

APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER : Guadalupe Neighborhood Dev Corp	OWNER/BORROWER NAME : Escuela Nueva LLC
DEVELOPMENT NAME : Escuela Nueva	FUNDING CYCLE DEADLINE : Nov 3, 2023
FEDERAL TAX ID NO: 74-2247265	DUNS NO: 015287795
PROJECT ADDRESS: 2013 Montopolis Drive 78741	PROGRAM : RHDA
CONTACT NAME : Rachel Stone	AMOUNT REQUESTED: \$ 9,690,000
CONTACT ADDRESS AND PHONE : 813 E. 8th Street Austin TX 78702	

APPLICATION TABS		INITIALS
A 1	EXECUTIVE SUMMARY/PROJECT PROPOSAL	MR
A 2	PROJECT SUMMARY FORM	MR
A 3	PROJECT TIMELINE	MR
A 4	DEVELOPMENT BUDGET	MR
A 5	OPERATING PRO FORMA	MR
A 6	SCORING SHEET	MR

ATTACHMENT TABS				
1	ENTITY INFORMATION	1.a.	Detailed listing of developer's experience	MR
		1.b.	Certificate of Status	MR
		1.c.	Statement of Confidence	N/A
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	MR
		2.b.	Resumes of development team	MR
		2.c.	Resumes of property management team	MR
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	MR
		3.b.	Certified Financial Audit	MR
		3.c.	Board Resolution	MR
		3.d.	Financial Statements	MR
		3.e.	Funding commitment letters .	MR
4	PROJECT INFORMATION	4.a.	Market Study	MR
		4.b.	Good Neighbor Policy	MR
		4.c.	SMART Housing Letter	MR
		4.d.	MOU with ECHO	N/A
		4.e.	Resident Services	MR
5	PROPERTY INFORMATION	5.a.	Appraisal	MR
		5.b.	Property Maps	MR
		5.c.	Zoning Verification Letter	MR
		5.d.	Proof of Site control	MR
		5.e.	Phase I ESA	MR

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.*

SIGNATURE OF APPLICANT



PRINTED NAME

Mark C. Rogers

TITLE OF APPLICANT

Executive Director

DATE OF SUBMISSION

11/3/2023

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY

Table of Contents

1. Applicant Entity	1
Developers Experience	1
Certificate of Status	2
2. Principals' Information	3
Principals/Property Manager CVs	3
Executive Director Resume.....	4
Assistant Executive Director Resume	5
Property Manager CV	6
Assistant Property Manager CV.....	7
Corporate Resume.....	8
Development Team Contact & CVs	19
3. Financial Information	51
IRS Letter	52
Audited Financials	55
Board Member Resolution	56
Funding Commitment Letters	57
4. Project Information	73
Project Description	73
Market Study	75
Good Neighbor Policy.....	77
SMART Housing Letter.....	78
Resident Services.....	80
5. Property Information.....	81
TCAD Appraisal	82
Property Maps.....	83
High Opportunity Census Tracts.....	83
Tracts at risk of Displacement or Gentrification.....	84
Imagine Austin Centers and Corridors with 0.5 mile buffer.....	85
Mobility Corridor with 0.5 mile buffer	86
High-Frequency Transit Stops with 0.25 mile walk	86

Healthy Food Access with 1 mile buffer 87
100 year Flood Plain 89
Zoning Verification Letter 90
Proof of Site control 91
Phase I ESA..... 94

Appendix

2022 Audited Financials

1. Applicant Entity

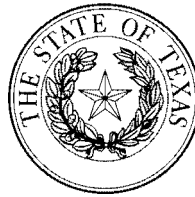
Developers Experience

GNDC is a 501(c)(3) Texas non-profit corporation with over 40 years of service as an affordable housing provider to families from East Austin. Since its formation in 1981, GNDC has rehabilitated over 100 homes and has made home owners of over 70 families, including 30 homeowners in its Community Land Trust program. GNDC also offers an ongoing rental program that provide high quality, long-term affordable housing units to families from GNDC's service area. GNDC provides property management services for all of its rental housing and has done so since the organization's inception.

GNDC will be the developer, operator and manager of Escuela Nueva. GNDC has successfully developed more than 180 affordable units and consistently serves special needs populations such as the elderly, disabled, and single parent households. A portion of GNDC's tenants meet the City of Austin's qualifications for permanent supportive housing, including the homeless, near homeless, and persons with incarceration records. In 2013, GNDC completed construction on the first phase of housing at the Guadalupe-Saldana Net-Zero Subdivision. The initial housing consisted of 8 "net zero" rental units that are currently providing affordable housing for 4 seniors, including 2 formerly homeless occupants, one of whom is a Vietnam Veteran. GNDC always builds its housing compliant with Austin's visitability guidelines to ensure residents have an accessible space for family and friends, and 10% of GNDC's housing is built to be fully accessible to people with physical, visual and hearing disabilities. GNDC is very familiar with all federal requirements and has developed projects in compliance with HOME and CDBG funding.

GNDC is widely regarded as the most effective and active neighborhood development corporation in Austin and has moved to a leading position among the builders of "green" housing in Austin. GNDC has received many awards in recognition of its benefits to Austin and Central Texas. 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's skill in both building quality housing and helping keep the community aware of and involved in housing opportunities has allowed the blighted neighborhood of East Austin to grow and improve without displacing long-term residents.

GNDC has developed project management, market analysis, site selection and control, planning and construction experience and skills throughout its nearly forty years of existence. GNDC partners with equally experienced architects, engineers, and other development team members for its housing projects. All architects have extensive experience and are leaders in the field of green building and historic preservation. GNDC works to ensure projects are as energy efficient as possible and has worked with Austin Energy to receive rebates on solar panels and other green components for a significant portion of its new construction and rehab projects. GNDC is experienced in multiple funding sources including, but not limited to, Low Income Housing Tax Credits, HUD's Neighborhood Stabilization Program, General Obligation Bonds, Community Development Block Grants, and HOME funds, as well as private foundation support, and has an excellent compliance record with all sources.



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 November 03, 2020.



A handwritten signature in black ink, appearing to read "Ruth R. Hughs".

Ruth R. Hughs
Secretary of State

2. Principals' Information

Principals/Property Manager CVs

Executive Director Resume

Assistant Executive Director Resume

Project Manager

Property Manager CV

Assistant Property Manager CV

Corporate Resume

Mark C. Rogers, Ph.D.

Areas of expertise

Nonprofit residential development, affordable housing, green building, partnership development

Experience

Executive Director, Guadalupe Neighborhood Development Corporation 1994-Present

- Leads the growth of Guadalupe Neighborhood Development Corporation while focusing on its mission of preserving the residential character of, and prioritizing the households with ties to, the neighborhoods where it works.
- Oversees the operations and growth of the corporation while minimizing debt. 78% of GNDC's operating budget is generated by rental income.
- Oversees the development projects which include the 11-acre Guadalupe-Saldana Net-Zero Subdivision planned for 125 units of affordable, green housing, a growing portfolio of Community Land Trust homes, and the management of 105 rental units, and a variety of scattered site development initiatives.
- Coordinates partnerships and collaborations for various initiatives, including the Alley Flat Initiative with the University of Texas School of Architecture's Center for Sustainable Development and the Austin Community Design and Development Center and the Jeremiah Program Moody Campus with the Jeremiah Program Austin.
- Supervises development staff regarding grant and financing applications.
- Manages the design and programming of the development of new properties.
- Oversees compliance requirements to ensure the funding requirements for various projects.
- Manages the corporations and partnership assets and develops budgets for each.

Private Consultant

2004-Present

Works with several nonprofit and for-profit developers on a variety of projects including small subdivisions and infill rental and ownership projects.

PROJECTS LIST & COMPLETION DATE

- GNDC Exterior Rehab Project, 16 rental units, 1994
- Major Interior Rehab Project, 18 rental units, 1996
- Montopolis Good Neighbor Program, 6 lease-to-own Rehabs, 1999
- Guadalupe Area Infill Project, 17 new homes, 2004
- Guadalupe HIP 2000, 9 rental units, new and rehab, 2003
- RHDA Rental Infill Project, 7 new rental units, 2007
- La Vista de Guadalupe, 22 LIHTC rental units, 2008
- SOL Rental Project, 8 rental units, Acquisition, 2009
- SOL Ownership Project, 6 Home ownership shared equity, 2010.
- 1313 Willow Community Land Trust home, 2012
- 807 Waller Community Land Trust home, 2014
- Guadalupe-Saldana Net-Zero, 125 units. Rental & ownership 2005-ongoing:
 - 4 Duplex Project. 8 new rental units, 2013
 - Rainey Street Relocation, 4 rehab homes, 2014
 - Jeremiah Program Moody Campus. 35 new multifamily rental units, 2017
 - Father Joe Znotas Street Phase II, 8 CLT ownership, 2018
 - Father Joe Znotas Street Phase III, 4 CLT ownership, 2018
 - RHDA Scattered Infill. 7 rental units. 2019

Rachel R. Stone

EMPLOYMENT EXPERIENCE:

Assistant Executive Director, GNDC, *Austin TX*, 2018-Present

- Development of Strategic Partnerships and Fundraising Relationships.
- Development of Affordable housing through completion of SMART Housing and Zoning Applications.
- Community outreach and engagement.

