RENTAL HOUSING DEVELOPMENT ASSISTANCE (RHDA)

Application for Rental Development Financing

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2012-13 Action Plan goals and policy direction from the Austin City Council.

Project Name: Blackland Community Development Corporation Repairs at: several Blackland CDC homes.

Project Addresses:2203 Salina St, 1703 East 22nd St, 1812 East 20th St (units A&B), 2004 Chicon (units A&B)2106 Chicon, 1708 A East 22nd St, 1804 MLK St **Zip Code** 78722

City of Austin
SEP 23 2013
NHCD / AHFC

Total # units in project/property: 8
Total # units to be assisted with RHDA Funding: 8

Project type: Acquisition **X Rehabilitation** New construction ☐Refinance ☐Rent Buy-Down

Amount of funds requested: $25,000 **Terms Requested**: 0% for twenty (20) years Deferred forgivable loan

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

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

Blackland Community Development Corporation
Name

2005 Salina Street
Street Address

Austin	Texas, 78722	512-972-5796
City	**State, Zip**	**Telephone #**

Christopher Leto	512-972-5796	Cjleto@blacklandcdc.org
Contact Person	**Contact Telephone #**	**E-mail address**

[redacted]
Federal Tax ID Number or SS#

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

Blackland Community Development Corporation	[signature]
Legal Name of Developer/Entity	**Signature of Authorized Officer**

September 23, 2013,	Operations Manager
Date	**Title**

2. **For non-profit applicants/developers only, include copies of the following:**
   a. Articles of Incorporation
   b. Certificate of Incorporation filed with the State of Texas
   c. Federal IRS certification granting non-profit status
   d. Names, addresses and phone numbers of current board members
   e. Certified financial audit for most recent year which include the auditor's opinion and management letters.
   f. Board resolution approving the proposed project and authorizing the request for funding

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)

__X__**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 2____ Single-family (1-4 units) __5__

B. Numbers of proposed PSH Units:

8_____ Total Number of Units in project

8_____ Total Number of RHDA-assisted Units Proposed (include PSH units and non-PSH units)

8_____ 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.___X___ **Any other population not defined above but who would otherwise be eligible for or need permanent supportive housing services.**

NUMBER OF UNITS _____7_____

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.

a. Describe the tenant population, income levels, and services, if any, to be provided to or made available to residents. **Low income families and individuals with total household income at or below 50% MFI**

b. Include the type of structure (multi-family or single-family), number and size of units in square feet. **Several structures need work, all are single family residences that are mostly 2 bedroom, 2 bathroom homes roughly around $1000 -1300 square feet.**

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

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). **No**

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

f. If there are existing structures, provide documentation from the taxing authority or another third-party source indicating the year the structure was built. **No**

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

These units are not specifically reserved for housing choice voucher holders but Blackland CDC will accept Housing Choice Holders.

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

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

Attached is the history and neighborhood plan for Blackland Community Development Corporation as part of the Upper Boggy Creek Neighborhood Plan. This project meets the goals of keeping our homes rehabilitated.

j. In addition to providing an Itemized Development Budget through your response to Question 12 below, 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.

Funding is requested by AHFC. Blackland CDC has an operating budget to cover any expenses that are over the requested amount.

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

A map (8 ½" x 11") indicating the property location and the distance to the nearest Capital Metro Transit Stop to which residents will have assess: MAP 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. **The projects are located in a high opportunity 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. **TCAD information is provided for homes owned by Blackland CDC**

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. **N/A**

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.
N/A

8. Development Team. 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. **N/A**

	Name(s) & Any Comments on Role	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non-profit? (Mark X if Yes)
	Michael Peck			
	Christopher Crumley			
	Solar TEK			

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)
2203 Salina Street	
Walkway repair	**December 2013**
Install 3 energy efficient A/C units	**December 2013**
1703 East 22nd Street	
Drip Edge	**January 2014**
Porch railings	**January 2014**
Install 3 energy efficient A/C units	**December 2013**
1812 A East 20th Street	
Front and back porch	**January 2014**
Install 2 energy efficient A/C units	**December 2013**
1812 B East 20th Street	
Front and back porch	**January 2014**
Install 2 energy efficient A/C units	**December 2013**
2004 Chicon A	
Porch repairs	**January 2014**

Install 2 energy efficient A/C units	**December 2013**
2004 Chicon B	
Porch repairs	**February 2014**
Install 2 energy efficient A/C units	**December 2013**
2106 Chicon	
Drive Way repair	**January 2014**
1708 A East 22nd Street	
Front Porch and Drip Edge Repair	**February 2014**
1804 MLK St	
New flooring in whole house	**January 2014**
2009 C Salina	
Hot Water heater	**Nov 2013**
Note: projects are extremely quick and	
Will not take more than a few weeks to	
Complete each project.	

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.

