

AUG 26 2014

AUSTIN HOUSING FINANCE CORPORATION **NHCD / AHFC**
Application for Financing for Homeownership Projects

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: Rainey Street to Father Joe Street Relocation/Remodel & CLT Home Ownership Project

Project Address: 3000, 3001, 3004, and 3005 Father Joe Znotas Street **Zip Code** 78702

Total # units in project: 4
Total # units to be assisted with AHFC Funding: 4

Project type: Acquisition Rehabilitation Acquisition & Rehabilitation New construction

Amount of funds requested: \$250,000 **Terms Requested:** HOME Funds Set-Aside Request for 2014 CHDO Eligibility
0% interest, deferred & forgivable
99-year affordability

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

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

Guadalupe Neighborhood Development Corporation

Name

813 East 8th Street

Street Address

Austin Texas, 78702 512-479-6275

City **State, Zip** **Telephone #**

Mark Rogers 512-479-6275 gndc@sbcglobal.net

Contact Person **Contact Telephone #** **E-mail address**



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.

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

August 25, 2014 _____
Date **Executive Director**
Title

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

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

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

3. **Project Description** – Provide a brief project description that addresses items "A" through "G" below.

GNDC is requesting \$250,000 in HOME CHDO funds to finance the remaining rehabilitation and remodeling costs for four homes relocated from the Rainey Street Historic District to the Guadalupe-Saldana Net-Zero Subdivision (the Subdivision) in the Spring of 2014. The homes are currently being rehabilitated and remodeled on Father Joe Znotas Street in the Subdivision, which is located just south of the intersection of Tillery Street and Goodwin Avenue in East Austin. The Subdivision is being developed with a 99-year affordability period, enforced via a restrictive covenant running with the land. GNDC plans to sell the homes to first-time home buyers using a Community Land Trust (CLT).

GNDC specifically is requesting HOME funds for this project in order to maintain its Community Housing Development Organization (CHDO) status for 2014-2015.

Project Background and Update:

In order to prevent demolition of structures that contributed to a National Register Historic District, the Austin City Council established a Rainey Street Preservation Fund, in 2013, to assist with the relocation and rehabilitation of houses in the district. Funds were made available provided the homes were to be used for affordable housing or another public purpose. In December of 2013, GNDC submitted applications to the City of Austin for this funding and in February of 2014, GNDC received notification that it secured \$500,000 in Rainey Street Preservation funds to relocate and rehabilitate four of the Rainey Streets homes. GNDC also secured \$100,000 in private developer funds (\$25,000 per home) that were applied towards a portion of the relocation costs. The \$600,000 is sufficient to meet the majority of the relocation and rehabilitation costs, but it is not enough to complete the renovation and remodeling. The allocation of \$250,000, per this request, will enable GNDC to complete the project and make the homes available for sale to first-time eligible home buyers.

Building permits were secured in early 2014 and GNDC contracted with River City Structural Movers, LLC for the relocation of the homes, new piers and foundation repairs, and roof reconstruction and dry-in. River City Structural Movers' services have been completed. GNDC contracted with Hatch+Ulland Owen Architects (H+UO) to complete architectural plans that include building additions for three of the four homes and engaged the Austin Community Design and Development Center (ACDDC) to complete specifications with the goal of achieving a 3-Star Austin Energy Green Builder rating for these homes. Architectural plans and specifications have been completed and contractors have been selected. As noted above, the houses are in the rehabilitation and remodel process even though funding is insufficient at this time to complete the work.

Based on construction bids from two builders with extensive experience in rehabilitating older homes, GNDC is in need of \$250,000 additional financing to complete the work consistent with GNDC's standards of design, goals for historic preservation, green construction and to address unanticipated building conditions.

a. Indicate the location by providing an area map with the property highlighted.

See attached location map for the Guadalupe- Saldana Net Zero Subdivision highlighting the four home-ownership lots referenced in this application.

b. Summarize the key financials of the project, clearly indicating total project cost, the amount and intended use of all AHFC funds requested, the amount(s) and provider(s) of other funding and the status of those commitments.

GNDC is requesting \$250,000 to finance the remaining rehabilitation and remodeling costs for the four Rainey Street Historic District homes that were relocated to the Guadalupe-Saldana Net-Zero Subdivision (the Subdivision) in the Spring of 2014. The homes currently are being rehabilitated and remodeled. GNDC is specifically requesting HOME funds for this project in order to maintain its Community Housing Development Organization (CHDO) status for 2014-2015.

The total development cost for the 4 homes is \$850,000. GNDC has secured \$100,000 in private funds and \$500,000 in public funds for the Project. Based on current bids, GNDC needs \$250,000 to complete the Project.

c. Indicate the type of structure(s) (i.e., single-family detached, etc.), the number of units, the number of bedrooms and bathrooms in each type or style of unit, and the size of the units in square feet.

Unit #	Address	Type of Structure	Number of bedroom and bathrooms	Total SQFT
1 (formerly 89 Rainey Street)	3001 Father Joe Znotas Street Austin, TX 78702	Single-Family detached	3br/2 bath	1,455 (includes 66 sqft of new addition)
2 (formerly 89 1/2 Rainey Street)	3005 Father Joe Znotas Street Austin, TX 78702	Single-Family detached	3br/2 bath	1,406 (includes 541 sqft of new addition)
3 (formerly 91 Rainey Street)	3000 Father Joe Znotas Street Austin, TX 78702	Single-Family detached	3 br/ 2 bath	1,437
4 (formerly 95 Rainey Street)	3004 Father Joe Znotas Street Austin, TX 78702	Single-Family detached	2br/ 2 bath	1,305 (includes 158 sqft of new addition)

d. Indicate the expected sales price for each type or style of unit.

Unit #	Address	Expected Sales Price
1 (formerly 89 Rainey Street)	3001 Father Joe Znotas Street Austin, TX 78702	TBD
2 (formerly 89 1/2 Rainey Street)	3005 Father Joe Znotas Street Austin, TX 78702	TBD
3 (formerly 91 Rainey Street)	3000 Father Joe Znotas Street Austin, TX 78702	TBD
4 (formerly 95 Rainey Street)	3004 Father Joe Znotas Street Austin, TX 78702	TBD

Income eligible buyers will secure a private mortgage or will be provided a mortgage from GNDC (1st lien) based upon what they can afford, applying no more than 30% of their gross income towards principal, interest, taxes, insurance and other fees. Therefore, the exact mortgage (sales price) amount cannot be determined until buyers are identified and selected.

e. List the income levels of proposed homebuyers expressed in terms of the percent of Median Family Income for the Austin-Round Rock MSA.