Program Development Manager, ICAST, *Austin TX/Denver CO*, 2015-Present

- Developed and managed financing, youth development and clean energy programs for a 501(c)3 national nonprofit dedicated to green rehab and preservation of multifamily affordable housing;
- Provide legal, technical assistance, research, and policy analysis on best practices for executing energy, affordable housing, workforce development, health, and financing programs;

Policy Coordinator, SPEER, *Austin TX*, 2014

- Coordinated and streamlined collaboration between Austin and other local Texas governments' energy efficiency initiatives through a City Energy Leadership Council.
- Drafted and edited model resolution, contract, application and provided technical assistance for cities and counties to use in the establishment of local Property-Assessed Clean Energy (PACE) programs.
- Researched and drafted extensive policy papers; organized and led webinars, workshops, and panels.

Clean Energy Attorney, Environment Texas, *Austin TX*, 2013–2014

- Led advocacy efforts expanding policies to promote solar power, wind power, and energy efficiency at the local and state level in Texas.
- Drafted and published research and policy fact sheets, developed media campaigns and coalitions, provided outreach and coordination of grassroots organizing.

Staff Attorney, U.S. Dept. Housing & Urban Development, *Fort Worth TX*, 2011-2013

- Provided research, counseling and written memoranda to resolve legal and regulatory questions regarding fair housing, community development grants, and government ethics.
- Assisted FEMA on disaster response, improved collaboration with outside agencies and government grantees, and proactively identified training and improvement needs within agency.

RELATED CLINICS & INTERNSHIPS:

Student Attorney, UT Community Development Clinic, *Austin TX*, 2010–2011

Law Clerk, Lower River Colorado Authority, *Austin TX*, 2010

Law Clerk, Texas Civil Rights Project, *Austin TX*, 2009

GIS Technician, City of Austin Watershed Protection, *Austin TX*, 2006–2007

Intern for the Mayor's Staff, City of New Haven City Hall, *New Haven CT*, 2005

Neighborhood Services Intern, Providence City Hall, Providence RI, 2004

COMMUNITY ENGAGEMENT:

Treasurer, Solar Austin Board of Directors, *Austin TX*, 2014-Present

Executive Committee Member, Austin Housing Coalition, *Austin TX*, 2017-Present

Vice President, Artstillery Board of Directors, *Dallas TX*, 2017-Present

Affordable Housing Group Chair, 2018 Bond Election Advisory Task Force, *Austin TX*, 2016-2018

LICENSURE & EDUCATION:

Texas State Bar Admission, 2011

J.D., The University of Texas School of Law, 2011 *Austin TX*

- Justice Center Award Recipient for Extraordinary Commitment to Public Service, 2011
- UT Center for Public Policy and Dispute Resolution Mediation Certification, 2010
- Related coursework: Administrative Law, Community Development Clinic, Regulation & Public Policy, Land Use Regulation, Property & Governance

B.A., Brown University, 2006 *Providence RI*

- Double Major: Urban Studies & Literary Arts

SOPHIA CHECA

CONTACT ME

ACCOMPLISHMENTS

City of Solvang

- Worked with the Building Department to increase the efficiency of processing projects through the Planning and Building Divisions
- Established the first orientation for the Planning Commission and Design Review Committee

Texas Homeless Network

- Increased the amount of Continuum of Care Program funding in the Texas Balance of State Continuum of Care by \$2,765,333, or 38%, from 2018 to 2019
- Reorganized, de-centralized power, and expanded the team to better serve our partners across the Texas Balance of State Continuum of Care
- Promoted to Chief Operations Officer, a new position at the agency, for exemplary work standardizing and streamlining internal processes

OTHER SKILLS

- Spanish-speaking
- Policy development
- Creative problem solving
- Public speaking

WORK EXPERIENCE

PROJECT MANAGER

Guadalupe Neighborhood Development Corporation | July 2023 – Present

PLANNING MANAGER

City of Solvang | October 2022 – July 2023

ASSISTANT PLANNER

City of Solvang | September 2021 – October 2022

CHIEF OPERATIONS OFFICER

Texas Homeless Network | September 2020 – September 2021

DIRECTOR OF CONTINUUM OF CARE PROGRAMS

Texas Homeless Network | September 2018 – September 2020

ASSISTANT DIRECTOR OF CONTINUUM OF CARE PROGRAMS

Texas Homeless Network | June 2017 – September 2018

SYSTEMS CHANGE COORDINATOR

Texas Homeless Network | November 2013 – June 2017

EDUCATION HISTORY

UNIVERSITY OF TEXAS AT AUSTIN

LBJ SCHOOL OF PUBLIC AFFAIRS

Master of Public Affairs, May 2012

- Nonprofit Studies Certificate
- 2011 Spirit of LBJ Award Recipient

UNIVERSITY OF CALIFORNIA, BERKELEY

Bachelor of Arts – Political Science, December 2008

YOLANDA ALEMÁN-LIMÓN

EXPERIENCE: **Property Manager** October 1, 2003 – Present

Guadalupe Neighborhood Development Corporation

- Receive all correspondence in person, telephone, mail, e-mail and fax
- Receive and record receipts for rental payments for 71 GNDC properties and La Vista de Guadalupe apartment complex
- Receive and receipt payments for 3 mortgage properties.
- Prepare and issue payments for all bills, including taxes, insurance premiums, maintenance and repair of properties, following the established procurement policies.
- Files kept in appropriate settings and locations to accommodate access by authorized Board, Staff, Auditors, Funding Providers, and Investors.
- Collect necessary income information from applicants and from new and existing tenants to determine eligibility for certification or re-certification in various programs.
- Oversee compliance with Federal, State and City guidelines and regulations in accordance to Low-Income Housing Tax Credit; HOME and RHDA programs.
- Prepare new and renewal leases.
- Manage move-out and move-in process.
- Prepare and deliver notices for late rent, late mortgage, lease violations and eviction.

Senior Patient Account Representative February 1993 - September, 2009

City of Austin, Health and Human Services

- Insured Billing and Collection of all first, second and third party billing.
- Verified insurance data from Medicaid Software for accuracy and completeness.
- Managed appeals for Medicaid, Medicare and HMO's in a timely manner
- Managed patient accounts to verify insurance or guarantor payer paid for services rendered.
- Contacted appropriate clinic sites by e-mail, fax or phone
- Managed itemized billing statements for Law Firms and other professional agencies.
- Collected and applied fees for the itemized statements.
- Directed 6 co-workers, served as Acting-Supervisor when needed.

Senior Administrative Clerk October 1985 - February 1993

City of Austin, Woman and Children (WIC) Program

- Interviewed clients to ensure eligibility for State and City guidelines.
- Explained program to clients and issued WIC coupons.
- Translated for Spanish-speaking clients.
- Maintained and documented weekly inventory of coupons.
- Prepared reports for State and Federal agency departments.

EDUCATION: **G.E.D Austin Community College, Austin, Texas** 1985

SKILLS: **Bilingual in Spanish, Proficient in Microsoft Word, bookkeeping, and accounting**

LINDA RODRIGUEZ

(512) 740-7822

PROFESSIONAL EXPERIENCE

Assistant Property Manager

Guadalupe Neighborhood Development Corporation - Austin, TX May 2018 - Present

- Receive and record rental and fee payments for the Guadalupe-Saldana Net Zero Subdivision duplexes, apartments and Community Land Trust homes.
- Coordinate and oversee vendor contracts for repairs, cleaning, and waste management.
- Income verification and eligibility certification for rental applications.
- Customer service and program coordination with the Jeremiah Program.
- Manage compliance with Federal, State, and City program guidelines and regulations
- Prepare new and renewal leases, manage move-in and move-out processes, and deliver all notices to tenants regarding the property and their lease contracts.

Senior Claims Analyst/Appeals Adjustor

Covenant Management Systems - Austin, TX July 1998 - June 2017

- Researched and analyzed claims for potential recovery of claims paid in error.
- Processed medical claims for HMO/PP0/3rd party carriers, Government Chip & STAR.
- Responsible for refund checks and investigated causes of over payments.
- Assisted with cross training of new analysts regarding procedures and programs.
- Reviewed claims for appropriate for payment, denial, or requesting for information.
- Analyzed and provided timely responses to provider and member claims complaints.
- Documented, investigated and resolved member complaints regarding quality of care.
- Gathered and analyzed data to make quality improvement to policies and procedures.
- Provided performance metrics via auditing tools and reports.