_____ Units adaptable for persons with mobility disabilities

___1___ Units accessible for persons with mobility disabilities

_____ Units adaptable for persons with sight and hearing disabilities

___1___ Units accessible for persons with sight and hearing disabilities

11. Experience and Qualifications – Rental Development and Property Management

a. Is this the developer's first housing project? ☐ Yes ✓ No

b. Completed projects (please list below):

COMPLETED PROJECTS				
Address	**Number of Units**	**New or Rehab**	**Type of Property (apartments, SF units, etc.)**	**Year Completed**
Chicon between 20th and 21st street	8	Rehab	SF	1994
Various Blackland Neighborhood	9	New	SF	2002
Various Blackland Neighborhood	5	Rehab	SF	2006
1701 East 22nd	2	New	SF	2008
1908 East 22nd	2	Rehab	SF	2010
1803 East 20th	8	Rehab	Apartments	2012

c. Describe the **experience and qualifications** and the developer's ability and capacity to implement the proposed project.
Melissa Ritter has been a property manager for several years and has been Blackland CDC's employee since March 2012. Melissa is well versed on upgrading and repairs to our existing homes.
Christopher Leto has been the Operations Manager since June 2012 with Blackland. Prior to working with Blackland CDC Chris Leto managed a historic building as a part of Austin Groups for the Elderly. Chris was responsible for repairs and upgrades to a 32,000 square foot 100 year old facility.

d. Indicate who will provide **property management** services. Provide documentation to demonstrate the entity's level of experience and track record in operating properties of similar size, particularly income-restricted properties.

Blackland CDC has provided property management for almost 30 years and currently manages 47 properties in the 78722 area. All properties are income restricted, so we are familiar with income limits and resident income certifications.

12. Detailed Project Budget.

DETAILED PROJECT BUDGET				
	Cost	**Prior award of RHDA Funds (if any)**	**RHDA Funds Requested**	**Description or Comments**
2203 Salina Street				
Walkway Repair and install 3 energy efficient A/C units	$3675.00		$3675	Walkway has been decimated and hazardous to frail elderly, kids and people with disabilities. Needs new energy efficient A/C systems. Currently have two that are possibly over 8 years old.
1703 East 22nd Street				
Repair drip edge, repair porch railings and install 3 window A/C units	$2500.00		$2500	Repair drip edge, repair porch railings and install 3 window A/C units
1812- A East 20th Street				
Repair front and back porch and install 2 window A/C units	$1500.00		$1500	Front and back porches are unstable and need to be reinforced
1812 – B East 20th Street				
Repair front and back porch and install 2 window A/C units	$1500.00		$1500	Front and back porches are unstable and need to be reinforced
2004 A Chicon				
Repair front and back porch and install 2 window A/C units	$1500.00		$1500	Front and back porches are unstable and need to be reinforced
2004 B Chicon				
Repair front and back porch and install 2 window A/C units	$1500.00		$1500	Front and back porches are unstable and need to be reinforced
2106 Chicon				
Driveway repair	$4600.00		$4600	Existing driveway in need of serious repair. Causing damage to car tires.
1708 A East 22nd Street				
Front porch repair and drip edge repair	$1500.00		$1500	Front porch repair and drip edge repair
1804 Martin Luther King St				
New flooring in whole house	$2400.00		$2400	Carpeting is over 10 years old
2009 C Salina				
New Hot Water heater (solar)	$4925.00		$4925	Add solar hot water heater for tenants using washer dryer facilities. Energy efficient

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)	
Proposed RHDA Funds	**20 yrs**	**0%**	**$25,000**	**Loan Agreement**	**Repair costs**
Total Sources			**$25,000**		

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Repair	$25,000	$1923.00
Total Project Costs	**$25,000**	**$1923.00**

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 Project Costs	**$25,000**
Total RHDA Funds	**$25,000**
Total Other Funds	**$0.00**
Applicant's Leverage (Total Other Funds ÷ Total Project Costs, expressed as a percentage)	**0%**

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. **N/A**

14. **Community Engagement Strategy or Efforts.** Please provide a description of your organization's efforts or plans to engage neighborhood associations and other stakeholders in the area surrounding the proposed development. If no neighborhood association exists, provide an alternative plan to engage area residents, businesses and faith-based organization, for example.

    The property manager will walk the neighbor and work get neighbors involved in looking at ways to improve the streets, sidewalks and homes that are in the area.

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.

       Services are provided as needed by Blackland CDC's Case Manager for all Blackland CDC residents. The services include one-on-one counseling, referral to social service organizations as needed, and facilitating applications for benefits as necessary. In addition, the following self-improvement activities are offered, and participation is entirely voluntary.

       - **Money Smart: A ten-week modular course in personal finances offered in collaboration with the Financial Literacy Coalition of Central Texas.**
       - **Parenting Classes: A six-week course in parenting strategies and parenting support group.**
       - **Survivors' Support: A support group for female survivors of domestic violence, sexual assault and emotional abuse offered in collaboration with the Texas Association Against Sexual Assault.**
       - **The Blackland Miracles: An extraordinary book club offered in collaboration with the Carver Library and Blackland Neighborhood Center**

    b. The number and types of residents/clients expected to be served annually. **For this project, seven households.**

    c. Describe the developer's experience and qualifications in providing the services to be offered.