Once the homes are rehabilitated and construction is completed, GNDC will sell the improvements (the house) to income-eligible households using a Community Land Trust (CLT) model. GNDC will serve households with incomes from 50% to 80% of the Austin-Round Rock-San Marcos Median Family Income. GNDC will give the highest priority will be to eligible first-time home buyers who currently rent from GNDC. GNDC's 2nd highest priority will be residents of GNDC's service neighborhoods who have generational ties to the area. GNDC will direct the home buyers to mortgage lenders. If mortgages are not available, then GNDC will provide the mortgage. In no case will the household's mortgage payment (principal, interest, taxes, insurance, and fees) exceed 30% of the household's gross monthly income.

The term of the loan will vary from between 15 years to 30 years, and will be adjusted based on the income of household being served. For example, an affordable mortgage payment (including principal, taxes, insurance, and all other fees) for a \$125,000 loan to a household with income at 40% MFI is possible with a 30 year term. Yet, a household with income at 70%-80% of the MFI, also making an affordable mortgage payment, can pay off the same loan with a 15 to 20 year term.

As mentioned above, GNDC's highest priority is to offer these homeownership opportunities to current GNDC renters. GNDC will first target those renters who may soon be over-income and, thus, ineligible not only for GNDC's rental program but also for affordable rental and ownership opportunities anywhere in Austin. The target households for these four houses:

- 1 buyer at 70-80% MFI
- 1 buyer at 60-70% MFI
- 2 buyers at 50-60% MFI

All mortgage proceeds will be re-invested into the production of affordable home ownership units developed by GNDC. This will help to create a self-sustaining financial model, reducing the Project's use of AHFC funds in the immediate future.

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

N/A

g. Demonstrate the development's compatibility with current Neighborhood Plan (if applicable).

The proposed project is in compliance with the zoning and uses adopted in the Govalle-Johnston Terrace Neighborhood Plan and it has the support of the Neighborhood Plan Contact Team, the Govalle Neighborhood Association and the Garden Neighborhood Association.

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

h. Locate on the "Opportunity Map of Austin" the census tract in which the property lies. The map is attached to the Program Guidelines.

According to the Opportunity Map of Austin, the site is located in a very low ranking area.

4. Site Control and Demonstration of Value

Include evidence of site control such as a warranty deed or a current, receipted earnest, and provide a real estate appraisal that is no older than six months and that uses 3 or more comparables, or current tax documentation that substantiates the value of the project.

See attached and current tax documentation for the subject home-ownership lots located at the Guadalupe Saldana Net Zero Subdivision.

Comparable properties within close proximity to the proposed housing project and with comparable affordability restrictions is difficult locate. In lieu of a real estate appraisal, enclosed are current market value MLS listing for similar and nearby homes.

Address	Description	Current Sales Price
3309 Goodwin Ave	1,870 sqft 3 br 2 baths	\$254,500
2109 Garden Street	1,416 sqft 3 br 2 baths	\$475,000
4605 Gonzales Street	1,228 sqft 3 br 1.5 baths	\$420,000
2510 Diaz Street	1,507 sqft 3 br 2 baths	\$414,900
3104 Neal Street	2,100 sqft 4 br 2.5 baths	\$400,000
3206 Neal Street	1,610 sqft 4 br 2.5 baths	\$650,000

5. 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. If the project is approved for funding, appropriate zoning must be in place prior to execution of loan documents.

See attached zoning letter.

6. 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.

See attached S.M.A.R.T. Housing letter.

7. 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, and
- g. federal funding rules.

GNDC is a 501(c)(3) non-profit celebrating over 30 years of service as an affordable housing provider to families from East Austin. Since formation in 1981, GNDC has rehabilitated over 100 homes and has made home owners of over 45 families. GNDC also offers an ongoing rental program with 57 single-family and 22 multi-family units that provide high quality, long-term affordable housing units to families from the Guadalupe Neighborhood target areas. GNDC provides property management services for all of its rental housing and has done so since the organization’s inception.

Although GNDC is not a provider of supportive services, it has ample experience serving populations with special needs, including elderly, disabled, and single-parent households. A small percentage of GNDC’s tenants also meet the City of Austin’s qualifications for permanent supportive housing; including homeless, near homeless, and persons transitioning out of incarceration.

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. The architect for this project, Tom Hatch, has over thirty-nine years of practice, including extensive experience with the rehabilitation and restoration of older, occasionally historic, housing stock.

	Development Team Name(s) and Contact Information	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non-profit? (Mark X if Yes)
Owner	Guadalupe Neighborhood Development Corp			X
Developer	Guadalupe Neighborhood Development Corp			X
Architect	hatch+ulland owen architects			
Engineer	Jones & Carter Engineering			
Construction Lender				
Other Lenders				
Attorney	Texas RioGrande Legal Aid			X
Accountant				
General Contractor	Saldana Homes LLC A-Vision Construction	X X	X	
Consultant (if Applicable)	ACDDC			x
Other:				

- 8. Development Schedule.** Complete the grid below. Re-order the steps according to the appropriate sequence for your project, and add in any other significant steps integral to your project’s development. If the development schedule differs across several properties to be involved in the project, provide a development schedule for each property. Please be as precise as possible, narrowing dates by 15 day intervals.

	DATE(S)
Securing and packaging project financing (construction financing)	completed
Environmental and/or historic review (AHFC)	completed
Acquisition and/or holding	Completed
Houses relocated, new pier and beam foundation, roof reconstruction and dry-in	completed
Architectural Drawings, Construction Specifications and Rehab and Remodel Bids	July 15, 2014
Housing Rehabilitation/Construction Start	August 1, 2014
Anticipated Draws (list all)	August, September, October, November, December 2014, January 2015
Income qualified home-buyers identified and completes home-ownership counseling	January 2015
Completion of Construction	February 2015
Marketing and Sales	December 2014 - February 2015
Project Completion (i.e., all homes conveyed to low to moderate income buyers)	February 2015

- 9. Developer Capacity.** Provide narrative information on recent, similar, and successful experience in affordable housing development. Narrative should include information about experience from project conception, execution, and completion. Include experience using multiple fund sources, marketing and sale of homes, and previous working history with the Austin Housing Finance Corporation.

