

Sam
OCT 17 2011

AUSTIN HOUSING FINANCE CORPORATION
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 2011-12 Action Plan goals and policy direction from the Austin City Council.

Project Name: 807 Waller Ownership Project

Project Address: 807 Waller Street Austin, TX **Zip Code** 78702

Total # units in project: 1
Total # units to be assisted with AHFC Funding: 1

Project type: Acquisition Rehabilitation Acquisition & Rehabilitation New construction

Amount of funds requested: \$132,500 **Terms Requested:** 0%, deferred, 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 TX, 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 Corp.
Legal Name of Developer/Entity

Mark Rogers
Signature of Authorized Officer

10/17/11
Date

Executive Director
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 Description – Provide a brief project description that addresses items "A" through "G" below.

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

See attached.

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.

In 2009 GNDC acquired a small, 2,550 square foot lot, located at 807 Waller Street through the assistance of General Obligation bond financing. Since that time, construction plans and specification for a three bedroom two and a half bath home of approximately 1,350 square feet have been developed and are now permit ready. GNDC has also paid for the relocation of an electrical pole at an out of pocket expense of \$11,717.

GNDC has marketed this home-ownership opportunity to its tenant households with an income at or below 80% MFI; especially targeting 3-person households with an income at or below 60% MFI, 4-person households with an income at or below 55% MFI and 5-person households with an income at or below 50% MFI. GNDC is giving priority to applicants in the following order:

1. Current GNDC tenants
2. Residents and former residents of East Austin
3. All other low-to-moderate households

There will be a 99-year affordability period in which the home, if sold, must be sold to a household that meets current qualifications as defined by HUD as having an income at or below 80% of the Austin MFI. The 99-year affordability period would renew upon each sale. The sale will use community land trust model, and GNDC will be working to have the Austin City Council, Travis County Commissioners and other taxing entities recognize it as a land trust under Senate Bill 402. Regardless of what the taxing entities do, GNDC will retain ownership to the land while leasing it for 99-year terms to the homeowner(s) for a nominal amount, such as \$10 per month. If a land trust is designated by the City and County, it will significantly reduce the property taxes for the homeowner.

The 2011 Texas Legislature has made progress in establishing a community land trust by passing S.B. No. 402. This bill, effective January 1, 2012, will allow a city or county to designate CHDO and other nonprofit organizations as a "community land trust," that would acquire and hold land for the purpose of developing affordable housing. The governing body of any taxing unit can adopt an exemption for land and housing units owned by community land trusts for the purpose of selling or leasing housing units to qualified low-income people. GNDC, and other proponents of community land trust, are currently working with the Travis County Appraisal District in developing an appropriate method for establishing tax exemption and property valuation for land trust properties.

The community land trust is beneficial to the homebuyer, GNDC and the City of Austin. It is beneficial to the homebuyer because it significantly reduces the mortgage amount they would need to secure to buy the property and reduces the annual tax burden because only the improvements will be taxed. It benefits GNDC because the nonprofit will maintain site control and ensure that future owners meet low-to-moderate income requirements. A community land trust is beneficial to both GNDC and the City of Austin because it ensures long-term affordability, therefore bringing the highest return on the investment of public dollars in the project. If the homeowner decides to sell the home, they must sell it to another low-income household that meets current qualifications as defined by HUD.

GNDC has identified a qualified buyer from its current tenant list that is ready to make the transition from rental housing to affordable homeownership. Mr. and Mrs. Antonio Reyes and three of their youngest children currently reside at 1100 East 10th Street. Their current household income is at 75% of the Austin MFI. They have taken measures to improve their credit and in 2009 they were pre-qualified for a mortgage through Bank of America. Unfortunately, Bank of America and other lending institutions are not willing, at this time, to provide mortgages for newly created land trust sales. As soon as financing for construction is secured they will take Home Buyer Education Classes, as required. GNDC is working with Frameworks CDC to provide a course specific to homeownership in a community land trust.

The AHFC funds being requested will finance the construction costs for the proposed house. GNDC solicited cost estimates from three experienced home builders with an average total construction cost of \$90 per square foot.

GNDC is requesting \$132,500 in AHFC funds (in the form of a 0% interest, 99-year deferred, forgivable loan) to meet the construction costs for this development. A construction contingency/developer fee of 10% is included in these costs to meet any unforeseen expenses and cost overruns due to volatile construction material and labor costs at the time of a construction start. In exchange, GNDC will provide the City of Austin with a 99-year commitment to maintain an affordable homeownership opportunity at 807 Waller.

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.

The project proposed is a single family home consisting of three bedrooms and two and a half bathrooms. The square footage of the new home is 1,352.