Accounts Payable/Receivable Department

Austin Regional Clinic - Austin, TX January 1998 - July 1998

- Responsible for processing of accounts payable invoices to ensure the prompt payment of vendor while compiling with Company's polices.
- Issued Payments within 30 days and utilized internal computer software (Oracle).
- Responsible for printing daily checks and mailing payments.
- Completed file management for all invoices within a timely manner.
- Software: Mediview, EZ Cap, Virtual Examiner and Grievance and Appeal software.
- Worked with Customer Service, Authorization, Contracting and Eligibility Departments.

PROFESSIONAL SKILLS

HIPPA Compliance; Receiving Payments; Refund Checks; Billing; Eligibility Processing; Contracting; Clerical Support; Data Archiving; Customer Service; MS Excel/ Outlook.

EDUCATION

Accounting Certification, Mansfield Business School –Austin, TX

1990



G N D C

Guadalupe Neighborhood Development Corporation



Supporting affordable housing in East Austin since 1981.



The Guadalupe Neighborhood Development Corporation (GNDC) dedicates its resources to the development of high quality affordable housing for very low to moderate income persons.

We work for the improvement, revitalization and preservation of the residential neighborhoods within our East Austin service area, giving highest priority to families with generational ties to the Guadalupe target neighborhoods.

For over 35 years, **GNDC** has been developing and managing high quality, affordable rental and ownership properties in East Austin. It currently owns and manages sixty-four single-family properties, two multi-family family properties and operates eighteen community land trust properties.



Jeremiah Program Moody Campus

GNDC opened thirty-five units of supportive and transitional housing for single parents with preschool age children at 1200 Paul Teresa Saldana Street in the *Guadalupe-Saldana Net-Zero Subdivision* in 2017.

In partnership with Jeremiah Program Austin, the *Jeremiah Program Moody Campus* provides highly affordable apartments, a fully licensed child development center, life-skills training and educational support in order to move families out of poverty two generations at a time.

This project was developed from private fundraising and \$2 million from the City of Austin Housing Finance Corporation.

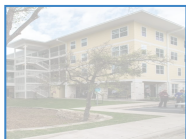
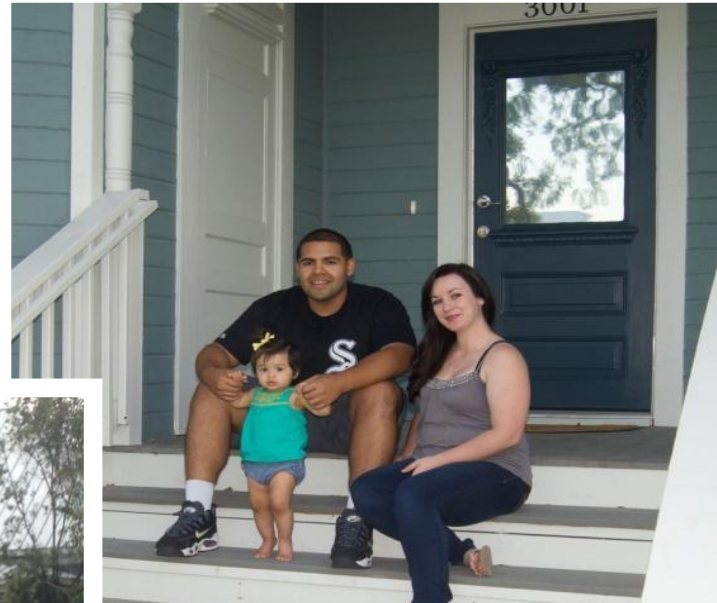


GNDC Community Land Trust

GNDC built and sold the first Community land Trust home in Texas in 2012 and brought the first CLT mortgage to Texas in 2014. Currently **GNDC** operates 16 CLT properties and has 12 more planned for 2020.

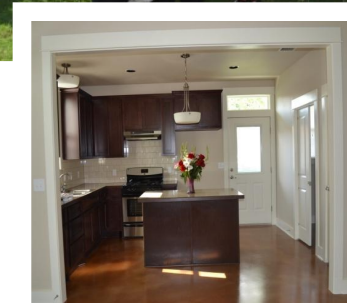
Austin teachers, Robert Aleman and Katie Heuer, with their daughter Evelyn on the porch their newly renovated CLT home that GNDC relocated a National Register District in downtown Austin to the Guadalupe-Saldana Net-Zero Subdivision.

GNDC is AIA Austin 2014 Community Vision Award winner.

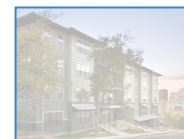
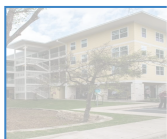


GNDC Community Land Trust

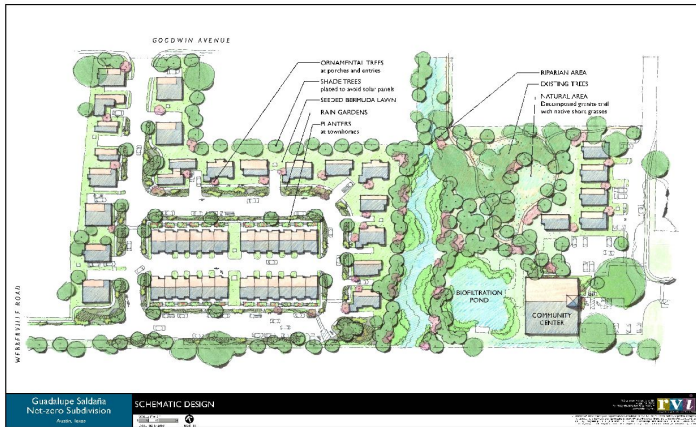
In 2014, **GNDC's** CLT program enabled the Hernandez Family, Jesse, Becky and their three sons, to purchase 807 Waller Street, which had a market value of \$565,000, for \$85,000. This was the first community land trust home in Texas to be purchased with a private mortgage.



Home owner Mary Ybarra and family at 1313 Willow Street, the first community land trust home in Texas



Guadalupe-Saldana Net-Zero Subdivision

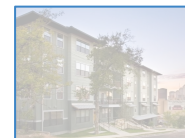
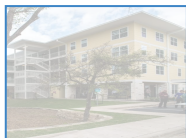


125 units of "super-green homes" are planned. **GND C's** subdivision merges sustainable design and supportive social services with affordable rental and homeownership homes. The Enterprise Green Community certified development is transforming a former "brownfield" into one of the "greenest" developments in Austin.

The subdivision is made possible through the support from the Austin Housing Finance Corporation, Texas Department of Housing and Community Affairs, Austin Energy, the Austin Brownfield Revitalization Office, The Texas Department of

Housing and Community Affairs, Austin Energy, the Austin Brownfield Revitalization Office, Enterprise Community Partners, Kresge Foundation, Cynthia and George Mitchell Foundation, Wells Fargo Bank, Bank of America, BBVA Compass and Shelter with Spirit.

Envision Central Texas Community Stewardship Award: Innovation Winner 2011.



La Vista de Guadalupe

In August of 2008, **GNDC** completed construction of La Vista de Guadalupe, an affordable multifamily housing project that sits prominently on top of a hill on 8th street, directly behind the French Legation Museum, and offers a stunning view of downtown Austin. There are twenty two units in total and units range from one-bedroom, two-bedroom, and three-bedroom. All units are equipped with nine foot ceilings, dishwashers, and washers and dryers.

La Vista de Guadalupe provides extremely affordable rents ranging from between \$330 per month for a one-bedroom unit to \$850 per month for a three-bedroom two-bath unit. One-bedroom market-rate units just one block away rent for over \$1,400 per month.

This Low Income Housing Tax Credit project was made possible by the [Texas Department of Housing & Community Affairs](#), which awarded GNDC over three million dollars in 9% tax credits. The [Austin Housing Finance Corporation](#), [Wells Fargo Bank](#), and the [Meadows Foundation](#) provided additional funding. GNDC donated the land.



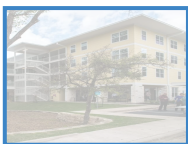
Alley Flat Initiative

GNDC began building secondary apartments—also called alley flats, granny flats and ADUs in 1999, even before Austin’s land development code was changed to add this building type. In 2005 GNDC, the University of Texas Center for Sustainable Development, and the Austin Community Design and Development Center joined to form The Alley Flat Initiative. GNDC has developed thirteen alley homes and has five more planned in 2020. 2009 Envision Central Texas Community Stewardship Award Winner: Redevelopment.

904-B Lydia Street is an alley flat designed and partially constructed by University of Texas architecture students. Margaret Renteria, grandmother of a tenant living in the main house, was the first tenant, making this a true Granny Flat.