       Blackland CDC employs a caseworker for 25 hours per week. The Caseworker's role is to work with our residents on issues that are causing homelessness and create a plan to work on these issues. According to her resume, she has 5 years of experience in working with families and individuals who require case management services.

    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.

       In addition to the above case management services provided, Blackland CDC has a Memorandum of Understanding executed in March 2012 with the Financial Literacy Coalition of Central Texas to provide to provide financial literacy education to residents. A copy of the MOU is attached.

    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. **Resumes attached.**

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 utilized to provide supportive services. **No cost for Financial Literacy program. The support services budget is paid through grant funds, operating income, and no-cost services provided by partner agencies.**

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.

	Year 1	Year 2	Year 3
Salary	**$22,500**	**$22,500**	**$23,175**
Admin. Expenses	**1,500**	**1,500**	**1,525**
Educational Materials	**1,000**	**1,000**	**1,000**
TOTAL	**$25,000**	**$25,000**	**$25,700**

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	X	9. Accessible/Adaptable Units	X
2. Non-profit List of Items	X	10. Experience/Qualifications	X
3. Project Description	X	11. Project Budget	X
4. Site Control/Value	X	12. Funds Proposal:	
5. Zoning	n/a	a. Sources	X
6. S.M.A.R.T. Housing	n/a	b. Uses	X
7. Development Team	X	c. Leveraging	X
8. Development Schedule	X	d. Operating Proforma	X
		13. Community Engagement Strategy or Efforts	X

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. **EXPERIENCE AND QUALIFICATIONS** (maximum 15 points) 8

15 points:	Developer has successfully completed project similar in size and scope.
10 points:	Completed similar project but smaller in size and scope.
8 points:	Consultant directly involved who has completed project similar in size and scope.
3 points:	Owns or manages income-restricted rental property.

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, or project carries no debt service
6 points:	DCR between 1.21 - 1.24
4 points:	DCR between 1.15 - 1.20

4. **LEVERAGE** (maximum 10 points) 0

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) 10

	Acquisition	Refinance	Rehabilitation	For-Profit New Construction	Non-Profit New Construction
10 points	<$45/unit	<$30/unit	<$30/eff.	<$40/unit	<$60/unit
8 points	<$55/unit	<$40/unit	<$35/1-bd	<$50/unit	<$70/unit
6 points	<$65/unit	<$50/unit	<$40/2-bd	<$60/unit	<$80/unit
4 points	<$75/unit	<$60/unit	<$45/3-bd+	<$70/unit	<$90/unit

7. **TRANSITIONAL HOUSING** (10 points) 0

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

8. **PERMANENT SUPPORTIVE HOUSING (PSH)** (maximum 20 points) 10

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) 20

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) 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.

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
X The project meets the normal eligibility requirements under the existing program guidelines.
X The property is already owned by the developer.
X The project has completed all necessary design work and received site plan approval.
n/a All environmental reviews have been completed.
X 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 secured 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 secured 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 secured for the operation of the resident services programs.
c. A 3-year operating budget for the operation of the resident services programs is provided.

2 points:

a. The developer has arrangements with organizations to provide services, or has experienced and qualified staff able to provide the same resident services.
b. Funds have been not been secured for the operation of the resident services programs.

16. **MBE/WBE PROJECT PARTICIPATION** (5 points) 0

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 166

ARTICLES OF INCORPORATION

OF

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION

FILED
In the Office of the
Secretary of State of Texas

AUG 04 1983

Clerk D
Corporations Section

ARTICLES OF INCORPORATION

OF

BLACKLAND COMMUNITY 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 Blackland Community 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 exclusively 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 or 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 the 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 1719 Manor Road, Austin, Travis County, Texas, and the name of its initial registered agent at such address is James W. McCarver.

ARTICLE SIX

BOARD OF DIRECTORS

The number of directors constituting the initial board of directors of the corporation is 5; and the names and addresses of the persons who are to serve as the initial directors are:

NAME	ADDRESS
James W. McCarver	1719 Manor Road, Austin, Texas 78722
Karl J. Cerny	2201 Salina, Austin, Texas 78722
Alice J. LeNoir	2113 Comal Street, Austin, Texas 78722
Katherine Poole	2201 Leona, Austin, Texas 78722
June H. Brewer	1909 Leona, #102, Austin, Texas 78722

ARTICLE SEVEN

INCORPORATORS

The name and street address of each incorporator is:

NAME	ADDRESS
James W. McCarver	1719 Manor Road, Austin, Texas 78722
Karl J. Cerny	2201 Salina, Austin, Texas 78722
Alice J. LeNoir	2113 Comal Street, Austin, Texas 78722
Katherine Poole	2201 Leona, Austin, Texas 78722
June H. Brewer	1909 Leona, #102, Austin, Texas 78722

IN WITNESS WHEREOF, we have hereunto set our names, this 2nd day of August, 1983.