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

The sales price will be the appraised value of the home at the time of sale. Based on recent sales of newly constructed 3-bedroom, 2 1/2-bathroom homes, this home should appraise for approximately \$250,000. However, because the eligible buyer will not be able to secure a mortgage for an improvements-only property sold in a community land trust arrangement, a mortgage will be calculated based upon what they can actually afford, applying approximately 30% of their gross income towards principal, interest, taxes and insurance. GNDC will service the mortgage and adjust it as necessary when taxes or insurance amounts increase so that the mortgage should remain affordable throughout its term. This will avoid the possibility that the owner of the house will "be taxed out" of their home.

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

GNDC has marketed this home-ownership opportunity to its tenant households currently paying more than \$550 in monthly rent. GNDC specifically targeted households with median incomes between 40%-80% MFI. GNDC is giving applicants the following priority:

1. Current GNDC tenants
2. Income and credit-worthy residents and former residents of East Austin
3. All other eligible low-to-moderate households

The household income of the identified purchaser, Mr. and Mrs. Antonio Reyes is at approximately 75% of the Austin-Round Rock median income level. If this potential buyer does not qualify, other buyers will be sought and the income may range from as low as 40% to no higher than 80% of the Area Median Family Income.

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

There are no existing structures on site.

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 Central East Austin Neighborhood Plan and it has the support of the Neighborhood Plan Contact Team.

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 moderate 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.

Included with this application is TCAD documentation for the property that indicates site ownership by GNDC.

Enclosed is a tax document and appraisals for nearby comparable homes:

Address	Description	TCAD Improvement/Appraisal Value
2715 Santa Rosa	3 bedroom/2bath (1040 sqft)	\$70,086/\$199,700
2203 8th Street	3 bedroom/2bath (1369 sqft)	\$169,989/\$250,000
1406 Chicon	3 bedroom/2bath (1525 sqft)	\$164,067/\$259,000
2102 9th Street	3 bedroom/2bath (1433 sqft)	\$157,623/\$285,000

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.

Attached.

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.

Attached.

7. Development Team

Identify the persons or entities anticipated to be involved in implementing the project including lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, and consultants. Also, indicate if any person or entity 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.

	Name(s) & Any Comments on Role	MBE ? (Mark X if Yes)	WBE ? (Mark X if Yes)	Non- profit? (Mark X if Yes)
Owner	Guadalupe Neighborhood Development Corp.			X
Developer	Guadalupe Neighborhood Development Corp.			X
Architect	LS Johnston Architects		X	
Engineer				
Construction Lender				

Other Lenders				
Attorney	Texas RioGrande legal Aid; UT Community Law Clinic			X
Accountant	Montemayor Hill & Company	X	X	
General Contractor	Saldana Homes, LLC	X	X	
Property Management Provider	Guadalupe Neighborhood Development Corporation (Yolanda Aleman-Limon)			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)
Acquisition and/or holding	Completed
Environmental and/or historic review (AHFC)	Pending
Securing and packaging project financing	December 2011
Construction Specifications and Cost estimates	Completed
Construction Bids	January 2012
Construction Start	March 2012
Anticipated Draws (list all)	March, April, May, June, August, September, October 2012
End/ Completion of Construction	September 2012
Marketing and Sales	N/A
Project Completion (i.e., all homes conveyed to low to moderate income buyers)	October 2012

9. Experience and Qualifications – Homeownership Development

- a. Is this the developer's first housing project? Yes No
- b. Is this the developer's first affordable housing project? Yes No
- c. Completed projects (complete table below):

COMPLETED PROJECTS BY APPLICANT				
Address	Number of Units	New or Rehab	Type of Property	Year Completed
Inks Avenue Conversion Project	7	Rehab	Homeownership	1984
Guadalupe Conservation Project	10	New	Rental	1984
Revolving Loan Repair Program	48	Rehab	Ownership	1984-85
Sykes Relocation Project	4	Rehab	Rental	1985
Guajardo Estate Project	3	Rehab	Rental	1989
Consortium Project	2	Rehab	Rental	1991
Good Neighbor Project	4	Rehab	Homeownership	1992-present
Major Exterior Rehab Project	16	Rehab	Rental	1993-94
Major Interior Rehab Project	18	Rehab	Rental	1995-96
Montopolis Lease-to-Own Project	6	Rehab	Homeownership	1995-99
Brook House & Brook Bungalow	2	Rehab	Rental	1997 & 1999
Garcia Home	1	Rehab	Rental	1999