Rebecca Castillo and Daughter on the porch of the alley flat they rent from **GNDC**.



GNDC Staff + Board

GNDC STAFF

Mark Rogers, Ph.D. – Executive Director Yolanda Rachel Stone – Assistant Executive Director
 Alemán-Limón – Property Manager Linda Rodriguez – Assistant Property Management
 Melinda Barsales - Housing Counselor Cristina Guajardo- Program and Asset Specialist

CONSULTANTS

Marla Koosed – Financial Manager Ignacio Treviño –GNDC Legal Counsel services provided by Texas Rio Grande Legal Aid

GNDC BOARD

Joseph A. Martinez – President April Goveaia – Director
 Michael Guajardo – Vice President Marla Torrado – Director
 Jesse Hernandez – Treasurer Bino Cadenas – Director
 Candace Fox – Secretary Monica Galvan – Director



813 E. 8th Street, Austin, TX 78702

Phone Number: 512-479-6275 Fax Number: 512-478-9949

RESOLUTION OF THE GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION TO APPLY FOR FINANCING FROM THE AUSTIN HOUSING FINANCE CORPORATION FOR UP TO \$10,000,000 TO CONSTRUCT ESCUELA NUEVA CAMPUS

WHEREAS, the Board of Directors of the Guadalupe Neighborhood Development Corporation (the "Corporation"), a Texas non-profit corporation, voted on the 30th day of October, 2023, to take the action set forth below and hereby attested to by the undersigned Officers of the Corporation:

WHEREAS, the Corporation seeks to secure construction financing in an amount not to exceed Ten Million Dollars [\$10,000,000], for the purpose of constructing the Escuela Nueva Campus, 2013 Montopolis Drive, Austin, Texas. The financing will be used in order to construct 114 [tone hundred and fourteen] units of housing that will be rented to income-eligible households.

WHEREAS, for the purpose of securing construction financing, at a meeting of the Board of Directors held on October 30, 2023, the Board of Directors hereby authorizes the Executive Director, Mark Rogers, or the Assistant Executive Director, Rachel Stone, to apply for financing and to execute loan documents with the Austin Housing Finance Corporation, in the amount not to exceed Ten Million Dollars [\$10,000,000], on behalf of the Corporation.

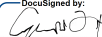
THEREFORE, BE IT RESOLVED, that the President, Vice President, Executive Director, Assistant Executive Director, or any other officers of the Corporation are hereby authorized and directed, to execute, attest, and deliver any and all contracts, documents, certificates, instruments and writings necessary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

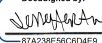
IN WITNESS WHEREOF, this Resolution is made this 30th day of October, 2023.

DocuSigned by:

_____, President

0C77982D2C15407...
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H. Michael Guayardo
_____, Vice President

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DocuSigned by:

_____, Secretary

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_____, Treasurer

I, Candace Fox, 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 30th day of October, 2023.

DocuSigned by:


A2A42ED70F3C451...
Candace Fox, Secretary

4. Project Information

Project Description

GNDC is partnering with Escuela Montessori de Montopolis, a nonprofit pre-school in Montopolis, to expand the pre-school and increase affordable housing opportunities in the Montopolis neighborhood. The Montopolis neighborhood is in the early stages of gentrification in Austin, and it has become harder and harder to acquire land or provide affordable units. Escuela Montessori has 2 acres of land that currently houses a small, 2-classroom preschool that was built in 1994. Escuela has wanted to expand the school to serve more children from Montopolis but does not have the development or real estate know-how to take on such a transaction. Escuela approached GNDC in 2018 after GNDC, with a grant from JP Morgan Chase, completed a study of Montopolis with an eye on affordable housing opportunities that would mitigate displacement of households with ties to the neighborhood. Escuela was seeking to double the number of children currently served by the pre-k and afterschool, while having an onsite source of housing to both help families who attend the school, and to recruit students from for the school.

The campus will integrate the pre-k, family housing, and senior housing within a learning-focused development designed to increase social interaction, outdoor engagement, and intergenerational experiences, while enhancing the educational opportunities in the neighborhood. This innovation will be a larger and more comprehensive version GNDC's existing Jeremiah Campus, a 35-unit multifamily with a ground floor child development center. The campus will serve more kids and families while helping to expand GNDC's service area into the Montopolis Community.

Escuela Nueva Campus will include 2.4 acres of land leased to GNDC to develop a new "state of the art" campus for the preschool students while creating 114 units of affordable, family-oriented housing, with 35 units dedicated to seniors and 9 accessible units for people with disabilities, and office, community and school space on the first floor. The 1-bedroom units will be 652 Sq Ft, the 2-bedrooms will be 1,061 Sq Ft and the 3-bedroom units will be 1,350 Sq Ft. A rendering and design description is included in this packet, The project will double the number of children currently served by the pre-k. The campus will integrate the prek, family housing, and senior housing within a green, energy-efficient, learning-focused development designed to increase social interaction, outdoor engagement, and intergenerational experiences, while enhancing the educational opportunities in the neighborhood.

Development Costs are based on a cost-estimate from Franklin Construction received Aug 6th, 2023. Franklin Construction Limited utilizes sound market practices, effective strategy, value added ideas, and cost saving opportunities, all while keeping in mind the need for adaptability in the ever-changing construction industry. Franklin Construction has a history of working on affordable housing deals such as workthrough joint partnerships with local housing authorities. They have worked with the Housing Authority of the City of El Paso (HACEP), Dilley Housing Authority, Post Isabel Housing Authority, and the San Antonio Housing Authority (SAHA) just to name a few. Many of these deals require specific tax credit deliverables of which they have the experience and a proven history of achieving.

Total project cost for Escuela Nueva Campus are \$49,168,709 . Construction costs are still high, and have not yet been value engineered. The project will be funded with layered financing shown below, including 4% LIHTC, Private Activity Bonds, private debt, Multifamily Direct Loan Funds from TDHCA, and a variety of grants that have already been secured. GNDC also made a proposal to the Federal Home Loan Bank Dallas for \$750,000 with an extremely high score of 76 points (winning applications last year scored at most 70 points). Funding commitments are included in the appendix.

Project Sources Explanation

	Source	Amount	Status	Explanation of Status and Timing
Debt	Tax Exempt Bonds	\$30,000,000 (interim to be taken out by other sources)	Entered in the lottery	Bonds have gone through the application process and are awaiting the lottery on Nov 8th.
	Conventional FHA Loan	\$11,771,870	Requested	Bellwether has received this project and an LOI is expected prior to December 1, 2023.
Equity	Low Income Housing Tax Credit Investor Equity	\$ 20,736,192	Requested	GNDC will submit the 4% LIHTC application after the Bond Reservation is complete, around December of 2023. Approval is expected in May of 2024. GNDC has already requested National Equity Fund to be the tax credit syndicator on this project, and the request is under review. An LOI is expected prior to October 1, 2023.
	Federal Home Loan Bank of Dallas	\$750,000	Committed	GNDC applied for the FHLB funds in 2022 and has received an extension to use the funds in 2024.
	Multi-Family Direct Loan Program	\$4,000,000	Not Yet Requested	GNDC will apply for MFDL Program Funds concurrent with its LIHTC application, as requested by Texas Department of Housing and Community Affairs. Approval is expected in May of 2023.
	Fannie Mae Sustainable Cities Innovation Challenge Award	\$530,000	Committed	GNDC was awarded this funding in 2020 for pre-development. An award letter is attached.
	Tingari Silverton Foundation	\$25,000	Committed	GNDC was awarded this funding in 2019 for pre-development. An award letter is attached.
	JP Morgan Chase Foundation	\$200,000	Committed	GNDC was awarded this funding in 2018 for pre-development. An award letter is attached.

Evidence of Market Demand

Austin, TX

Any google search will demonstrate the demand for rental housing in Austin. Well summarized by FAU Housing Economist Ken H. Johnson in a recent study: “Austin is uniquely situated with the booming population growth expected to continue for at least 10 years.

“I think that the inventory shortage is going to persist, which will help prop up housing, but it’s going to make affordability a major issue, both in renting, and homeownership in Austin for quite some time to come,” he said.” The study by researchers at Florida Atlantic University finds Austin has the second most overpriced housing market in the country.

<https://www.kxan.com/news/local/study-austin-2nd-most-overpriced-housing-market-in-us/>

Neighborhood Demand and Displacement Pressures

Escuela Nueva Campus will be located in the Montopolis Neighborhood of Austin, which is in City Council District 3 in area code 78741. The need for affordable rental housing in the Montopolis Neighborhood is well documented. According to the *Austin City Council District-By-District Analysis* conducted by HousingWorks Austin in 2021, 17,438 people in District 3 live in poverty, while 50% of District 3 residents are cost burdened for housing, paying 30% or more of their income to housing. 24% of all households in District 3 are extremely cost-burdened, paying more than half of their incomes to housing alone). The Austin Housing Blueprint has identified a need for 6,295 affordable units in District 3 by 2027, and the City has consistently underperformed in reaching its housing production goals.