GNDC has served east Austin for over 30 years by providing high quality, affordable rental and home-ownership housing opportunities. Since formation in 1981, GNDC has rehabilitated over 100 homes and has made home owners of over 45 families. GNDC has developed a network of professional contractors that specializes in the rehabilitation of older homes and owns historic homes (of comparable age or older) in its housing portfolio. GNDC has a long-standing relationship with the Austin Housing Finance Corporation, utilizing a variety of financing sources for its projects.

- 10. Detailed Project Budget** - Use the following table, or comparable format, to provide a complete project budget. Add line-items as necessary to detail the specific funding being requested. Delineate all prior and currently requested A&D funding by individual line item.

Based on cost estimates provided by A-Vision General Contractors, LLC and Saldana Homes, LLC Trades include materials and labor.

DETAILED PROJECT BUDGET				
	3000 FJZ St.	3001 FJZ St.	3004 FJZ St.	3005 FJZ St.
Construction Cost Estimator:	A-Vision Construction	A-Vision Construction	Saldana Homes, LLC	Saldana Homes, LLC
PREDEVELOPMENT				
Engineering	\$200	\$200	\$200	\$200
Survey	\$400	\$400	\$600	\$600
Architect & Sustainable Consultant	\$6,000	\$6,000	\$6,000	\$6,000
TOTAL PREDEVELOPMENT	\$6,600	\$6,600	\$6,800	\$6,800
RELOCATION CONSTRUCTION				
Relocation	\$32,810	\$42,080	\$28,830	\$32,825
Pier and Beam Foundation	\$12,390	\$13,920	\$13,275	\$13,570
Roof reconstruction & dry-in	\$3,800	\$10,300	\$1,200	\$4,375
TOTAL RELOCATION CONSTRUCTION	\$49,000	\$66,300	\$43,305	\$50,770
REHAB & NEW CONSTRUCTION				
Concrete driveway, sidewalks, & landings	\$9,080	\$8,600	\$3,970	\$4,330
Stucco underpinning	\$2,480	\$2,890	\$3,000	\$3,000
Framing & Exerior repairs to trim, Fascia, and siding	\$14,000	\$15,875	\$31,612	\$35,878
Demolition	\$2,400	\$2,400	\$3,000	\$3,000
Roofing & Sheet Metal	\$14,000	\$15,250	\$8,300	\$8,300
Plumbing/Hot Water	\$9,900	\$9,900	\$9,500	\$9,500
HVAC / Mechanical	\$7,825	\$7,825	\$8,972	\$8,972
Electrical	\$7,900	\$7,850	\$7,266	\$6,743
Doors/Windows/Glass (including window restoration and door hardware)	\$3,330	\$3,560	\$5,056	\$7,356
Drywall	\$5,748	\$5,820	\$5,535	\$5,387
Tile work	\$1,200	\$1,200	\$3,100	\$2,100
Insulation	\$5,297	\$6,431	\$6,562	\$6,877
Exterior and Interior Paint	\$7,903	\$8,003	\$4,659	\$4,883
Refinished wood floors	\$5,748	\$5,820	\$5,324	\$5,580
Interior Trim	\$5,474	\$6,236	\$2,500	\$2,744

Cabinetry	\$2,800	\$3,800	\$7,500	\$7,500
Counters and vanities	\$2,300	\$2,200	\$2,300	\$2,150
Bath Specialities (glass doors, pan, hardware mirrors, etc.)	\$4,100	\$4,100	\$3,400	\$2,200
Lighting & plumbing fixtures	\$3,400	\$3,400	\$1,500	\$2,200
Blinds	\$500	\$500	\$700	\$960
Landscaping	\$2,000	\$2,000	\$3,500	\$3,500
Appliances	\$2,400	\$2,400	\$1,100	\$1,100
Contractor's General Conditions	\$4,500	\$4,500	\$5,000	\$4,681
Contractor's Profit	\$23,500	\$24,500	\$15,000	\$15,000
Construction Contingency	\$1,400	\$3,950	\$2,244	\$1,089
TOTAL REHAB/NEW CONSTRUCTION	149,185	\$159,010	\$150,600	\$155,030
SOFT & CARRYING COSTS				
Title/Recording				
Architectural (Inspections)				
Construction Interest				
Construction Period Insurance				
Construction Period Taxes				
TOTAL PROJECT COSTS	\$204,785	\$231,910	\$200,705	\$212,600
SOURCES COMMITTED:				
Dinerstein Relocation Allowance	\$25,000	\$25,000	\$25,000	\$25,000
Rainey Street Preservation Funds	\$118,785	\$145,910	\$115,705	\$119,600
GAP FUNDS NEEDED:	\$61,000	\$61,000	\$60,000	\$68,000

11. 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)
	Amount	Term	Interest Rate	Evidence (Deed, Sales Contract)	
Owner Equity					
Private Financing (List Below)					
Rainey Street Developer Contribution applied toward relocation costs	\$100,000		0%		House Relocation
Rainey Street Relocation/Rehab Fund	\$500,000		0%		Relocation, Construction Hard Costs, and Soft Costs
Other Sources (List Below)					
Proposed AHFC Funds	250,000		0%		Construction Hard

					& Soft Costs
TOTAL	\$850,000				

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment/Relocation Costs	\$236,175	\$59,044
Acquisition		
Hard Construction Costs	\$613,825	\$153,456
Other Costs		
Total Project Costs	\$850,000	\$212,500

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 AHFC FUNDS	\$250,000
TOTAL OTHER FUNDS	\$600,000
LEVERAGE % – AHFC FUNDS	29%

TABLE D: AFFORDABILITY DATA

N/A

	House Model One	House Model Two	House Model Three	House Model Four
Number of Bedrooms				
Square Footage				
Anticipated Sale Price				
Borrower Contribution				
Homebuyer Subsidy (List all sources separately)				
Total Principal Amount of Mortgage				
Anticipated Interest Rate				
Monthly Principal Amount				
Monthly Interest				
Estimated Monthly Taxes				
Estimated Monthly Insurance				
TOTAL Estimated PITI				

13. Partnership with Non-profit entities. Include commitments from other non-profit organizations or a City of Austin-certified Community Housing Development Organization (CHDO) to partner on the project in some way.