Guadalupe Area Infill Project	17	New	Homeownership	2000-2004
Guadalupe HIP 1999	2 & 3	New/Rehab	Rental	1999-2003
Guadalupe HIP 2000	4	New	Rental	2001
1008 Brass	1	Rehab	Rental	2002
1009 East 10 th Street	1	Rehab	Rental	2004-05
RHDA 7-Unit Rental Project	7	New	Rental	2005-07
Lydia Street Alley Flat	1	New	Rental	2008
La Vista de Guadalupe	22	New	Rental	2008
SOL Rental	8	New	Rental	2009
1000 Lydia	1	Rehab	Rental	2009
Sol Home Ownership	6	New	Home Ownership	2010

d. Describe the **experience and qualifications** and the developer's ability and capacity to implement the proposed project. If the proposed project will involve any of the following three aspects which sometimes pertain to federally-funded projects, it is of particular importance that the developer or a member of the Development Team have experience with successful completion of: a) projects subject to Davis-Bacon and other Federal Labor Standards; b) projects involving temporary or permanent relocation of residents; or c) projects involving the testing and appropriate treatment of lead-based paint and/or asbestos. If this is the applicant's first project of this type, please provide a detailed description of the experience of the other members of the development team with similar projects.

The Developer has extensive experience with single-family developments. This project will not require Davis-Bacon and other Federal Labor Standards. If Davis-Bacon rates were required, GNDC recently completed a multi-family project that included Davis-Bacon requirements. Therefore, it would not be a new experience. No relocation is required because the property is vacant. Abatement of hazardous materials should not be required because this is a single family residence that will be demolished and it has less than 1,000 square feet. However, GNDC will follow appropriate procedures for the removal of such materials if discovered.

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.

DETAILED PROJECT BUDGET				
	Total Project Cost	Prior A&D Funds Used in Project	A&D Funds Being Requested	Description
PREDEVELOPMENT				
Appraisal	\$350			Donated by GNDC
Environmental Review				
Engineering	\$425			Donated by GNDC
Survey				
Architectural	\$3,000			Donated by GNDC
Relocation of Electrical Pole	11,718			Donated by GNDC
TOTAL PREDEVELOPMENT	\$15,493			
ACQUISITION				
Site and/or Land	\$100,000	\$100,000		G.O. Bond Financing
Demolition				
Other (specify)				
TOTAL ACQUISITION	\$100,000			
CONSTRUCTION				

Construction costs @ \$90 per sq. ft. Total sq. ft. for structure is 1,352.	\$122,700		\$122,700	*Includes fencing & landscaping
Construction Contingency/Developer Fee 8% Construction Costs	\$9,800		\$9,800	
TOTAL CONSTRUCTION	\$132,500		\$132,500	
SOFT & CARRYING COSTS				
Legal				
Audit/Accounting				
Title/Recording	\$2,500			Donated by GNDC
Architectural (Inspections)				
Construction Interest				
Construction Period Insurance				
Construction Period Taxes				
Relocation				
Marketing				
Davis-Bacon Monitoring				
Other:				
TOTAL PROJECT BUDGET	\$250,493		\$132,500	

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)
	Term	Interest Rate	Amount	Evidence (Deed, Sales Contract)	
Owner Equity			\$117,993	Deed, TCAD	Land, deferred developer fee, donated services
Private Financing (List Lenders Below)					
Other Sources (List Below)					
Proposed AHFC Funds	99 yrs	0%	\$132,500		Construction & Soft Costs

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost Per Unit

Predevelopment	\$15,493	\$15,493
Acquisition	\$100,000	\$100,000
Hard Costs	\$132,500	\$132,500
Soft & Carrying Costs	\$2,500	\$2,500
Other Costs		
Total Project Costs	\$250,493	\$250,493

TABLE C: LEVERAGE SUMMARY	
TOTAL AHFC FUNDS	\$132,500
TOTAL OTHER FUNDS	\$117,993
LEVERAGE % – AHFC FUNDS	47%

TABLE D: AFFORDABILITY DATA

	Home Buyer at 80% AMFI	Home Buyer at 70% AMFI	Home Buyer at 60% AMFI	Home Buyer at 50% AMFI
	*Assuming a household with 4 persons			
Number of Bedrooms 3				
Square Footage 1,352				
Anticipated Sale Price	\$150,000 improvements only	\$150,000 improvements only	\$150,000 improvements only	\$150,000 improvements only
Borrower Contribution (cash)	\$1,000	\$1,000	\$1,000	\$1,000
Homebuyer Subsidy (List all sources separately)	N/A	N/A	N/A	N/A
	*lien is for \$150,000	*lien is for \$150,000	*lien is for \$150,000	*lien is for \$150,000
Total Maximum Mortgage Amt.	\$1,495	\$1,290	\$1,120	\$930
Monthly Maximum Land Lease	\$25	\$25	\$25	\$25
Monthly Maximum Principal	\$920	\$715	\$545	\$355
Monthly Interest	\$0	\$0	\$0	\$0
Est. Maximum Monthly Taxes	\$475	\$475	\$475	\$475
Est. Maximum Monthly Insurance	\$75	\$75	\$75	\$75
TOTAL MAXIMUM Est. PITI	\$1,495	\$1,290	\$1,120	\$930

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.