JAMES McCARVER

KARL J. CERNY

ALICE J. LeNOIR

KATHERINE POOLE

JUNE H. BREWER

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

I, the undersigned notary public, do hereby certify that on this 3rd day of August, 1983, personally appeared before me JAMES McCARVER, KARL J. CERNY, ALICE J. LeNOIR, KATHERINE POOLE, and JUNE H. BREWER, who, each being by me first duly sworn, severally declared that they are the persons who signed the foregoing documents 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.

Rose Etta King
NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME: Rose Etta King

My commission expires:
11-30-84

The State of Texas

SECRETARY OF STATE

IT IS HEREBY CERTIFIED that
Articles of Incorporation of

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION
File No. 666403-01

were filed in this office and a certificate of incorporation was issued to this corporation, and no certificate of dissolution is in effect and the corporation is currently in existence.

IN TESTIMONY WHEREOF, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on July 26, 2000.

Elton Bomer
Secretary of State

DAE

The State of Texas

SECRETARY OF STATE

IT IS HEREBY CERTIFIED, that

Articles of Incorporation

of

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION

were filed in this office and a certificate of

incorporation was issued on

August 4, 1983;

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 impressed hereon the Seal of State at my office in the City of Austin, this

31st *day of* December, *A. D. 19* 85.

Secretary of State

ITEM 2

BIDS

SolarTEK energy

AUSTIN / SAN ANTONIO

Sales & Service Contract

This Contract is made by and between SOLARTEK ENERGY OF AUSTIN located at 3080 KYLE CROSSING, KYLE, TX 78640 (Contractor) and:

Customer

Correspondence & Work Location

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION
2005 SALINA STREET
AUSTIN, TX 78722
Phone: 512-972-5798 (MELISSA RITTER)
Email: mritter@blacklandcdc.org

Major Equipment to be Installed

Solar Water Heating System

Collectors: 1 x SolarTEK, Model:ST40

Water Tank: 65 gallons with heat exchanger

Payment Schedule

Down Payment	$2,500	Due at Signing
AT START OF WORK	$1,200	
AT THE END OF INSTALLATION	$1,225	
Contract Total	$4,925	

Note: The Contract Total has been reduced to account for Incentives to be received directly by the Contractor, as follows:
$1,200 - Austin Energy - Solar Water Heating Rebate

Proposal

Michael Peck : Handyman/ Electrician
1427 Berkshire Drive
Austin TX 78723
Ph: 512- 662-9523

Date: July 23, 2013

2203 Salina Street				
Walkway Repair and install 3 energy efficient A/C units	$3675.00		$3675	Walkway has been decimated and hazardous to frail elderly, kids and people with disabilities. Needs new energy efficient A/C systems. Currently have two that are possibly over 8 years old.
1703 East 22nd Street				
Repair drip edge, repair porch railings and install 3 window A/C units	$2500.00		$2500	Repair drip edge, repair porch railings and install 3 window A/C units
1812- A East 20th Street				
Repair front and back porch and install 2 window A/C units	$1500.00		$1500	Front and back porches are unstable and need to be reinforced
1812 – B East 20th Street				
Repair front and back porch and install 2 window A/C units	$1500.00		$1500	Front and back porches are unstable and need to be reinforced
2004 A Chicon				
Repair front and back porch and install 2 window A/C units	$1500.00		$1500	Front and back porches are unstable and need to be reinforced
2004 B Chicon				
Repair front and back porch and install 2 window A/C units	$1500.00		$1500	Front and back porches are unstable and need to be reinforced
1708 A East 22nd Street				
Front porch repair and drip edge repair	$1500.00		$1500	Front porch repair and drip edge repair
1804 Martin Luther King St				
New flooring in whole house	$2400.00		$2400	Carpeting is over 10 years old

Total: $15475.00

Christopher Crowley

Concrete

512-412-0881

Date: August 8, 2013

Job Description:

Driveway repair for 2016 Chicon. Driveway is in disrepair with concrete jutting out at severe angles. This is a hazard to car tires as well as children, disabled and others.

Total: $4,600

If accepted, please sign:_____

Internal Revenue Service

Department of the Treasury

P. O. Box 2508
Cincinnati, OH 45201

Date: FEB 11 2000

Person to Contact:
Andrea Switser 31-00972
Customer Service Representative
Toll Free Telephone Number:
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
[redacted]

Blackland Community Development Corporation
2005 Salina St.
Austin, TX 78722

Dear Sir or Madam:

This letter is in response to your telephone inquiry of February 11, 2000, requesting a copy of your organization's determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in January 1985, granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than $25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of $20 a day, up to a maximum of $10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more paid to each employee during a calendar year. Your organization is 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, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its 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.

