

Recommendation for Board Action				
Austin Housing Finance Corporation	Item ID	18403	Agenda Number	7.
Meeting Date:	9/27/2012		Department:	Neighborhood and Community Development
Subject				
<p>Authorize an increase of \$50,000 to an existing loan to the GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION, for a total loan amount not to exceed \$1,550,000 to assist with the development of the Guadalupe-Saldaña Net Zero Subdivision.</p>				
Amount and Source of Funding				
<p>Funding is available in the Fiscal Year 2011-2012 Operating Budget of the Austin Housing Finance Corporation.</p>				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:				
Prior Council Action:				
For More Information:	Contact Elizabeth A. Spencer, Treasurer, Austin Housing Finance Corporation, 974-3182.			
Boards and Commission Action:	December 9, 2010 – Austin Housing Finance Corporation board authorized funding of \$1,500,000 for infrastructure development of the Guadalupe-Saldaña Net-Zero Subdivision.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>If approved, this loan increase will fund an amount that exceeded the contingency budget of the 11-acre Guadalupe-Saldaña Net-Zero Subdivision. The Guadalupe Neighborhood Development Corporation (GNDC) is the developer of the subdivision.</p> <p>GNDC worked with the City of Austin Brownfields Revitalization Office since it was known that part of the property was used decades ago as a disposal site for battery casings. Testing and remediation work was performed, but the number of cubic yards of contaminated debris and soil removed (with both hazardous and non-hazardous contaminants) was almost double the initial estimate. All environmental remediation work has been completed, and results are being reviewed for clearance by the Texas Commission on Environmental Quality.</p>				

Unexpected delays were caused by this spring's heavy rainfall, creating an unusually large ponding area that had to be drained and allowed to dry before infrastructure work could continue.

Project Characteristics

- The completed subdivision will have 52 ownership units and 38 rental units. The units will consist of a mix of single-family detached homes, duplexes and town homes.
- The units will be built with energy-efficient design features, including solar arrays, to result in "net zero" energy consumption.
- GNDC's intention is that some or all of the ownership units will be in a land trust, thereby reducing the cost to the buyer, as the buyer will own the improvements but not the land. Mortgages for the improvements are estimated to range from \$50,000 to \$100,000.
- The rental units will be one-bedroom/one-bath and two-bedroom/one-bath units, with rents ranging from approximately \$415 to \$690 per month.
- The proposed project is in compliance with zoning and uses adopted in the Govalle-Johnston Terrace Neighborhood Plan.

Population Served

- All residents will be low- and moderate-income households.
- Ownership units will be sold to households with a range of incomes between 80 percent of Median Family Income (MFI - currently \$60,700 for a four-person household); as well as households with incomes at or below 50 percent MFI (\$37,950 for a four person-household).
- The rental units will be leased to households with incomes at or below 50 percent MFI; with four units being reserved for households with incomes at or below 30 percent MFI (\$18,200 for a two-person household).

Guadalupe Neighborhood Development Corporation

GNDC is a non-profit 501(c) (3) organization and is certified by the City of Austin as a Community Housing Development Organization (CHDO). GNDC was established in 1981 to provide affordable housing to low- and moderate-income families in the Guadalupe Neighborhood. GNDC has developed 182 units of affordable rental and ownership housing.