A report done by the University of Texas School of Law Community Development Clinic, *Uprooted: Residential Displacement in Austin’s Gentrifying Neighborhoods, and What Can Be Done About It*, specifically calls out Montopolis as an area where the process of gentrification “is well underway.” It notes:

Both Montopolis and St. John’s-Coronado Hills are predominantly Latino and include elderly households and large families struggling with rising housing costs. In the classification scheme used in this report, they are both classified as Early: Type 1 gentrifying neighborhoods. In both areas, new homeowners are more likely to be white when compared to the existing homeowner population. And both are close to areas where prices are rising sharply and include or lie near recently or soon-to-be improved transportation links, such as widened freeways and upgraded bus service. ... Early indicators suggest that housing market activity is heating up sooner in Montopolis than in St. John’s-Coronado Hills, but displacement is a cause for concern in both communities.

In response to the UI report, JP Morgan Chase provided GNDC with a grant to examine opportunities for expanding its affordable housing programs into the Montopolis Neighborhood. Between late-2017 and September 2018, GNDC, together with the Austin Community Design and Development Center (ACDDC) gathered data, surveyed the housing conditions street by street, met with residents in large and small groups, met with community leaders and property owners, and produced a report, *Right to Remain: Montopolis Neighborhood*, related to the housing situation and community needs of that neighborhood.

GNDC’s report corroborated and strengthened much of what had been presented in The People’s Plan, a document developed by East Austin leadership, especially those people involved with the preservation of affordable housing in the Montopolis Neighborhood, which is presented as an appendix to GNDC’s report.

Right to Remain: Montopolis Neighborhood reports that 238 homes in Montopolis are in need of moderate to major repairs. The median income of Montopolis residents is only about half of what is needed to afford a mortgage for the average sales price home in the neighborhood. The average monthly rents in Montopolis have risen to approximately \$2,000, requiring an income that is more than twice the area's median income. Almost 200 renter-occupied homes are have delinquent property taxes, suggesting the pressure to sell is likely intense. Displacement of long-time residents is prevalent. This means there is a significant need for new, permanently affordable housing that would provide residents with ties the opportunity to remain.

Waiting List Analysis

Because GNDC gives priority to households with ties to the areas where it develops housing, well over 90% of its prospective tenants have strong ties to the East Austin and Montopolis community. GNDC's waitlist has doubled over the last 10 years. GNDC currently has a waitlist for rental housing at over 800 households. Remarkably, GNDC built this extensive waitlist with only word-of-mouth marketing, demonstrating the huge demand for affordable housing and GNDC's reputation for delivering it to households from East Austin.

GNDC's waitlists clearly demonstrate the strong market for this proposed development. It shows the pressing need for both rental and homeownership units that will be affordable to households with generational ties to an area that otherwise is no longer affordable. The Project will create 114 total units with 1-, 2-, and 3-bedrooms. All 114 units can be successfully leased within three months of completion and stabilized occupancy for the project as a whole will take place within 6 months after the project is completed.

The majority of GNDC's renters are likely to come from the waitlist of people trying to remain in or return to the 78702 and 78721 zip code areas. GNDC has recently made an effort to contact every household on its Rental Housing Wait List and was able to reach 95% of the over 853 applicants. The average household income of families on the waitlist is \$1,843/month, which is 26.6% of the Austin Median Family Income (MFI). Of the 853 applicants, the following needs were determined:

Median Family Income (MFI):

- 469 (54%) of the total number of households on the waitlist have income at or below 30% of the Austin MFI.
- 218 applicants (34.5%) have income between 30% and 50% MFI.
- 25 applicants have income between 50% and 60% of the MFI
- 20 applicants have income above 60% of the MFI.

Bedroom and Accessibility Needs:

- 252 applicants are in need of a 1-bdrm
- 197 applicants are in need of a 2-bdrm
- 126 applicants are in need of a 3-bdrm
- 105 applicants are in need of a 4-bdrm
- 102 applicants have disclosed disabilities
- 96 applicants are elderly

Reports Cited:

- 1) TOP 100 U.S. HOUSING MARKETS

<https://business.fau.edu/executive-education/housing-market-ranking/housing-top-100/index.php>

2) Austin City Council District-By-District Analysis

https://housingworksAustin.org/wp-content/uploads/2021/06/2020_ExecSumm_Methodology_FNL.pdf

3) City of Austin Housing Blueprint

<https://www.austintexas.gov/blueprint>

4) Right to Remain: Montopolis Neighborhood

https://issuu.com/acddc/docs/gndc_montopolis_final_report_web

Good Neighbor Policy

GNDC began a study of affordable housing opportunities in the Montopolis Neighborhood in November, 2017. GNDC engaged Austin Community Design and Development Center (ACDDC) to assist with researching and developing a report on housing opportunity, as well as organizing community outreach. ACDDC organized two full-scale community meetings at the Montopolis Recreation Center and numerous small meetings with leadership from the Montopolis Neighborhood. In February, 2018, GNDC and ACDDC organized a meeting with Montopolis leadership that included, Susanna Almanza, Ruby Roa, Pedro Hernandez, Ana Villalobos and Johnny Limon. Others, including Dr. Fred McGhee, President of the Carson Ridge Neighborhood Association, were invited, but were unable to attend.

On March 17th 2018, a community wide meeting was held after over 1000 flyers in both English and Spanish were distributed door-to-door throughout the neighborhood. Marla Torrado, a fluent Spanish speaker, represented GNDC to address any questions in Spanish. The meeting was attended by about 50 to 60 people, most of whom were home owners in the Montopolis Neighborhood. Neighborhood representatives, including Dr. McGhee, Pedro Hernandez and Ana Villalobos from the Community Development Commission attended that meeting, as did leadership from the Montopolis Neighborhood Association and the Montopolis Neighborhood Plan Contact Team.

A follow up meeting was held on April 14, 2018 that was also very well attended. Participation was solicited with flyers and emails to the various neighborhood associations, the Franciscan Sisters, the Montopolis Friendship Community Center, Dolores Church and the Latino Health Care Forum and individual leaders including Susana Almanza, Dr. Fred McGhee, Johnny Limon, Dr. Jane Rivera, Pedro Hernandez and others. The Escuela Nueva concept was presented and discussed at this meeting. A variety of other meetings were held with individuals, small groups, residents of mobile home parks, and Church leadership between March and September 2018. A draft of GNDC's Right to Remain: Montopolis Neighborhood report was presented to the community at the April meeting and a copy was later reserved at the Ruiz Library for residents to review. We asked residents and property owners to give us their comments and suggestions. The Escuela Nueva concept was presented on page 39 of the report, where it is available to this day.

As this project is still in the pre-development phase, GNDC is still working on community outreach and engagement with the neighborhood. GNDC held 3 community meetings (2 virtual and one in-person) in 2020 to allow neighbors to weigh in on design and development details. During this process, GNDC notified registered neighborhood organizations and community groups whose boundaries included the proposed development site to attend such meetings through flyers and by email. Around 15 people attended the in-person meeting. The flier is attached. GNDC will complete remaining Good Neighbor checklist items at the appropriate date for the project timeline.

ESCUELA NUEVA COMMUNITY MEETINGS

What community services would residents in Montopolis like to see at the new Escuela Nueva development?



**PLEASE
TAKE A
FLYER**



Time Time Time
Location 1 Location 2 Location 3

www.guadalupendc.org/escuelanueva



ESCUELA NUEVA COMMUNITY MEETINGS

The Guadalupe Neighborhood Development Corporation is partnering with Escuela Montessori de Montopolis, a nonprofit pre-school in Montopolis, to expand the pre-school and increase affordable housing opportunities in the Montopolis neighborhood.



Join GNDC for small group discussions about the new Escuela Nueva development at 2013 Montopolis Drive

TOPIC OF DISCUSSION:

What community services would residents in Montopolis like to see at the new Escuela Nueva development?

MEETING DATES & LOCATIONS:



Time Location 1 Time Location 2 Time Location 3

All small group discussions will be held outside with a limited number of socially distanced seats. Masks are required and will be provided upon request.

The ground floor of the new development includes space for community use and community services. GNDC is interested in hearing from Montopolis residents about what services and community spaces are most needed in the neighborhood.

Please consider joining GNDC for small group discussions and participating in the survey below or online to let us know what you think!

For more Information please visit www.guadalupecdc.org/escuelanueva or contact Rachel Stone, 512-479-6275 ext.5, rachel@guadalupecdc.org



please return this survey at any Escuela flyer station provided throughout the neighborhood

What are the most pressing childcare and youth needs in Montopolis?

What community spaces do you feel the neighborhood needs?