Travis CAD

Property Search Results > 202213 BLACKLAND COMMUNITY for Year 2013

Property

Account

Property ID:	202213	Legal Description:	N 84FT OF LOT 1-2 *LESS S10.73'OFE25.46 LOT 2 E
Geographic ID:	0211090208	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	2203 SALINA ST TX 78702	Mapsco:	585L
Neighborhood:	D1000	Map ID:	021001
Neighborhood CD:	D1000		

Owner

Name:	BLACKLAND COMMUNITY	Owner ID:	185487
Mailing Address:	DEVELOPMENT CORPORATION 2005 SALINA ST AUSTIN , TX 78722-2542	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$70,221		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$125,000	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0	$0	
(+) Timber Market Valuation:	+	$0	$0	
(=) Market Value:	=	$195,221		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$195,221		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$195,221		

Taxing Jurisdiction

Owner: BLACKLAND COMMUNITY
% Ownership: 100.0000000000%
Total Value: $195,221

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	$195,221	$0	$0.00
02	CITY OF AUSTIN	0.502900	$195,221	$0	$0.00
03	TRAVIS COUNTY	0.500100	$195,221	$0	$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	$195,221	$0	$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	$195,221	$0	$0.00
68	AUSTIN COMM COLL DIST	0.095100	$195,221	$0	$0.00

Total Tax Rate:	2.419046		
		Taxes w/Current Exemptions:	$0.00
		Taxes w/o Exemptions:	$4,722.49

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 1145.0 sqft **Value:** $70,221

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1938	1145.0
011	PORCH OPEN 1ST F	* - 3+		1938	49.0
251	BATHROOM	* - *		1938	1.0
612	TERRACE UNCOVERD	* - 3+		1938	42.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2021	8805.52	0.00	0.00	$125,000	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	$70,221	$125,000	0	195,221	$0	$195,221
2012	$73,530	$125,000	0	198,530	$0	$198,530
2011	$73,530	$125,000	0	198,530	$0	$198,530
2010	$73,530	$125,000	0	198,530	$0	$198,530
2009	$81,251	$125,000	0	206,251	$0	$206,251

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/2/1997	MS	MISCELLANEOUS	CITY OF AUSTIN	BLACKLAND COMMUNITY	13075	00109	
2	11/18/1997	MS	MISCELLANEOUS	UNIVERSITY OF TEXAS SYSTEM	CITY OF AUSTIN	13075	00103	
3	4/20/1988	WD	WARRANTY DEED	UNIVERSITY OF TEXAS BD OF RGNT	UNIVERSITY OF TEXAS SYSTEM	10658	00201	

Questions Please Call (512) 834-9317

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

Website version: 1.2.2.3

Database last updated on: 9/9/2013 3:24 AM

© 2013 True Automation, Inc. All Rights Reserved. Privacy Notice

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

Travis CAD

Property Search Results > 202237 BLACKLAND COMMUNITY for Year 2013

Property

Account

Property ID:	202237	Legal Description:	LOT 9 *& W 26FT OF LOT 8 BLK 11 OLT 45 DIV B GL
Geographic ID:	0211090603	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	1703 E 22 ST TX 78722	Mapsco:	585L
Neighborhood:	D1000	Map ID:	021001
Neighborhood CD:	D1000		

Owner

Name:	BLACKLAND COMMUNITY	Owner ID:	185487
Mailing Address:	DEVELOPMENT CORPORATION 2005 SALINA ST AUSTIN , TX 78722-2542	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$74,379		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$125,000	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0
(=) Market Value:	=	$199,379		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$199,379		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$199,379		

Taxing Jurisdiction

Owner: BLACKLAND COMMUNITY
% Ownership: 100.0000000000%
Total Value: $199,379

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	$199,379	$0	$0.00
02	CITY OF AUSTIN	0.502900	$199,379	$0	$0.00
03	TRAVIS COUNTY	0.500100	$199,379	$0	$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	$199,379	$0	$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	$199,379	$0	$0.00
68	AUSTIN COMM COLL DIST	0.095100	$199,379	$0	$0.00

Total Tax Rate:	2.419046		
		Taxes w/Current Exemptions:	$0.00
		Taxes w/o Exemptions:	$4,823.07

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 1008.0 sqft **Value:** $74,379

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1995	1008.0
011	PORCH OPEN 1ST F	* - 3+		1995	25.0
011	PORCH OPEN 1ST F	* - 3+		1995	168.0
251	BATHROOM	* - *		1995	1.5

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2864	12476.53	0.00	0.00	$125,000	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	$74,379	$125,000	0	199,379	$0	$199,379
2012	$77,884	$125,000	0	202,884	$0	$202,884
2011	$79,958	$125,000	0	204,958	$0	$204,958
2010	$82,036	$125,000	0	207,036	$0	$207,036
2009	$92,946	$125,000	0	217,946	$0	$217,946

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/2/1997	MS	MISCELLANEOUS	CITY OF AUSTIN	BLACKLAND COMMUNITY	13075	00109	
2	11/18/1997	MS	MISCELLANEOUS	UNIVERSITY OF TEXAS BOARD OF R	CITY OF AUSTIN	13075	00103	
3	12/17/1982	WD	WARRANTY DEED	FILL EULA MAE	UNIVERSITY OF TEXAS BOARD OF R	07945	00929	