ATTENTION:

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



**Scoring Criteria
Acquisition & Development Program**

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

REQUIRED INFORMATION:

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

EVALUATION CRITERIA:

Proposed projects will be reviewed and scored on a competitive basis relative to the evaluation criteria below. A maximum possible score is **160** points. Proposed projects must receive a minimum score of **100** points. A score above the minimum score does not guarantee funding.

1. **DEVELOPER EXPERIENCE AND QUALIFICATIONS** (maximum 15 points) 15

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

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

- 10 points:** All sources and uses of funds are clearly indicated and sufficient evidences 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. **LEVERAGE** (maximum 10 points) 8

AHFC funding 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

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

If the development has a mix of units at different income levels, 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 AHFC Assisted Units in Total Development										
% of MFI	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
80%	0	5	7	10	12	15	17	20	22	25
65%	5	7	10	12	15	17	20	22	25	
60%	7	10	12	15	17	20	22	25		
50%	10	12	15	17	20	22	25			
30%	12	15	17	20	22	25				

5. **AVERAGE INVESTMENT PER UNIT** (maximum 20 points) 8

	<u>Single-Unit Structures</u>	<u>Multi-Unit Structures</u>
20 points	<\$40/unit	<\$40/unit
16 points	<\$50/unit	<\$45/unit
12 points	<\$60/unit	<\$50/unit
8 points	<\$70/unit	<\$55/unit
4 points	<\$80/unit	<\$60/unit

6. **AFFORDABILITY PERIOD** (maximum 25 points) 25

25 Points: Affordability of project is for 99-years or project is in a Community Land Trust.
15 Points: Affordability period of less than 99 years but enforced through "re-sale" provisions, i.e., home must be re-sold to low- to moderate-income buyer during the affordability period.

7. **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).

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

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

25 points:	Very High
20 points:	High
15 points:	Moderate
10 points:	Low
5 points:	Very Low

9. **PROJECT READINESS** (maximum 10 points) 10

New construction

2 points each; maximum 10 points

2 The project meets the normal eligibility requirements under the existing program guidelines.

2 The property is already owned by the developer.

2 The project has completed all necessary design work and received site plan approval.

2 All environmental reviews have been completed.

 The project has firm commitments from **all** financing sources.

Acquisition and Rehab

2 points each; maximum 10 points

2 The project meets the normal eligibility requirements under the existing program guidelines

2 All environmental reviews have been completed.

 The project has firm commitments from all financing sources.

- 2 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 (round up to nearest whole number); 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.
 Closing on the acquisition of the property can be achieved in less than 30 days.

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

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

12. **PARTNERSHIP WITH 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 116



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Articles of Incorporation for GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION (file number 55666001), a Domestic Nonprofit Corporation, was filed in this office on April 06, 1981.

It is further certified that the entity status in Texas is 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 April 21, 2014.



NANDITA BERRY

Nandita Berry
Secretary of State



Franchise Tax Account Status

As of: 08/25/2014 12:23:37 PM

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

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION	
Texas Taxpayer Number	17422472658
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	0055666001
Registered Agent Name	MARK ROGERS
Registered Office Street Address	813 E. 8TH STREET AUSTIN, TX 78702

APR 06 1981

CLERK I.G.
Corporation Division

ARTICLES OF INCORPORATION

OF

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

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

ARTICLE ONE

NAME

The name of the corporation is Guadalupe Neighborhood Development Corporation.

ARTICLE TWO

NONPROFIT CORPORATION

The corporation is a nonprofit corporation.

ARTICLE THREE

DURATION

The period of its duration is perpetual.

ARTICLE FOUR

PURPOSES

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

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

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

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

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

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

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

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

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

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

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

ARTICLE FIVE

INITIAL REGISTERED OFFICE AND AGENT

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

ARTICLE SIX

BOARD OF DIRECTORS

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

THE STATE OF TEXAS I

COUNTY OF TRAVIS I

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

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

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

My commission expires:

October 31, 1984

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

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



The State of Texas

SECRETARY OF STATE

IT IS HEREBY CERTIFIED, that

Articles of Incorporation

of

GUÁDALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

were filed in this office and a certificate of

incorporation was issued on

April 6, 1981;

IT IS FURTHER CERTIFIED, that no certificate

of dissolution has been issued, and the corporation

is still in existence.

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

22nd day of October A. D. 19 82

Maud A. Nean
Secretary of State

dem



Internal Revenue Service
District Director

Department of the Treasury

FEB 9 1983

Date: FEB 04 1983

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

Employer Identification Number:
[REDACTED]

Accounting Period Ending:
OCTOBER 31

Foundation Status Classification:

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

Advance Ruling Period Ends:

OCTOBER 31, 1986

Person to Contact:

EO TECHNICAL ASSISTANT

Contact Telephone Number:

(214) 767-2728

EO:7215: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. VIPER

ENCLOSURE: 872-C

Sincerely yours,



R. C. Voskuil
District Director

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

Letter 1045(DO) (6-77)

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

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

Date: MAY 24 2000

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

Employer Identification Number:
[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 SEEK 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, the Corporation needs approximately \$250,000 for the completion of construction of four homes at the Guadalupe-Saldana Net-Zero Subdivision at 3000, 3001, 3004 and 3005 Father Joe Znotas Street; and

WHEREAS, the four housing units have already been relocated from the Rainey Street Historic District to the Guadalupe-Saldana Net-Zero Subdivision (the "Project"), to serve as affordable home ownership units to eligible low-to-moderate income, first-time home buyers;

BE IT RESOLVED THAT, for the purpose of securing financing for construction related to the Project, at a regular meeting of the Board of Directors held on August 25, 2014, the Board of Directors hereby does authorize the Executive Director, on behalf of the Corporation, to submit applications to the Austin Housing Finance Corporation and other funders in the amount needed to complete construction of the Project, and to take reasonable actions necessary to acquire such financing. And, upon securing financing favorable to the Corporation, that said Executive Director is hereby authorized to execute documents on behalf of the Corporation necessary to acquire said financing for the purpose of developing affordable housing for qualified households with low-to-moderate income.

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

IN WITNESS WHEREOF, this Resolution is made this 25th day of August, 2014

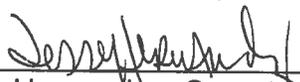
_____, President

_____, Vice President

_____, Secretary

_____, Treasurer

I, Jesse Hernandez, Secretary of the Guadalupe Neighborhood Development Corporation, do hereby certify the foregoing is a true and complete copy of the acquisition of real estate resolution of this organization as adopted by the Board of Directors on the 25th day of August, 2014.