GNDC an owner, developer & partner on the project is a non-profit CHDO. Legal counsel is being provided by Rio Grande Legal Aid of Texas. Community Land Trust documents and counsel is being provided by University of Texas Community Law Clinic. Homebuyer Education will be provided by Frameworks Community Development Corporation.

- 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.

GNDC and its partners have actively engaged the community from the early pre-development stages of this project and beyond. A neighborhood architect completed the plans and specifications for this housing which took into consideration the feedback provided by Mr. and Mrs. Reyes (the proposed homeowners.) Also included with this application is a letter of support from GAIN- the Guadalupe Association for an Improved Neighborhood.

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. Experience/Qualifications | _____ |
| 2. Nonprofit List of Items | _____ | 10. Project Budget | _____ |
| 3. Project Description | _____ | 11. Funds Proposal: | |
| 4. Site Control/Value | _____ | a. Sources | _____ |
| 5. Zoning | _____ | b. Uses | _____ |
| 6. S.M.A.R.T. Housing | _____ | c. Leveraging | _____ |
| 7. Development Team | _____ | 12. Community Engagement | |
| 8. Development Schedule | _____ | Strategy or Efforts | _____ |

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. **EXPERIENCE AND QUALIFICATIONS** (maximum 15 points) 15
 - 15 points:** Developer has successfully completed a development similar in size and scope with affordable units.
 - 10 points:** Developer has successfully completed a development smaller in size and scope with affordable units.
 - 8 points:** Consultant directly involved who has successfully completed a development similar in size and scope with affordable units.
 - 3 points:** Developer has completed and sold at least 5 ownership units in the preceding 3 years.

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) 4

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) 0

	<u>CHDO or Non-Profit</u>	<u>For-Profit</u>
20 Points:	\$10,001 - \$25,000	\$10,001 - \$25,000
15 Points:	\$25,001 - \$35,000	\$25,001 - \$35,000
10 Points:	\$35,001 - \$45,000	\$35,001 - \$45,000
5 Points:	\$45,001 - \$80,000	\$45,001 - \$60,000

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) 15

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) 8

New construction

2 points each; maximum 10 points

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

Acquisition and Rehab

2 points each; maximum 10 points

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

Acquisition of Completed Units

2.5 points each (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 112

APR 06 1981

CLERK OF
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 X
COUNTY OF TRAVIS X

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

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

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

My commission expires:
October 31, 1984

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, the undersigned
do hereby certify that
personally appeared before
me NARCISO GIL, AMALIA
GUJARDO, 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

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
were filed in this office and a certificate of
incorporation was issued on

April 6, 1981;

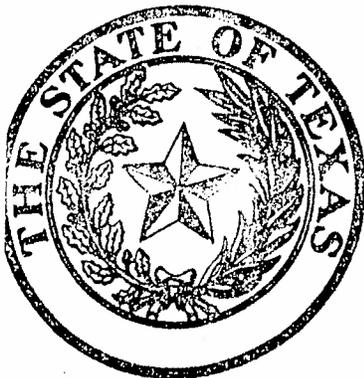
IT IS FURTHER CERTIFIED, that no certificate
of dissolution has been issued, and the corporation
is still in existence.

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

22nd day of October A. D. 19 82

David A. Alan
Secretary of State

dem



Internal Revenue Service
District Director

Department of the Treasury

FEB 9 1983

Date: FEB 04 1983

Employer Identification Number:

Accounting Period Ending:

OCTOBER 31

Foundation Status Classification:

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

Advance Ruling Period Ends:

OCTOBER 31, 1986

Person to Contact:

EO TECHNICAL ASSISTOR

Contact Telephone Number:

(214) 767-2728

EO:7215:WBJ

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

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.