Questions Please Call (512) 834-9317

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

Website version: 1.2.2.3 Database last updated on: 9/9/2013 3:24 AM

© 2013 True Automation, Inc. All Rights Reserved. Privacy Notice

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

City of Austin
911 ADDRESSING
CITY SERVICE ADDRESS VALIDATION

Email: addressing@austintexas.gov **Phone:** (512) 974-2797 **Fax:** (512) 974-3337
911 Addressing Website: http://austintexas.gov/911addressing

Date: *September 17, 2013*

The Following Is A Valid Address:

Address : 1812 E 20TH ST

Building(s) : A, B

Unit(s) :

***Please contact the United States Postal Service or go to www.usps.com for the correct zip code for this address.**

Legal Description:

Subdivision : AMENDED PLAT OF JOE C. FRANZETTI RESUB, LOTS 7-12, BLK 5, OUTLOT 45, DIVISION B

Block ID :

Lot ID : 1

Geographic ID: 0211091211

Property ID : 202295

Jurisdiction:

AUSTIN FULL PURPOSE

Verify your jurisdiction with our new Jurisdictions Web Map: http://austintexas.gov/gis/JurisdictionsWebMap/

County:

TRAVIS

Comments:

Signed: Kelly Delisio

KELLY DELISIO

Disclaimer: *The assignment and/or verification of this address does not authorize a change in land use or constitute the City of Austin's approval of any division of real property. The assignment and/or verification of this address does not supersede any requirements of the City of Austin's Land Development Code, the Texas Local Government Code, or any other state or municipal regulations.*

Travis CAD

Property Search Results > 202294 BLACKLAND COMMUNITY for Year 2013

Property

Account

Property ID:	202294	Legal Description:	LOT 2 FRANZETTI JOE C RESUB AMND LT 7-12 BL
Geographic ID:	0211091210	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	2004 CHICON ST TX 78702	Mapsco:	585L
Neighborhood:	DUPLEX NBHD	Map ID:	021001
Neighborhood CD:	D1005		

Owner

Name:	BLACKLAND COMMUNITY	Owner ID:	185487
Mailing Address:	DEVELOPMENT CORPORATION 2005 SALINA ST AUSTIN , TX 78722-2542	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$47,283		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$100,000	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0
(=) Market Value:	=	$147,283		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$147,283		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$147,283		

Taxing Jurisdiction

Owner: BLACKLAND COMMUNITY
% Ownership: 100.0000000000%
Total Value: $147,283

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	$147,283	$0	$0.00
02	CITY OF AUSTIN	0.502900	$147,283	$0	$0.00
03	TRAVIS COUNTY	0.500100	$147,283	$0	$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	$147,283	$0	$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	$147,283	$0	$0.00
68	AUSTIN COMM COLL DIST	0.095100	$147,283	$0	$0.00

Total Tax Rate:	2.419046		
		Taxes w/Current Exemptions:	$0.00
		Taxes w/o Exemptions:	$3,562.84

Improvement / Building

Improvement #1: 2 FAM DWELLING **State Code:** B2 **Living Area:** 1344.0 sqft **Value:** $47,283

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1930	1344.0
011	PORCH OPEN 1ST F	* - 3+		1930	72.0
011	PORCH OPEN 1ST F	* - 3+		1930	72.0
251	BATHROOM	* - *		1930	2.0
581	STORAGE ATT	WW - 3-		1930	96.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2380	10367.00	0.00	0.00	$100,000	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	$47,283	$100,000	0	147,283	$0	$147,283
2012	$47,283	$100,000	0	147,283	$0	$147,283
2011	$47,283	$100,000	0	147,283	$0	$147,283
2010	$47,283	$100,000	0	147,283	$0	$147,283
2009	$47,283	$100,000	0	147,283	$0	$147,283

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/2/1997	MS	MISCELLANEOUS	CITY OF AUSTIN	BLACKLAND COMMUNITY	13075	00109	
2	11/18/1997	MS	MISCELLANEOUS	UNIVERSITY OF TEXAS BOARD OF R	CITY OF AUSTIN	13075	00103	
3		WD	WARRANTY DEED		UNIVERSITY OF TEXAS BOARD OF R	00000	00000	

Questions Please Call (512) 834-9317

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

Website version: 1.2.2.3 Database last updated on: 9/9/2013 3:24 AM

© 2013 True Automation, Inc. All Rights Reserved. Privacy Notice

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

Travis CAD

Property Search Results > 202248 BLACKLAND COMMUNITY for Year 2013

Property

Account

Property ID:	202248	Legal Description:	36 X 130FT & N10FT ADJ ALLEY BLK 12 OLT 45 DIV
Geographic ID:	0211090703	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	2106 CHICON ST TX 78702	Mapsco:	585L
Neighborhood:	D1000	Map ID:	021001
Neighborhood CD:	D1000		