Is there any other feedback you'd like to share?

Please provide your contact information if you would like to stay in touch:



City of Austin

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

Housing and Planning Department

December 2, 2021 (revision to February 19, 2019)

S.M.A.R.T. Housing Certification
Guadalupe Neighborhood Development Corporation (GNDC)
2013 Montopolis Drive (ID# 634)

TO WHOM IT MAY CONCERN:

Guadalupe Neighborhood Development Corporation (development contact Rachel Stone, (512-479-6275 x5 (o)); Rachel@guadalupenc.org) is planning to develop a 114-unit multi-family residential development called Escuela Nueva at 2013 Montopolis Drive, Austin TX 78741. The project is subject to a minimum 5-year affordability period after issuance of certificate of occupancy, unless project funding requirements are longer. This project will also have to comply with the East Riverside Corridor Regulating Plan.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **100% (114) units** will serve households with incomes at or below **60% MFI** the development will be eligible for **100%** waiver of all fees listed in the City of Austin's Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Site Plan Review	Zoning Verification
Building Permit	Misc. Site Plan Fee	Demolition Permit Fee
Concrete Permit	Building Plan Review	Land Status Determination
Electrical Permit	Construction Inspection	Board of Adjustment Fee
Mechanical Permit	Subdivision Plan Review	Parkland Dedication (<i>by</i>
Plumbing Permit	Misc. Subdivision 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: Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- ◆ 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.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

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 by phone 512.974.3462 or by email at nathan.jones@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Jones', with a long horizontal flourish extending to the right.

Nathan Jones, Project Coordinator
Housing and Planning Department

Cc: Rosa Gonzales, AE
Melanie Montez, ORS

Ellis Morgan, NHCD
Mashell Smith, ORS

Jonathan Orenstein, AWU

5. Property Information

TCAD Appraisal

Property Maps

High Opportunity Census Tracts

Tracts at risk of Displacement or Gentrification

Imagine Austin Centers and Corridors with 0.5 mile buffer

Mobility Corridor with 0.5 mile buffer

Healthy Food Access with 1 mile buffer

100 year Flood Plain

Zoning Verification Letter

Proof of Site control

GENERAL INFO

ACCOUNT

Property ID: 290484
 Geographic ID: 0310140119
 Type: R
 Zoning: LO; SF3
 Agent:
 Legal Description: ABS 24 DELVALLE S ACR 1.984

Property Use: 00

OWNER

Name: ESCUELA MONTESSORI DE
 Secondary Name: MONTOPOLIS INC
 Mailing Address: 1201 KENWOOD AVE AUSTIN TX 78704-2620
 Owner ID: 260095
 % Ownership: 100.00
 Exemptions: EX-XJ - 11.21 Private schools

LOCATION

Address: 2013 MONTOPOLIS DR TX

Market Area:
 Market Area CD: EXE
 Map ID: 031511

PROTEST

Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

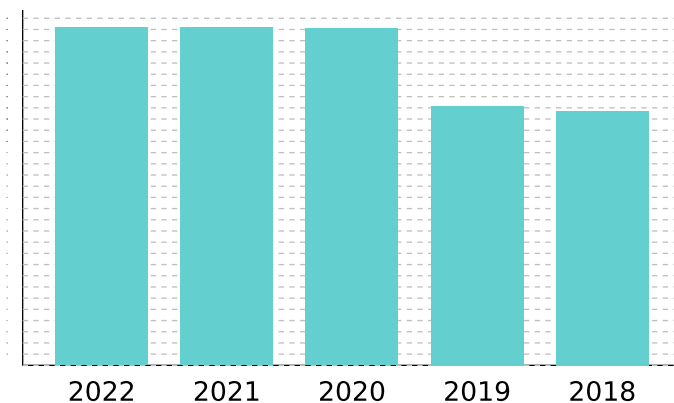
Land Homesite: \$0
 Land Non-Homesite: \$1,209,923
 Special Use Land Market: \$0
 Total Land: \$1,209,923

 Improvement Homesite: \$0
 Improvement Non-Homesite: \$298,645
 Total Improvement: \$298,645

 Market: \$1,508,568
 Special Use Exclusion (-): \$0
 Appraised: \$1,508,568
 Value Limitation Adjustment (-): \$0

 Net Appraised: \$1,508,568

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2022	\$1,209,923	\$298,645	\$0	\$1,508,568	\$0	\$1,508,568
2021	\$1,209,923	\$298,645	\$0	\$1,508,568	\$0	\$1,508,568
2020	\$1,209,923	\$294,654	\$0	\$1,504,577	\$0	\$1,504,577
2019	\$864,230	\$294,654	\$0	\$1,158,884	\$0	\$1,158,884
2018	\$864,230	\$271,726	\$0	\$1,135,956	\$0	\$1,135,956

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	1.061700	\$1,508,568	\$0
02	CITY OF AUSTIN	0.541000	\$1,508,568	\$0
03	TRAVIS COUNTY	0.357365	\$1,508,568	\$0
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,508,568	\$0
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$1,508,568	\$0
68	AUSTIN COMM COLL DIST	0.104800	\$1,508,568	\$0

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **OFFICE (SMALL)** Improvement Value: **\$298,645** Main Area: **3,000**
State Code: **F1** Gross Building Area: **8,010**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	C		0	1993	1993	3,000
501	CANOPY	A		1	1993	1993	600
551	PAVED AREA	AA		1	1993	1993	3,450
611	TERRACE	CA		1	1993	1993	960

Improvement Features

1ST Shape Factor: R, Floor Factor: 1ST, Grade Factor: A

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	1.9840	86,423.04	\$14.00	\$1,209,923	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/31/92	WD	WARRANTY DEED	SPROUSE STELLA	ESCUELA MONTESSORI DE		11752	00381	
	WD	WARRANTY DEED		SPROUSE STELLA		00000	00000	

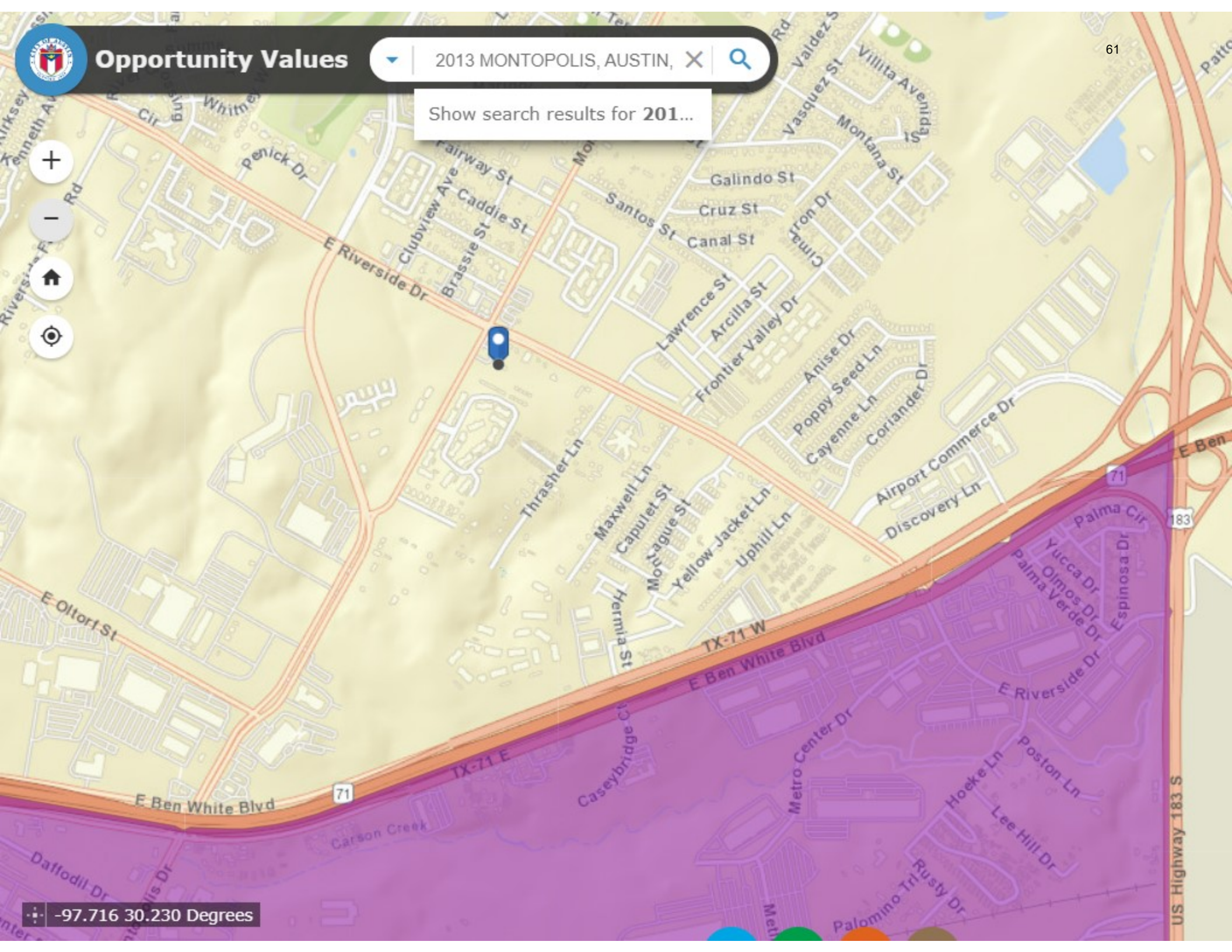


Opportunity Values

2013 MONTOPOLIS, AUSTIN, X



Show search results for 201...