Jesse Hernandez, Secretary

Travis CAD

Property Search Results > 809903 GUADALUPE-SALDANA AFFORDABLE HOMES for Year 2014

Property

Account

Property ID: 809903 Legal Description: LOT 15 BLK A GUADALUPE-SALDANA NET ZERO SUBD
 Geographic ID: 0207140351 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 3000 FATHER JOE ZNOTAS ST Mapsco: 586S
 TX 78702
 Neighborhood: E0194 Map ID: 020211
 Neighborhood CD: E0194

Owner

Name: GUADALUPE-SALDANA AFFORDABLE HOMES Owner ID: 1284187
 Mailing Address: 813 E 8TH ST % Ownership: 100.000000000000%
 AUSTIN , TX 78702-3282

Exemptions: LIH

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$102,000 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$102,000
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$102,000
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$102,000

Taxing Jurisdiction

Owner: GUADALUPE-SALDANA AFFORDABLE HOMES
 % Ownership: 100.000000000000%
 Total Value: \$102,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$102,000	\$0	\$0.00
02	CITY OF AUSTIN	0.502700	\$102,000	\$0	\$0.00
03	TRAVIS COUNTY	0.494600	\$102,000	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$102,000	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$102,000	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.094900	\$102,000	\$0	\$0.00
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$0.00
 Taxes w/o Exemptions: \$2,512.46

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
---	------	-------------	-------	------	-----------	-----------	--------------	-------------

1	LAND	Land	0.0880	3833.28	0.00	0.00	\$102,000	\$0
---	------	------	--------	---------	------	------	-----------	-----

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014		\$0	\$102,000	0	102,000	\$0 \$102,000
2013		\$0	\$63,000	0	63,000	\$0 \$63,000
2012		\$0	\$15,750	0	15,750	\$0 \$15,750

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (512) 834-9317

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Property Search Results > 809905 GUADALUPE-SALDANA AFFORDABLE HOMES for Year 2014

Property

Account

Property ID: 809905 Legal Description: LOT 15 BLK B GUADALUPE-SALDANA NET ZERO SUBD
 Geographic ID: 0207140352 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 3001 FATHER JOE ZNOTAS ST Mapsco: 586S
 TX 78702
 Neighborhood: E0194 Map ID: 020211
 Neighborhood CD: E0194

Owner

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

Exemptions: LIH

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$120,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$120,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$120,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$120,000	

Taxing Jurisdiction

Owner: GUADALUPE-SALDANA AFFORDABLE HOMES
 % Ownership: 100.0000000000%
 Total Value: \$120,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$120,000	\$0	\$0.00
02	CITY OF AUSTIN	0.502700	\$120,000	\$0	\$0.00
03	TRAVIS COUNTY	0.494600	\$120,000	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$120,000	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$120,000	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.094900	\$120,000	\$0	\$0.00
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$0.00
 Taxes w/o Exemptions: \$2,955.84

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
---	------	-------------	-------	------	-----------	-----------	--------------	-------------

1	LAND	Land	0.2180	9496.08	0.00	0.00		\$120,000	\$0
---	------	------	--------	---------	------	------	--	-----------	-----

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014		\$0	\$120,000	0	120,000	\$0 \$120,000
2013		\$0	\$63,000	0	63,000	\$0 \$63,000
2012		\$0	\$15,750	0	15,750	\$0 \$15,750

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (512) 834-9317

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Property Search Results > 809902 GUADALUPE-SALDANA AFFORDABLE HOMES for Year 2014

Property

Account

Property ID: 809902 Legal Description: LOT 14 BLK A GUADALUPE-SALDANA NET ZERO SUBD
 Geographic ID: 0207140350 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 3004 FATHER JOE ZNOTAS ST Mapsco: 586S
 TX 78702
 Neighborhood: E0194 Map ID: 020211
 Neighborhood CD: E0194

Owner

Name: GUADALUPE-SALDANA AFFORDABLE HOMES Owner ID: 1284187
 Mailing Address: % Ownership: 100.000000000000%
 813 E 8TH ST
 AUSTIN , TX 78702-3282

Exemptions: LIH

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$102,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$102,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$102,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$102,000	

Taxing Jurisdiction

Owner: GUADALUPE-SALDANA AFFORDABLE HOMES
 % Ownership: 100.000000000000%
 Total Value: \$102,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$102,000	\$0	\$0.00
02	CITY OF AUSTIN	0.502700	\$102,000	\$0	\$0.00
03	TRAVIS COUNTY	0.494600	\$102,000	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$102,000	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$102,000	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.094900	\$102,000	\$0	\$0.00
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$0.00
 Taxes w/o Exemptions: \$2,512.46

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
---	------	-------------	-------	------	-----------	-----------	--------------	-------------

1	LAND	Land	0.0860	3746.16	0.00	0.00	\$102,000	\$0
---	------	------	--------	---------	------	------	-----------	-----

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014		\$0	\$102,000	0	102,000	\$0 \$102,000
2013		\$0	\$63,000	0	63,000	\$0 \$63,000
2012		\$0	\$15,750	0	15,750	\$0 \$15,750

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (512) 834-9317

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Property Search Results > 809906 GUADALUPE-SALDANA AFFORDABLE HOMES for Year 2014

Property

Account

Property ID: 809906 Legal Description: LOT 14 BLK B GUADALUPE-SALDANA NET ZERO SUBD
 Geographic ID: 0207140353 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 3005 FATHER JOE ZNOTAS ST Mapsco: 586S
 TX 78702
 Neighborhood: E0194 Map ID: 020211
 Neighborhood CD: E0194

Owner

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

Exemptions: LIH

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$120,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$120,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$120,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$120,000	

Taxing Jurisdiction

Owner: GUADALUPE-SALDANA AFFORDABLE HOMES
 % Ownership: 100.0000000000%
 Total Value: \$120,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$120,000	\$0	\$0.00
02	CITY OF AUSTIN	0.502700	\$120,000	\$0	\$0.00
03	TRAVIS COUNTY	0.494600	\$120,000	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$120,000	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$120,000	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.094900	\$120,000	\$0	\$0.00
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$0.00
 Taxes w/o Exemptions: \$2,955.84

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
---	------	-------------	-------	------	-----------	-----------	--------------	-------------