Owner

Name:	BLACKLAND COMMUNITY	Owner ID:	185487
Mailing Address:	DEVELOPMENT CORPORATION 2005 SALINA ST AUSTIN , TX 78722-2542	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$77,380	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$100,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$177,380	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$177,380	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$177,380	

Taxing Jurisdiction

Owner: BLACKLAND COMMUNITY
% Ownership: 100.0000000000%
Total Value: $177,380

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	$177,380	$0	$0.00
02	CITY OF AUSTIN	0.502900	$177,380	$0	$0.00
03	TRAVIS COUNTY	0.500100	$177,380	$0	$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	$177,380	$0	$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	$177,380	$0	$0.00
68	AUSTIN COMM COLL DIST	0.095100	$177,380	$0	$0.00

Total Tax Rate:	2.419046		
		Taxes w/Current Exemptions:	$0.00
		Taxes w/o Exemptions:	$4,290.90

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 1056.0 sqft **Value:** $77,380

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1930	1056.0
011	PORCH OPEN 1ST F	* - 3+		1930	24.0
011	PORCH OPEN 1ST F	* - 3+		1930	144.0
251	BATHROOM	* - *		1930	1.5

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1454	6335.37	0.00	0.00	$100,000	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	$77,380	$100,000	0	177,380	$0	$177,380
2012	$81,026	$100,000	0	181,026	$0	$181,026
2011	$81,026	$100,000	0	181,026	$0	$181,026
2010	$81,026	$100,000	0	181,026	$0	$181,026
2009	$89,534	$100,000	0	189,534	$0	$189,534

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/2/1997	MS	MISCELLANEOUS	CITY OF AUSTIN	BLACKLAND COMMUNITY	13075	00109	
2	11/18/1997	MS	MISCELLANEOUS	UNIVERSITY OF TEXAS	CITY OF AUSTIN	13075	00103	
3	6/2/1983	WD	WARRANTY DEED	SMYKAL LOUIS J	UNIVERSITY OF TEXAS	08114	00332	

Questions Please Call (512) 834-9317

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

Website version: 1.2.2.3

Database last updated on: 9/9/2013 3:24 AM

© 2013 True Automation, Inc. All Rights Reserved. Privacy Notice

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

Travis CAD

Property Search Results > 202201 BLACKLAND COMMUNITY for Year 2013

Property

Account

Property ID:	202201	Legal Description:	LOT 5 BLK 14 OLT 45 DIV B GLISSMAN ADDN
Geographic ID:	0211090106	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	1708 E 22 ST TX 78722	Mapsco:	585L
Neighborhood:	FORMERLY DEXMP	Map ID:	021001
Neighborhood CD:	_DEXMP		

Owner

Name:	BLACKLAND COMMUNITY	Owner ID:	185479
Mailing Address:	DEVELOPMENT CORPORATION 2005 SALINA ST AUSTIN , TX 78722-2542	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$158,836	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$100,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$258,836	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$258,836	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$258,836	

Taxing Jurisdiction

Owner: BLACKLAND COMMUNITY
% Ownership: 100.0000000000%
Total Value: $258,836

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	$258,836	$0	$0.00
02	CITY OF AUSTIN	0.502900	$258,836	$0	$0.00
03	TRAVIS COUNTY	0.500100	$258,836	$0	$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	$258,836	$0	$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	$258,836	$0	$0.00
68	AUSTIN COMM COLL DIST	0.095100	$258,836	$0	$0.00

Total Tax Rate:	2.419046		
		Taxes w/Current Exemptions:	$0.00
		Taxes w/o Exemptions:	$6,261.36

Improvement / Building

Improvement #1: 2 FAM DWELLING **State Code:** B2 **Living Area:** 2044.0 sqft **Value:** $158,836

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4		1987	1116.0
2ND	2nd Floor	WW - 4		1987	928.0
011	PORCH OPEN 1ST F	* - 4		1987	86.0
011	PORCH OPEN 1ST F	* - 4		1987	86.0
011	PORCH OPEN 1ST F	* - 4		1987	54.0
095	HVAC RESIDENTIAL	* - *		1987	2044.0
251	BATHROOM	* - *		1987	4.0
531	OBS FENCE	CAA - *		1987	1.0
581	STORAGE ATT	WW - 3+		1987	128.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1628	7091.23	0.00	0.00	$100,000	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	$158,836	$100,000	0	258,836	$0	$258,836
2012	$71,476	$100,000	0	171,476	$0	$171,476
2011	$71,476	$100,000	0	171,476	$0	$171,476
2010	$71,476	$100,000	0	171,476	$0	$171,476
2009	$71,476	$100,000	0	171,476	$0	$171,476

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/3/1986	WD	WARRANTY DEED	WILSON JUANITA M VANDYKE	BLACKLAND COMMUNITY	09753	00116	
2	12/12/1973	QD	QUIT CLAIM DEED	VANDYKE JUANITA M	WILSON JUANITA M VANDYKE	04789	01524	
3	3/1/1960	WD	WARRANTY DEED		VANDYKE JUANITA M	02147	00550	