Gentrification Values

2013 MONTOPOLIS, AUSTIN, X | 🔍

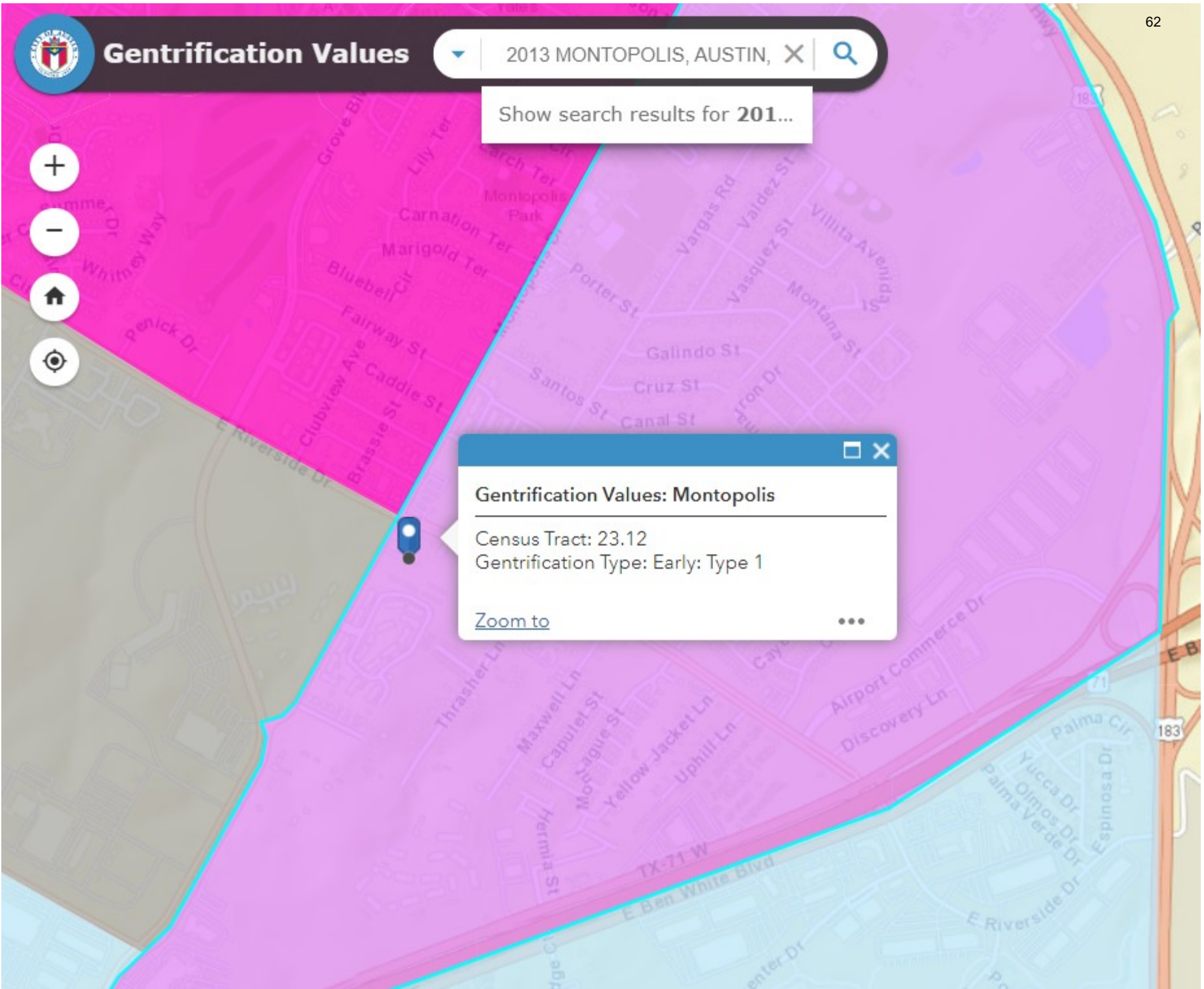
Show search results for 201...



Gentrification Values: Montopolis

Census Tract: 23.12
Gentrification Type: Early: Type 1

[Zoom to](#) ⋮

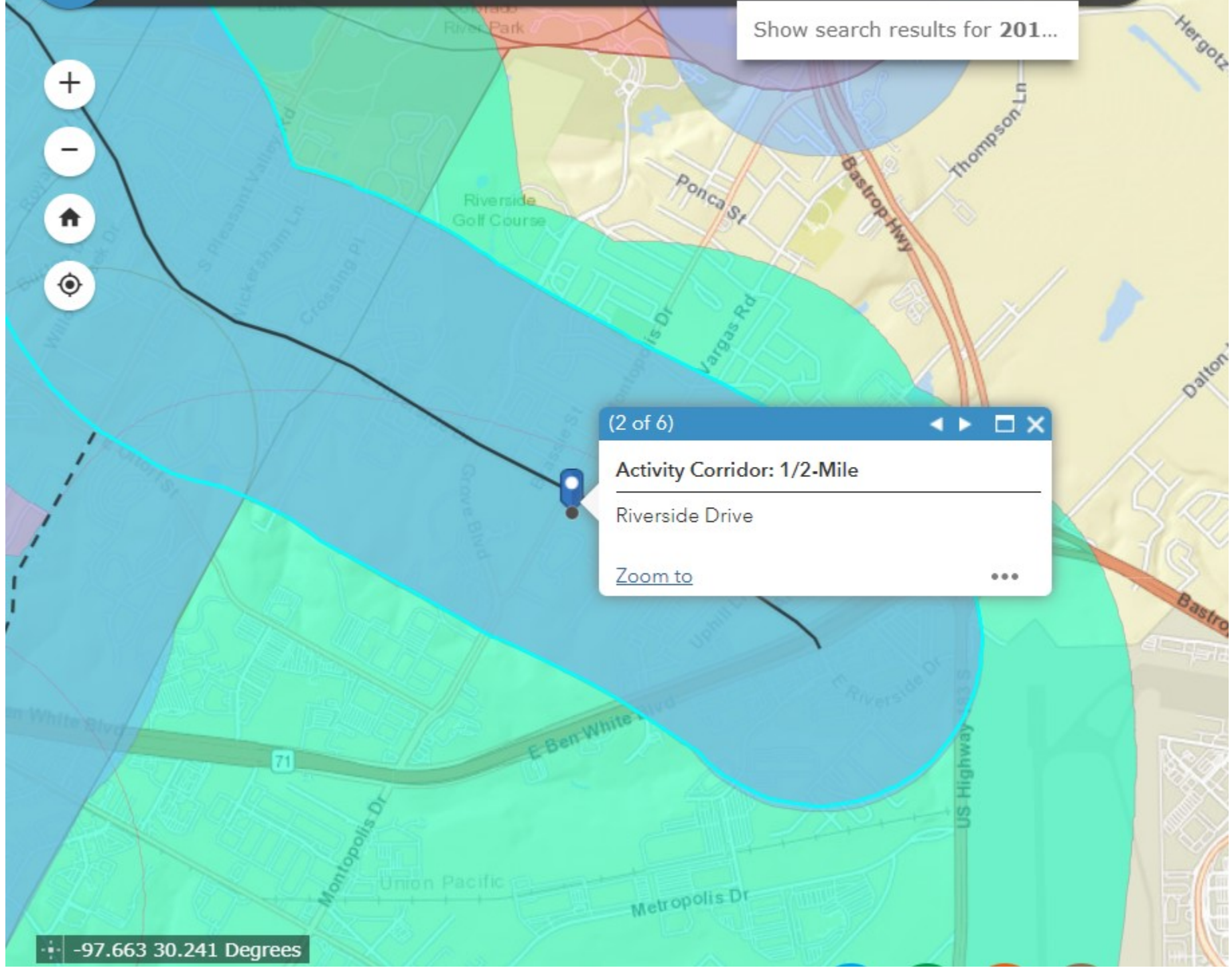




Imagine Austin & Mobility Corridors

2013 MONTOPOLIS, AUSTIN, X

Show search results for 201...