1	LAND	Land	0.1340	5837.04	0.00	0.00	\$120,000	\$0
---	------	------	--------	---------	------	------	-----------	-----

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014		\$0	\$120,000	0	120,000	\$0 \$120,000
2013		\$0	\$63,000	0	63,000	\$0 \$63,000
2012		\$0	\$15,750	0	15,750	\$0 \$15,750

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
---	-----------	------	-------------	---------	---------	--------	------	-------------

Questions Please Call (512) 834-9317

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Compare Moving Companies

featured partner

From: *Zip Code*

To: 78702

Departure: 08/29/2014

Roc

Compare best moving quotes: LightningVanLines Arpin

AllMySons

My Rating



Matt Holm, REALTOR®
mattsellsaustin@gmail.com
512-769-1695

My Notes

Price

\$254,500

**3309 Goodwin Ave
Austin, TX 78702**

View Your Credit Scores Instantly

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Save on your home security system

Subdivision: Division A

County: Travis

Beds: 3

Baths: 2 Full

Sq ft: 1,870 (approx)

MLS#: 4434161

Status: Active



Description for 3309 Goodwin Ave Austin, TX

78702

Cheap for the area. Smaller home next door sold for considerably more. 3bed/2 living/1 bath in desirable Govalle area. Backs to greenspace with large shade trees. As-is, cash or conventional is preferable.

Listing Information

Property Type: Single Family

Bedrooms: 3

Lot Size: 0.15 Acres

Year Built: 1954

Stories: 1

Subdivision: Division A

Bathrooms: 2 Full

Square Feet: 1,870 (approx)

Construction: Vinyl Siding

School Information

District: Austin ISD

Elementary A: Govalle

Middle: Martin

Junior High: N/A

Elementary B: N/A

9th Grade / High: N/A

Senior High: Eastside Memorial

Room Information

Bathrooms

Full Baths: 2

Additional Room Information

Dining: Formal, Kitchen Combo

Interior Features

Appliances: See Agent, Double Oven

Flooring: Laminate, Wood

Additional Interior Features: None

Exterior / Lot Features

Parking: 2 Parking Spaces

Roof: Metal

Lot View: No View

Fence: Chain Link

Driving Directions

North on Airport, past Springdale, Left on Goodwin.

Financial Considerations

Tax/Property ID:

02061501440000

Tax Amount: \$4,909

Tax Year: 2014

Property Listed By: Team West Real Estate

Information is deemed reliable but is not guaranteed.

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Compare Moving Companies

featured partner

From: Zip Code

To: 78702

Departure: 08/29/2014

Roc

Compare best moving quotes: LightningVanLines Arpin

AllMySons

My Rating

Brenda Luu, REALTOR®
brendakluu@gmail.com
512-717-1148

My Notes

Price:

\$475,000

**2109 Garden St
Austin, TX 78702**

View Your Credit Scores Instantly

Compare Mortgage Rates with LendingTree!

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Subdivision: Driving Park Add

County: Travis

Beds: 3

Baths: 2 Full

Sq ft: 1,416 (approx)

MLS#: 9536815

Status: Active



Front house 1

Description for 2109 Garden St Austin, TX

78702

This is a house with an L-Shape, has two units, but it's not a duplex. The front unit has 2 bedrooms, 1 bathroom, 1 living and dining combo, and 1 kitchen. The back unit has 1 bedroom, 1 bathroom, 1 living and dining combo (tenant uses it as a bedroom), and 1 kitchen with breakfast combo. Great Investment Opportunity! Alley access. Near Lady Bird Lake, downtown, and many more. Big lot with large trees.

Listing Information

Property Type: Single Family

Bedrooms: 3

Lot Size: 0.16 Acres

Year Built: 1950

Stories: 1

Subdivision: Driving Park Add

Foundation: Slab Foundation

Bathrooms: 2 Full

Square Feet: 1,416 (approx)

Construction: Frame

School Information

District: Austin ISD

Elementary A: Metz

Middle: N/A

Junior High: N/A

Elementary B: N/A

9th Grade / High: N/A

Senior High: Eastside Memorial

Room Information

Bathrooms

Full Baths: 2

Additional Room Information

Dining: Living/Dining Combo

Kitchen: Breakfast Area

Interior Features

Appliances: Range-Free Standing

Flooring: Linoleum

Cooling: Central Air, Window Air Conditioning

Heating: Electric Heating, Central

Additional Interior Features: None

Exterior / Lot Features

Parking: Off Street, Open Parking

Roof: Composition Shingle

Lot View: No View

Fence: Cedar

Additional Exterior/Lot Features: Extra Storage, Alley Access

Community Features

Community Amenities: Park

Driving Directions

From I-35, go east on Ceasar Chavez for 9-10 miles. Turn right on Robert Martinez, then right on Garden. The house will be on the left.

Financial Considerations

Tax/Property ID:

02020811060000

Tax Amount: \$6,327

Tax Year: 2014

Property Listed By: Keller Williams Realty

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Compare Moving Companies

featured partner

From: *Zip Code*

To: 78702

Departure: 08/29/2014

Roc

Compare best moving quotes: LightningVanLines Arpin

AllMySons

My Rating

Teresa Miller, REALTOR®
tlcmiller42@gmail.com
512-550-5698

My Notes

Price:

\$420,000

**4605 Gonzales St
Austin, TX 78702**

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Subdivision: Chunn

County: Travis

Beds: 3

Description for 4605

Baths: 1 Full/1 Half **Gonzales St Austin, TX**

Sq ft: 1,228 (approx)78702

MLS#: 8607232

Status: Active



Listing Information

Property Type: Single Family

Bedrooms: 3

Lot Size: 0.18 Acres

Year Built: 1946

Stories: 1

Subdivision: Chunn

Bathrooms: 1 Full/1 Half

Square Feet: 1,228 (approx)

Construction: Mason

School Information

District: Austin ISD

Elementary A: Govalle

Middle: Martin

Junior High: N/A

Elementary B: Govalle

9th Grade / High: N/A

Senior High: Eastside Memorial

Room Information

Bathrooms

Full Baths: 1

1/2 Baths: 1

Additional Room Information

Dining: Formal

Interior Features

Appliances: See Agent

Flooring: Tile, Wood

Cooling: Central Air

Heating: Central

Additional Interior Features: None

Exterior / Lot Features

Parking: 2 Parking Spaces, Open Parking

Roof: Composition Shingle

Lot View: No View

Fence: Chain Link

Driving Directions

Take East 7th Street to Springdale. Turn left on Springdale then turn right onto Gonzales. The house is on your right.