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:

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)

**GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
BOARD MEMBERS**

January 2011

<u>NAME, POSITION & WORK</u>	<u>ADDRESS & PHONE</u>
Joseph Martinez, President Executive Director Tx Criminal Defense Lawyers Assoc.	301 Canvassback Drive Buda, Texas 78610 Ce [REDACTED] Wk [REDACTED]
Mary Helen Lopez, Vice President Texas Dept. of Transportation Accounts Payable	1012 Catalpa Austin, Texas 78702 Hm [REDACTED] Cel [REDACTED] Wk 706-4909
Robyn Hembree, Treasurer Texas Workforce Commission <i>Low to mod-income neighborhood resident</i>	1417 Fairwood Rd. Austin, Texas 78722 Cell [REDACTED]
Olivia Montez, Director St. Edwards University Bookkeeper <i>Residence in low to mod-income census tract</i>	1506 Canterbury Austin, Texas 78702 Hm [REDACTED] Cell [REDACTED] Wk 448-8785
Michael Guajardo, Secretary Internal Revenue Service Investigator <i>Residence in low to mod-income census tract</i>	1111 E. 8 th Street Austin, Texas 78702 Hm [REDACTED] Wk 464-3032
Doris Bell, Director Retired <i>Low to mod-income GNDC tenant</i>	1007 Waller Street Austin, Texas 78702 Hm [REDACTED]
Jesse Hernandez, Director Hampton Inn Engineer <i>Low to mod-income GNDC tenant</i>	904-A Lydia Street Austin, Texas 78702 Cell [REDACTED] Hm [REDACTED] Wk [REDACTED]
Johnny Limon, Director Retired <i>Low to mod-income neighborhood resident</i>	908 Calle Limon Austin, Texas 78702 Hm [REDACTED] Cell [REDACTED]

GNDC STAFF

PHONE NUMBERS

Mark Rogers, Executive Director

Yolanda Aleman-Limon, Property Manager

Cassandra Ramirez, Development Associate

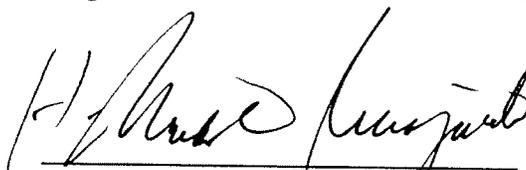
Ignacio Trevino, Legal Counsel



RESOLUTION BY THE
GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
TO REQUEST FUNDING TO ACQUIRE REAL PROPERTY

Be it resolved by the Board of Directors of the Guadalupe Neighborhood Development Corporation (hereafter "the Corporation"), at a regular meeting of the Corporation held on January 26, 2009, that the Executive Director, on behalf of the Corporation, execute contracts, seek financing in the amount of one hundred thousand dollars (\$100,000), and take all reasonable actions necessary to acquire the property at 807 Waller Street, Austin, Texas. 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 property provided title reasonably assures the Corporation can develop affordable housing there for the purpose of sale to a qualified household with low-to-moderate income.

Attested to by:



H. Michael Guajardo, Secretary

Date

04-06-09

4. Site Control and Demonstration of Value

Comparable

TaxNetUSA: Travis County Property Information

Property ID Number: 189780 Ref ID2 Number: 02021108180000

Owner's Name: **LARKIN ELLEN**

Property Details

Mailing Address: 2715 SANTA ROSA AUSTIN, TX 78702-
 Location: 2715 SANTA ROSA ST 78702
 Legal: N64 FT OF LOT 27 * & N64 FT OF E4 FT AV LOT 28 OLT 12 DV G PAGE D C ADDN

Deed Date: 05052011
 Deed Volume:
 Deed Page:
 Exemptions:
 Freeze Exempt: F
 ARB Protest: F
 Agent Code: 0
 Land Acres: 0.0573
 Block:
 Tract or Lot: 27, 28
 Docket No: 2011066481TR
 Abstract Code: S10214
 Neighborhood Code: E0120

Value Information

2011 Certified

Land Value: 45,000.00
 Improvement Value: 70,086.00
 AG Value: 0.00
 AG Productivity Value: 0.00
 Timber Value: 0.00
 Timber Productivity Value: 0.00
 Assessed Value: 115,086.00
 10% Cap Value: 0.00
 Total Value: 115,086.00

Data up to date as of 2011-08-03

- [AGRICULTURAL \(1-D-1\)](#)
- [APPOINTMENT OF AGENT FORM](#)
- [FREIGHT EXEMPTION](#)
- [HOMESTEAD EXEMPTION FORM](#)
- [PRINTER FRIENDLY REPORT](#)
- [PROTEST FORM](#)
- [RELIGIOUS EXEMPTION FORM](#)
- [PLAT MAP \(TIFF\)](#)
- [PLAT MAP \(PDF\)](#)

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		115,086.00	115,086.00	115,086.00	115,086.00
01	AUSTIN ISD	1.227000	115,086.00	115,086.00	115,086.00	115,086.00
02	CITY OF AUSTIN	0.457100	115,086.00	115,086.00	115,086.00	115,086.00
03	TRAVIS COUNTY	0.465800	115,086.00	115,086.00	115,086.00	115,086.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	115,086.00	115,086.00	115,086.00	115,086.00
68	AUSTIN COMM COLL DIST	0.095100	115,086.00	115,086.00	115,086.00	115,086.00