Questions Please Call (512) 834-9317

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

Website version: 1.2.2.3 Database last updated on: 9/9/2013 3:24 AM

© 2013 True Automation, Inc. All Rights Reserved. Privacy Notice

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

Travis CAD

Property Search Results > 202345 BLACKLAND COMMUNITY for Year 2013

Property

Account

Property ID:	202345	Legal Description:	E 43.33FT OF LOT 2 BLK 4 OLT 45 DIV B JOHNS C F
Geographic ID:	0211091706	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	1804 E M L KING JR BLVD TX 78702	Mapsco:	585L
Neighborhood:	D1004	Map ID:	021001
Neighborhood CD:	D1004		

Owner

Name:	BLACKLAND COMMUNITY	Owner ID:	185511
Mailing Address:	DEVELOPMENT CORPORATION 2005 SALINA ST AUSTIN , TX 78722-2542	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$104,278		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$90.000	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0
(=) Market Value:	=	$194,278		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$194,278		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$194,278		

Taxing Jurisdiction

Owner: BLACKLAND COMMUNITY
% Ownership: 100.0000000000%
Total Value: $194,278

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	$194,278	$0	$0.00
02	CITY OF AUSTIN	0.502900	$194,278	$0	$0.00
03	TRAVIS COUNTY	0.500100	$194,278	$0	$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	$194,278	$0	$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	$194,278	$0	$0.00
68	AUSTIN COMM COLL DIST	0.095100	$194,278	$0	$0.00

Total Tax Rate:	2.419046		
		Taxes w/Current Exemptions:	$0.00
		Taxes w/o Exemptions:	$4,699.67

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 1134.0 sqft **Value:** $104,278

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 4		2003	1134.0
011	PORCH OPEN 1ST F	* - 4		2003	168.0
095	HVAC RESIDENTIAL	* - *		2003	1134.0
251	BATHROOM	* - *		2003	2.0
612	TERRACE UNCOVERD	* - 4		2003	30.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1472	6411.50	43.33	149.00	$90,000	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	$104,278	$90,000	0	194,278	$0	$194,278
2012	$105,451	$90,000	0	195,451	$0	$195,451
2011	$107,791	$90,000	0	197,791	$0	$197,791
2010	$108,964	$90,000	0	198,964	$0	$198,964
2009	$130,612	$90,000	0	220,612	$0	$220,612

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/14/1992	CD	CORRECTION DEED	UNIVERSITY OF TEXAS BOARD OF R	BLACKLAND COMMUNITY	11690	01289	
2	2/14/1992	SW	SPECIAL WARRANTY DEED	BOARD OF REGENTS OF THE U OF T	BLACKLAND COMMUNITY DEVELOPMEN	11663	02025	
3	9/8/1986	WD	WARRANTY DEED	BLACKLAND COMMUNITY DEVELOPMEN	UNIVERSITY OF TEXAS BOARD OF R	09880	00048	

Questions Please Call (512) 834-9317

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

Website version: 1.2.2.3 Database last updated on: 9/9/2013 3:24 AM

© 2013 True Automation, Inc. All Rights Reserved. Privacy Notice

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

BOARD RESOLUTION
9/13/2013

Blackland Board of Directors approves the request of funding from the City of Austin Housing Finance Corporation for repairs and upgrades for the following addresses:

2203 Salina Street				
Walkway Repair and install 3 energy efficient A/C units	$3675.00		$2000	Walkway has been decimated and hazardous to frail elderly, kids and people with disabilities. Needs new energy efficient A/C systems. Currently have two that are possibly over 8 years old.
1703 East 22nd Street				
Repair drip edge, repair porch railings and install 3 window A/C units	$2500.00		$2500	Repair drip edge, repair porch railings and install 3 window A/C units
1812- A East 20th Street				
Repair front and back porch and install 2 window A/C units	$1500.00		$1500	Front and back porches are unstable and need to be reinforced
1812 – B East 20th Street				
Repair front and back porch and install 2 window A/C units	$1500.00		$1500	Front and back porches are unstable and need to be reinforced
2004 A Chicon				
Repair front and back porch and install 2 window A/C units	$1500.00		$1500	Front and back porches are unstable and need to be reinforced
2004 B Chicon				
Repair front and back porch and install 2 window A/C units	$1500.00		$1500	Front and back porches are unstable and need to be reinforced
2106 Chicon				
Driveway repair	$4600		$4600	Existing driveway in need of serious repair. Causing damage to car tires.
1708 A East 22nd Street				
Front porch repair and drip edge repair	$1500.00		$1500	Front porch repair and drip edge repair
1804 Martin Luther King St				
New flooring in whole house	$2400.00		$2400	Carpeting is over 10 years old
2009 B Salina Street				
Solar energy water heater	$4925.00		$4925	Add solar hot water heater for tenants using washer/dryer facilities in unit B

Board President Bo M-Cann **Date:** 20 Sept. 2013