(2 of 6)

Activity Corridor: 1/2-Mile

Riverside Drive

[Zoom to](#) ...



Transit

2013 MONTOPOLIS, AUSTIN, X

Show search results for 201...



(2 of 2)

HiFreqRoutes618_025mibuff_diss: 0

Id 0

[Zoom to](#) ...

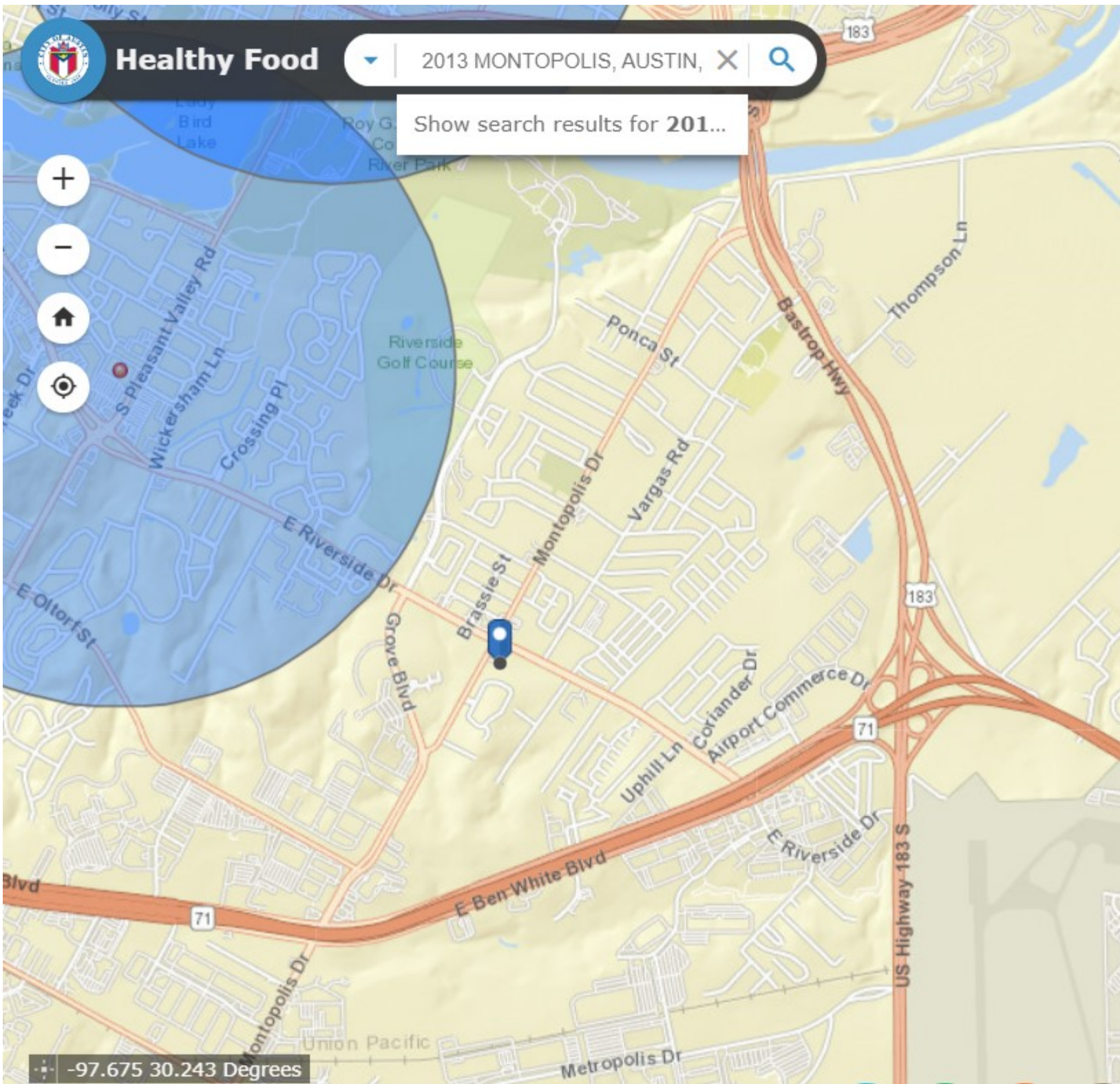
-97.659 30.239 Degrees



Healthy Food

2013 MONTOPOLIS, AUSTIN, X

Show search results for 201...





> I want to...

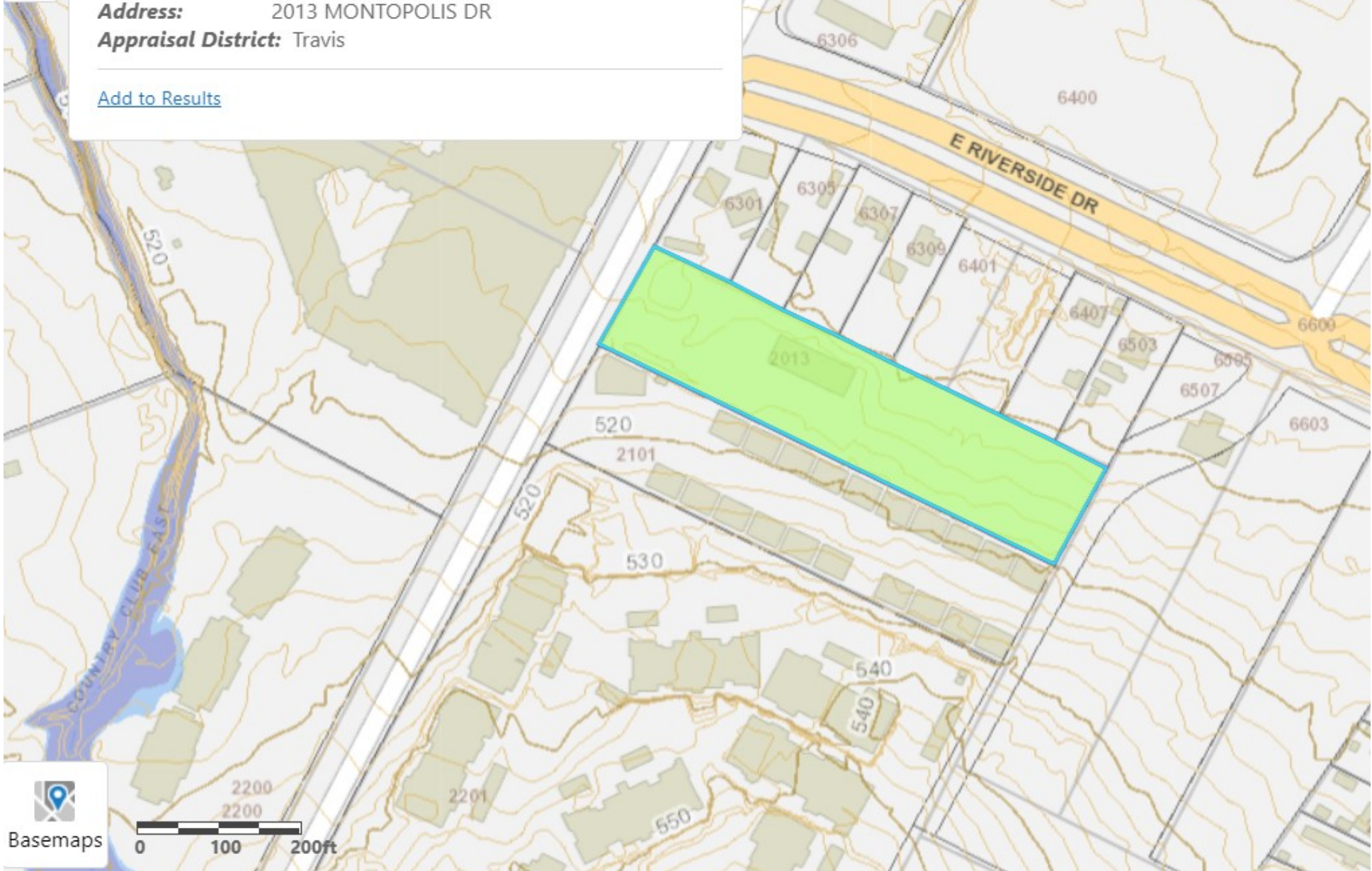


☆ Parcel



Tax ID: 0310140119
Address: 2013 MONTOPOLIS DR
Appraisal District: Travis

[Add to Results](#)





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: Rachel Stone
Mailing Address:
813 E. 8th Street
Austin, TX 78702

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 194712

Zoning Classification(s)

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

SF-3-H-NCCD-NP

Zoning Case Number(s)

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

C14-01-0148, C14H-2011-0002

Zoning Ordinance Number(s)

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

011213-42, 20141211-178

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

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

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

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

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

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

I, Stacy Meeks, 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.

5/6/2022

194712