Improvement Information

Improvement ID: 154676
 State Category:
 Description: 1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
154676	178765	1ST	1st Floor	WW2	1950	900
154676	730245	011	PORCH OPEN 1ST F	*2	1950	96
154676	730246	251	BATHROOM	**	1950	2
154676	4313647	095	HVAC RESIDENTIAL	*	2010	900
154676	4313648	512	DECK UNCOVERED	*	2010	16
154676	4313649	252	BEDROOMS	*	1950	3
Total Living Area						900

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
187925	LAND	A1	F	0.057	0	0	2,496

show history

Comparable

TaxNetUSA: Travis County Property Information

Property ID Number: 193527 Ref ID2 Number: 02051016020000

Owner's Name **PATRIOT BUILDERS LP**
 Mailing Address 214 SETTLERS VALLEY DR
 PFLUGERVILLE, TX 78660-4731
 Location 2203 E 8 ST 78702
 Legal LOT 2 BLK 30 OLT 8-11 DN B GRANDVIEW PLACE

Property Details
 Deed Date 02252011
 Deed Volume
 Deed Page
 Exemptions
 Freeze Exempt F
 ARB Protest F
 Agent Code 0
 Land Acres 0.1337
 Block 30
 Tract or Lot 2
 Docket No 2011031315TR
 Abstract Code S05185
 Neighborhood Code E0034

Value Information

2011 Certified

Land Value 85,000.00
 Improvement Value 169,989.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 254,989.00
 10% Cap Value 0.00
 Total Value 254,989.00

Data up to date as of 2011-08-03

- [AGRICULTURAL \(1-D-1\)](#)
- [APPOINTMENT OF AGENT FORM](#)
- [FREEPORT EXEMPTION](#)
- [HOMESTEAD EXEMPTION FORM \(TIFF\)](#)
- [HOMESTEAD EXEMPTION FORM \(PDF\)](#)
- [PRINTER FRIENDLY REPORT](#)
- [PROTEST FORM](#)
- [RELIGIOUS EXEMPTION FORM](#)
- [PLAT MAP](#)
- [PLAT MAP](#)

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		254,989.00	254,989.00	254,989.00	254,989.00
01	AUSTIN ISD	1.227000	254,989.00	254,989.00	254,989.00	254,989.00
02	CITY OF AUSTIN	0.457100	254,989.00	254,989.00	254,989.00	254,989.00
03	TRAVIS COUNTY	0.465800	254,989.00	254,989.00	254,989.00	254,989.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	254,989.00	254,989.00	254,989.00	254,989.00
68	AUSTIN COMM COLL DIST	0.095100	254,989.00	254,989.00	254,989.00	254,989.00

Improvement Information

Improvement ID 827484 State Category Description 1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
827484	4317554	1ST	1st Floor	WS	2010	1,398
827484	4317556	011	PORCH OPEN 1ST F	*	2010	150
827484	4317557	011	PORCH OPEN 1ST F	*	2010	104
827484	4317558	031	GARAGE DET 1ST F	WS	2010	440
827484	4317559	251	BATHROOM	*	2010	2
827484	4317560	095	HVAC RESIDENTIAL	*	2010	1,398
Total Living Area						1,398

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
191553	LAND	A1	T	0.134	0	0	5,824

show history

Comparable

TaxNetUSA: Travis County Property Information

Property ID Number: **198634** RefID2 Number: **02090917060000**

Owner's Name **FINE MATTHEW R**

Property Details

Mailing Address 1406 CHICON ST
AUSTIN, TX 78702-
Location 1406 CHICON ST 78702
Legal S 32 OF LOT 5 & S 32 OF E 39 OF LOT 6 BLK 12 OLT 36 DMB JOHNS C R
SUBD

Deed Date 02072011
Deed Volume
Deed Page
Exemptions
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.0930
Block 12
Tract or Lot 5, 6
Docket No 2011019554TR
Abstract Code S06839
Neighborhood Code E0034

Value Information

2011 Certified

Land Value 85,000.00
Improvement Value 164,067.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 249,067.00
10% Cap Value 0.00
Total Value 249,067.00

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORTY EXEMPTION
- HOMESTEAD EXEMPTION FORM
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP (TIFF)
- PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		249,067.00	249,067.00	249,067.00	249,067.00
01	AUSTIN ISD	1.227000	249,067.00	249,067.00	249,067.00	249,067.00
02	CITY OF AUSTIN	0.457100	249,067.00	249,067.00	249,067.00	249,067.00
03	TRAVIS COUNTY	0.465800	249,067.00	249,067.00	249,067.00	249,067.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	249,067.00	249,067.00	249,067.00	249,067.00
68	AUSTIN COMM COLL DIST	0.095100	249,067.00	249,067.00	249,067.00	249,067.00