Financial Considerations

Tax/Property ID:

02021602120000

Tax Amount: \$4,906

Tax Year: 2014

Property Listed By: J.B. Goodwin, REALTORS

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Compare Moving Companies

featured partner

From: Zip Code

To: 78702

Departure: 08/29/2014

Roc

Compare best moving quotes: LightningVanLines Arpin

AllMySons

My Rating

Michael Colaninni, REALTOR®
colaninni@att.net
512-522-5055

My Notes

Price:

\$414,900

**2510 Diaz St
Austin, TX 78702**

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[Save on Vivint Security & Automation](#)

Subdivision: Simms Paul O

County: Travis

Beds: 3

Baths: 2 Full

Sq ft: 1,507 (approx)

MLS#: 1873021

Status: Active



Description for 2510 Diaz St Austin, TX 78702

Brand new construction in HOT East Austin location with private yard! This single story home features an open entertaining area with kitchen island, SS appliances, concrete flooring, custom cabinetry, granite counters & a 1 car enclosed garage! Large master features a walk in closet, huge bathroom & direct access to a courtyard patio. Available for immediate occupancy. Broker Owner, verify measurements & schools. Area rapidly changing! 6 new homes going up in the neighborhood! This one won't last!

Listing Information

Property Type: Single Family

Bedrooms: 3

Lot Size: 0.1 Acres

Year Built: 2014

Garage: Yes - 1 space

Subdivision: Simms Paul O

Builder: Pintail Resources, Llc

Foundation: Slab Foundation

Bathrooms: 2 Full

Square Feet: 1,507 (approx)

Construction: Hardi Plank

School Information

District: Austin ISD

Elementary A: Brooke

Middle: Martin

Junior High: N/A

Elementary B: N/A

9th Grade / High: N/A

Senior High: Eastside Memorial

Room Information

Bathrooms

Full Baths: 2

Additional Room Information

Bedroom(s): Walk-In Closet

Dining: Living/Dining Combo

Kitchen: Breakfast Bar, Center Island, Granite/Marble Counters, Open To Family Room

Bath Description: Dual Sinks

Interior Features

Appliances: Cook Top Gas, Disposal, Dishwasher, Water Heater
Gas, Microwave Oven, Range-Free Standing

Flooring: Concrete

Cooling: Central Air

Heating: Gas Heat, Central

Additional Interior Features: Ceiling-High, Ceiling-Vaulted, Fire
Alarm System, Smoke Detector, Walk-In Closet

Exterior / Lot Features

Parking: 1 Garage Spaces

Roof: Composition Shingle

Lot View: No View

Fence: Chain Link, Wood

Additional Exterior/Lot Features: Curbs, Interior

Driving Directions

From I-35, Go East on 7th, Right on Pedernales, Left on Diaz

Financial Considerations**Tax/Property ID:**

02031104210000

Tax Amount: \$5,408

Tax Year: 2014

Property Listed By: EXP Marketing Group Inc.

Information is deemed reliable but is not guaranteed.

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Compare Moving Companies

featured partner

From: *Zip Code*

To: 78702

Departure: 08/29/2014

Roc

Compare best moving quotes: LightningVanLines Arpin

AllMySons

My Rating



Paul Smith, REALTOR®
paul@paulsellstx.com
512-228-8074

My Notes

Price:

\$400,000

**3104 Neal St
Austin, TX 78702**

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[Save on Vivint Security & Automation](#)

Subdivision: Villa Govalle

County: Travis

Beds: 4

Baths: 2 Full/1 Half

Sq ft: 2,100 (approx)

MLS#: 6865984

Status: Pending Taking Backups



Description for 3104 Neal St Austin, TX 78702

New construction home within biking distance to trendy East Austin entertainment district. The home has the master bedroom downstairs. Master suite has a separate tub and stand up shower. Bamboo flooring upstairs. The chefs kitchen has ample counter space with a large island and SS appliances. The yard is fully sodded with a privacy fence in the back yard. Construction should be complete by August 31st.

Listing Information

Property Type: Single Family

Bedrooms: 4

Lot Size: 0.12 Acres

Year Built: 2014

Stories: 2

Subdivision: Villa Govalle

Builder: Patriot Builders, Lp

Foundation: Slab Foundation

Bathrooms: 2 Full/1 Half

Square Feet: 2,100 (approx)

Construction: Hardi Plank

School Information

District: Austin ISD

Elementary A: Govalle

Middle: Martin

Junior High: N/A

Elementary B: Govalle

9th Grade / High: N/A

Senior High: Eastside Memorial

Room Information

Bathrooms

Full Baths: 2

1/2 Baths: 1

Additional Room Information

Bedroom(s): Walk-In Closet

Dining: Living/Dining Combo

Bath Description: Dual Sinks, Full Bath, Garden Tub, Shower Only

Interior Features

Appliances: Disposal, Dishwasher, Exhaust Fan Vented, Water Heater Gas, Self Cleaning Oven

Flooring: Tile, Bamboo

Cooling: Central Air

Heating: Central

Additional Interior Features: Ceiling-High, Smoke Detector, Walk-In Closet

Exterior / Lot Features

Parking: 2 Parking Spaces, Reserved

Roof: Composition Shingle

Lot View: No View

Fence: Cedar, Privacy Fence

Driving Directions

Head east on 7th from I-35, turn left on Pleasant Valley. Turn right on Lyons. Turn left on Linden. Go to the end and the street hits Neal. Take a right on Neal and the property is on the left.

Financial Considerations

Tax/Property ID:

02061302280000

Tax Amount: \$2,956

Tax Year: 2014

Property Listed By: Twelve Rivers Realty

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Compare Moving Companies

featured partner

From: *Zip Code*

To: 78702

Departure: 08/29/2014

Roc

Compare best moving quotes: LightningVanLines Arpin

AllMySons

My Rating



Pam Bergara, REALTOR®
pbergara@kw.com
512-439-7491

Meagan Clark, REALTOR®
meagan.m.clark@icloud.com
512-653-0924

My Notes

Price:

\$650,000

**3206 Neal St
Austin, TX 78702**

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[Compare Mortgage Rates with LendingTree!](#)

[Save on Vivint Security & Automation](#)

Subdivision: Cherico 01

County: Travis

Beds: 4

Baths: 2 Full/1 Half

Sq ft: 1,610 (approx)

MLS#: 9861297

Status: Active



Description for 3206 Neal St Austin, TX 78702

This Cottage home was originally located in downtown Austin, it now sits comfortably on nearly .25 acre. Built in 1937, but continually maintained and updated with electrical, plumbing, heating/ac. Original hardwood floors. Large Pool with an outside half bath has plenty of

privacy, covered patio for easy entertaining in the Texas Heat. Boasts a large carport, with a sizable detached garage (5/6 vehicles). Near all that is East Austin. Bring your interior style to this prized treasure in East Austin!

