4,017	4,033	4,049	4,065	4,080	4,095	4,110	4,124	4,138
CASH FLOW (CF)	0.00									
DCR (NOI / DS)	1.31	1.29	1.27	1.26	1.24	1.22	1.21	1.19	1.17	1.16
ROI (CF/EQ)	2%									

SOURCES:

1st Lien	261,000
RHDA loan	50,000
GNDC \$	144,700
Equity	249,000
Total	704,700

USES:

Pre-devel.	12,250
Land	510,000
Construction	178,000
Soft costs	4,450
Total	704,700

Long-Term Projections	99 years
Affordability Period:	1.15
Avg. yearly Debt Coverage Ratio for 20-year Period:	1.6%
Avg. yearly Return on Investment for 20-year Period:	