Improvement Information

Improvement ID	State Category	Description
842350		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
842350	4344300	1ST	1st Floor	WS	2010	830
842350	4344301	2ND	2nd Floor	WS	2010	678
842350	4344302	011	PORCH OPEN 1ST F	*	2010	170
842350	4344303	512	DECK UNCOVERED	*	2010	132
842350	4344304	612	TERRACE UNCOVERD	*	2010	48
842350	4344305	251	BATHROOM	*	2010	3
842350	4344306	252	BEDROOMS	*	2010	3
842350	4344307	095	HVAC RESIDENTIAL	*	2010	1,508
Total Living Area						1,508

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
196627	LAND	A1	T	0.093	0	0	4,051

show history

Comparable

TaxNetUSA: Travis County Property Information

Property ID Number: 193356 Ref ID2 Number: 02051005110000

Owner's Name **WILLIAMS AUSTIN BUILDERS INC**

Property Details

Mailing Address 815 ABRAZOS ST #288
AUSTIN, TX 78701-
Location 2102 E 9 ST 78702
Legal 0.0876 ACRES OF LOT 10 BLK 17 OLT 8&62 DM B GRANDVIEW PLACE

Deed Date 09092010
Deed Volume
Deed Page
Exemptions
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.0876
Block 17
Tract or Lot 10
Docket No 2010136572TR
Abstract Code S05185
Neighborhood Code E0034

Value Information

2011 Certified

Land Value 63,750.00
Improvement Value 157,623.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 221,373.00
10% Cap Value 0.00
Total Value 221,373.00

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREIGHT EXEMPTION
- HOMESTEAD EXEMPTION FORM
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP (TIFF)
- PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		221,373.00	221,373.00	221,373.00	221,373.00
01	AUSTIN ISD	1.227000	221,373.00	221,373.00	221,373.00	221,373.00
02	CITY OF AUSTIN	0.457100	221,373.00	221,373.00	221,373.00	221,373.00
03	TRAVIS COUNTY	0.465800	221,373.00	221,373.00	221,373.00	221,373.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	221,373.00	221,373.00	221,373.00	221,373.00
68	AUSTIN COMM COLL DIST	0.095100	221,373.00	221,373.00	221,373.00	221,373.00

Improvement Information

Improvement ID	State Category	Description
830877		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
830877	4323355	1ST	1st Floor	WS	2010	748
830877	4323356	2ND	2nd Floor	WS	2010	748
830877	4323357	011	PORCH OPEN 1ST F	*	2010	154
830877	4323358	251	BATHROOM	*	2010	2
830877	4323359	252	BEDROOMS	*	2010	2
830877	4323360	095	HVAC RESIDENTIAL	*	2010	1,496
830877	4323361	522	FIREPLACE	*	2010	1
Total Living Area						1,496

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
191383	LAND	A1	T	0.088	0	0	3,816

show history



City of Austin

One Texas Center, 505 Barton Springs Rd., Austin, Texas 78704

ZONING VERIFICATION LETTER

September 06, 2011

Party Requesting

Guadalupe Neighborhood
Development Corporation
813 East 8th St.
Austin, TX 78702

Property Owner

Guadalupe Neighborhood
Development Corporation
813 East 8th St.
Austin, TX 78702

Address of Property

807 Waller St.
Austin, TX 78702

Legal Description

S 36 FT OF LOT 1, BLK 3
OLT 2-3 ROBERTSON GEO L SUBD

Zoning Grid Number

J22

Tax Parcel Identification Number

02-0507-0301

Current Zoning

SF-3-NP: Family Residence-
Neighborhood Plan

*Zoning Case Number & Ordinance

C14-01-0148 & Ord. No. 011213-42

For questions concerning Zoning Compliance or any Development criteria, Parking, Permitted Uses, Zoning Violations, Conditional Uses, Variances, Destruction and Rebuilding, etc. contact the Development Assistance Center of the City of Austin at (512) 974-6370 for a Land Use Planner correspondence session.

*To access the ordinance documentation, visit the following web page: <http://www.cityofaustin.org/edims/search.cfm>

I, Richard Sigmon, Communications and Technology Management office, City of Austin, Texas, do hereby certify that the information above is true and correct to the best of my ability, according to the documents filed with this office.

Richard Sigmon



City of Austin

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

Neighborhood Housing and Community Development Department

Gina Copic, S.M.A.R.T. Housing Program Manager

(512) 974-3180, Fax: (512) 974-3112, regina.copic@ci.austin.tx.us

April 10, 2009

S.M.A.R.T. Housing Certification- (Project ID # 61928)

Guadalupe Neighborhood Development Corporation – 807 Waller St.