Listing Information

Property Type: Single Family

Bedrooms: 4

Lot Size: 0.23 Acres

Year Built: 1937

Garage: Yes - 6 spaces

Construction: Shingle

Subdivision: Cherico 01

Foundation: Slab Foundation

Bathrooms: 2 Full/1 Half

Square Feet: 1,610 (approx)

Stories: 1

School Information

District: Austin ISD

Elementary A: Govalle

Middle: Martin

Junior High: N/A

Elementary B: Govalle

9th Grade / High: N/A

Senior High: Eastside Memorial

Room Information

Bathrooms

Full Baths: 2

1/2 Baths: 1

Additional Room Information

Dining: Formal, Living/Dining Combo

Laundry: Washer Connection

Kitchen: Galley Type

Bath Description: Dual Sinks

Interior Features

Appliances: Cook Top Gas, Refrigerator, Single Oven

Flooring: Tile, Wood

Cooling: Central Air

Heating: Central

Doors/Windows: Awning

Additional Interior Features: Indoor Utilities

Exterior / Lot Features

Parking: 6 Garage Spaces

Deck/Patio: Covered

Roof: Metal, Composition Shingle

Pool: Yes

Pool Description: Child Fence, In-ground

Lot View: No View

Lot Dimensions: 68x151

Fence: Wood

Driving Directions

East on 7th Street, N Pleasant Valley, R Lyons, N Tillery, R Neal

Financial Considerations**Tax/Property ID:**

02051501160000

Tax Amount: \$6,746

Tax Year: 2014

Property Listed By: Keller Williams Realty

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CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation
Mailing Address:
813 E. 8th St.
Austin, TX. 78702

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 0207140353

Zoning Classification(s)

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

SF-3-NP

Zoning Case Number(s)

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

C14-02-0183.001

Zoning Ordinance Number(s)

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

030327-11a

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/department/austin-city-code-land-development-code>

<http://austintexas.gov/department/zoning>

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

I, Tony Castro, 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.

11/21/2013

727553



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation
Mailing Address:
813 E. 8th St.
Austin, TX. 78702

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 0207140350

Zoning Classification(s)

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

SF-3-NP

Zoning Case Number(s)

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

C14-02-0183.001

Zoning Ordinance Number(s)

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

030327-11a

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/department/austin-city-code-land-development-code>

<http://austintexas.gov/department/zoning>

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11/20/2013

727241



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation
Mailing Address:
813 E. 8th St.
Austin, TX. 78702

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 0207140351

Zoning Classification(s)

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

SF-3-NP

Zoning Case Number(s)

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

C14-02-0183.001

Zoning Ordinance Number(s)

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

030327-11a

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/department/austin-city-code-land-development-code>

<http://austintexas.gov/department/zoning>

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11/20/2013

727242



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation
Mailing Address:
813 E. 8th St.
Austin, TX. 78702

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 0207140352

Zoning Classification(s)

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

SF-3-NP

Zoning Case Number(s)

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

C14-02-0183.001

Zoning Ordinance Number(s)

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

030327-11a

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

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

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

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I, Tony Castro, 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.

11/21/2013

727552



City of Austin

Founded by Congress, Republic of Texas, 1839
Planning and Development Review Department
P.O. Box 1088, Austin, Texas 78767

December 2, 2013

Cassandra Ramirez
Guadalupe Neighborhood Development Corporation
813 East 8th Street Austin, TX 78702

Dear Ms. Ramirez;

Please be advised that the properties locally known as 1126 Tillery Street and 3000-3128 Father Joe Znotas Street are currently zoned Family Residential – Neighborhood Plan (SF-3-NP). The properties are not a part of a Planned Unit Development and there do not appear to be any current Code violations.

The final plat of the preliminary plan C8-2009-01121A.SH was approved on January 7, 2009. A correction to the site plan was approved November 30, 2012. These approved plans reflect a development built to Single Family Residence Small Lot (SF-4A) site development standards, as per the City of Austin's Land Development Code Section 25-2-566 (Special Requirements for Affordable Housing in Certain Single Family Districts).

Provided that the construction is built in full compliance with the approved plans, relocated homes or homes built on-site would be in compliance with the requirements of zoning as specified in the City of Austin's Land Development Code.

If you need further assistance, please contact me at (512) 974-2330.

Sincerely,

Robert Heil
Development Assistance Center



City of Austin

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

Neighborhood Housing and Community Development Department

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

October 25, 2013 (revised from April 21, 2010)

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

TO WHOM IT MAY CONCERN:

The Guadalupe Neighborhood Development Corporation (development contact: Mark Rogers; 512-479-6275 (o); gndc@sbcglobal.net) is planning to develop a **28 to 30 unit single family** development in the Govalle Neighborhood Planning Area at 1126 Tillery Street and 3000-3128 Father Joe Znotas Street. The revision updated the Father Joe Znotas Street addresses.

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

Capital Recovery Fees	Misc. Site Plan Fee	Move House onto Lot
Building Permit	Building Plan Review	Move House onto City Right
Concrete Permit	Construction Inspection	–of Way Fee
Electrical Permit	Subdivision Plan Review	Land Status Determination
Mechanical Permit	Misc. Subdivision Fee	Board of Adjustment Fee
Plumbing Permit	Zoning Verification	Parkland Dedication (<i>b</i>)
Site Plan Review	Demolition Permit Fee	<i>separate ordinance</i>

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

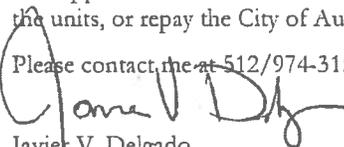
- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer 482-5449).
- ◆ Submit plans demonstrating compliance with visitability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

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

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

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

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


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Neighborhood Housing and Community Development

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