TO WHOM IT MAY CONCERN:

Guadalupe Neighborhood Development Corporation (Mark Rogers, 479-6275, gndc@sbcglobal.net) is developing one single-family unit at 807 Waller. The project is located in the Central East Austin Neighborhood Plan.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since all the units will serve families at **60%** Median Family Income (MFI) or below, the construction will be eligible for **100%** waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. Expected fee waivers include but are not limited to the following:

Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Regular Zoning Fee	Building Plan Review

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

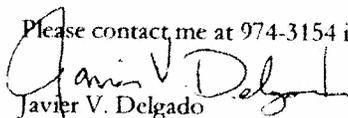
- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Dick Peterson 482-5372 or Bryan Bomer 482-5449).
- ◆ Submit the S.M.A.R.T. Housing Residential Completeness Check, Permit Application, and plans demonstrating compliance with visitability and transit-oriented standards to single-family permit intake staff at One Texas Center, 505 Barton Springs Road.

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

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

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

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


Javier V. Delgado

Neighborhood Housing and Community Development Office

Cc:

Meredith Highsmith, Cap Metro
Wendy Rhoades, NPZD
Dick Peterson, Austin Energy
Maneech Chaku, NHCD
Danny McNabb, WPDR
Guy Brown, WPDR
George Zapalac, WPDR

J.B. Meier, WPDR
Bettey Holey, WPDR
Robby McArthur, WWW Taps
Virginia Collier, NPZD
Katie Jensen, Austin Energy
Deborah Fonseca, WPDR

John McDonald, WPDR
Yolanda Parada, WPDR
Bryan Bomer, Austin Energy
Chris Yanez, PARD

GAIN- Guadalupe Association for an Improved Neighborhood

1111 East 8th Street - Austin, Texas 78702

512-479-6275

September 9, 2011

Re: GNDC 807 Waller Project

To Whom It May Concern:

I am writing to express support for the Guadalupe Neighborhood Development Corporation's project to build a new home on the long-vacant lot at 807 Waller Street to be sold to a family with an income at or below 80% of the Austin Median Family Income. The project meets a number of goals expressed in the Central East Austin Neighborhood Plan and fulfills goals advocated by GAIN over many years supporting development of housing that is affordable and designed to complement the historic Guadalupe Neighborhood.

It is admirable that GNDC decided to engage an architect who lives next to the 807 Waller property to design the home and its plans to use a community land trust in order to keep the home affordable for many years to come.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Michael Guajardo". The signature is fluid and cursive, with a large, sweeping flourish at the end.

H. Michael Guajardo, President
Guadalupe Association for an Improved Neighborhood



May 20, 2008

Mark Rogers
Guadalupe Neighborhood Development Corporation
1000 Lydia Street
Austin, Texas 78702

Dear Mark:

Frameworks Community Development Corporation is a HUD approved non profit Housing Counseling organization serving low to low moderate income families and individuals in Austin and Central Texas. Frameworks CDC provides Home Buyer Education and Counseling, Financial Literacy Education, and Foreclosure Prevention Counseling services. Our mission is to empower families by providing them with the skills to make informed decisions about homeownership which will have a lasting impact on the family quality of life.

Frameworks CDC will provide Home Buyer Education and Counseling for at least 300 families in 2008. With escalating land and home costs it is becoming increasingly difficult for low to low moderate income families to find homes within Austin which they can afford to purchase. The results are families forced to buy in outlying areas and the impacts of costly commutes and family disconnection from the many resources and opportunities in Austin.

We are aware of the twenty-eight unit single family affordable housing development which Guadalupe Neighborhood Development Corporation has proposed for a four acre site on Tillery Street which is about six blocks from the Frameworks CDC office. Creation of affordable homeownership in this location in the Govalle neighborhood will have positive benefits for the families who are fortunate enough to be able to purchase.

We are very willing to work in partnership with Guadalupe Neighborhood Development Corporation by providing Home Buyer Education and Counseling for families referred by Guadalupe Neighborhood Development Corporation and by making families who are participating in our Home Buyer Education programs aware of the opportunity in the Tillery Street development.

Sincerely,


Joyce McDonald
Executive Director

April 6, 2009

Mark Rogers
Executive Director
Guadalupe Neighborhood Development Corporation
813 East Eighth Street
Austin, TX 78702

Dear Mark,

The Austin Community Design and Development Center, a 501c3 non-profit, is committed to partner with GNDC on their 807 Waller ownership project.

Sincerely,



Michael Gatto
Executive Director