



HOUSING DEVELOPMENT ASSISTANCE (RHDA/OHDA)

Application for Housing Development Financing

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the [Austin Strategic Housing Blueprint](#) and policy direction from the Austin City Council.

Applicant Information

(If the developer involves multiple entities, is a partnership or joint venture, please provide the requisite information for each and identify the entity that will serve as the "lead" organization.)

Developer Name

Guadalupe Neighborhood Development Corporation

Owner Name

Guadalupe Neighborhood Development Corporation

Street Address

813 E. 8th St, Austin TX 78702

City

Austin

State

TX

Zip

78702

Contact Name

Mark C. Rogers

Contact Telephone

5124796275

Contact Email

Federal Tax ID Number

74-2247265

D-U-N-S Number (visit www.dnb.com for free DUNS#.)

15287795

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.*

Legal Name of Developer/Entity

Guadalupe Neighborhood Development Corporation

Title of Authorized Officer

Executive Director


Signature of Authorized Officer


Date

INSTRUCTIONS: Applications will be reviewed on a quarterly basis. All applications submitted in the review period that achieve the minimum threshold score will be reviewed by an internal panel of NHCD staff. All awards will be made by the AHFC Board of Directors. To be considered for an award, please complete this application electronically, print, sign, and deliver to:

Department of Neighborhood
Housing and Community
1000 East 11th Street
Austin, Texas 78702
Attn: James May
Community Development Manager

City of Austin

JAN 31 2019

NHCD / AHFC

Project Summary Form

1) Project Name

2019 RHDA-HODA Infill

2) Project Type

100% Affordable

3) New Construction or Rehabilitation?

New Construction

4) Location Description (Acreage, side of street, distance from intersection)

various locations, see individual summary sheets

5) Mobility Bond Corridor

6) Census Tract

7) Council District

8) Elementary School

9) Affordability Period

99 Years

10) Type of Structure

Single Family

11) Occupied?

Yes

12) How will funds be used?

Construction Only

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Less than 20% MFI						0
Less than 30% MFI	1		1			2
Less than 40% MFI						0
Less than 50% MFI			2	1		3
Less than 60% MFI						0
Less than 80% MFI			1	1		2
Less than 120% MFI						0
No Restrictions						0
Total Units	1	0	4	2	0	7

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Less than 60% MFI						0
Less than 80% MFI				2		2
Less than 120% MFI						0
No Restrictions						0
Total Units	0	0	0	2	0	2

15) Initiatives and Priorities

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments		Continuum of Care Units	
Accessible Units for Sensory Impairments			

Use the City of Austin GIS Map to Answer the questions below

16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?

17) Is the property within 1/4 mile of a High-Frequency Transit Stop?

18) Is the property within 3/4 mile of Transit Service?

19) The property has Healthy Food Access?

20) Estimated Sources and Uses of funds

Sources

Debt	325000
Third Party Equity	1532600
Grant	
Deferred Developer Fee	78400

Uses

Acquisition	1435000
Off-Site	
Site Work	
Sit Amenities	

Other	
<i>City of Austin</i>	1061600

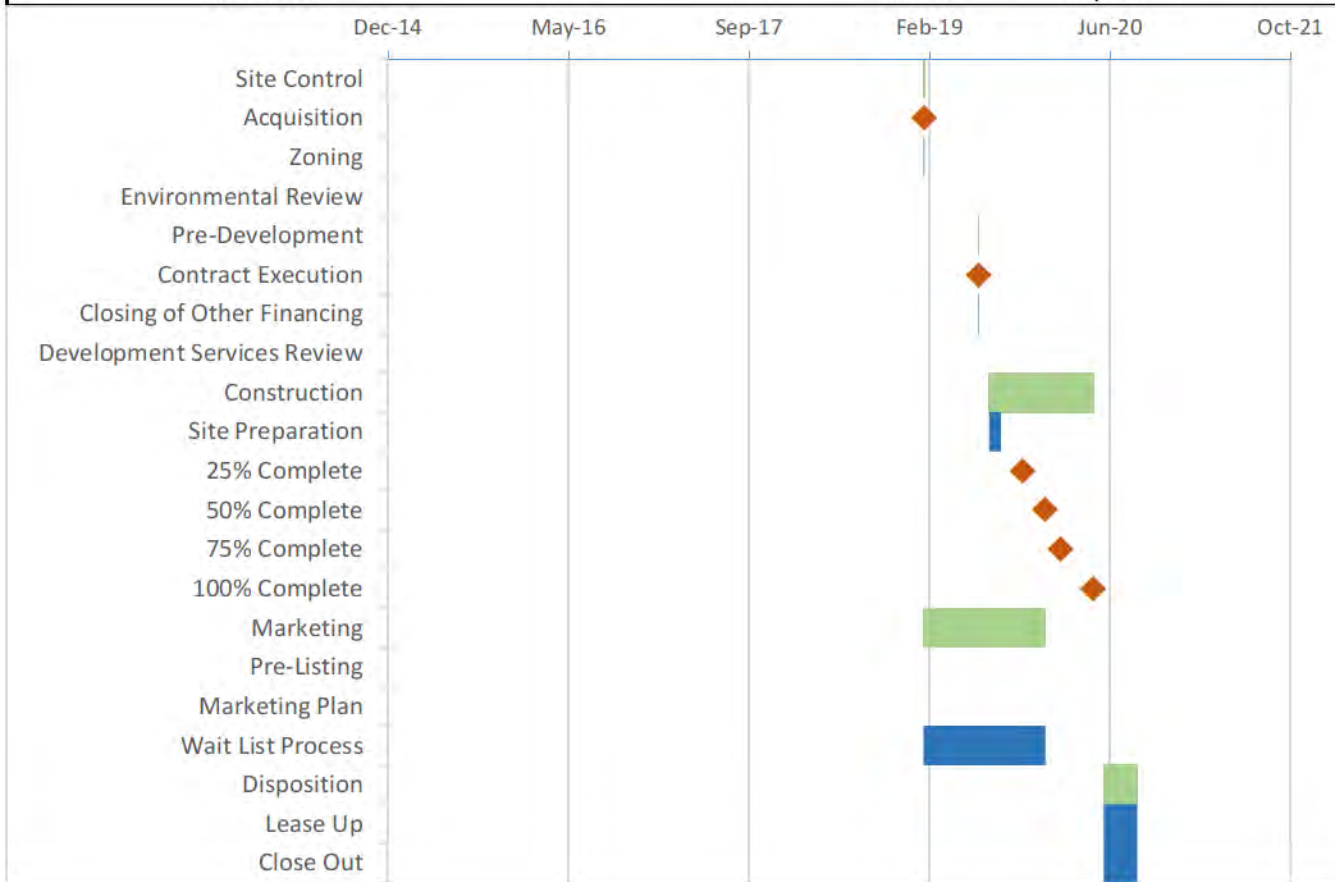
Building Costs	1291600
Contractor Fees	
Soft Costs	97600
Financing	
Developer Fees	153400
Total	\$ 2,977,600

Total \$ 2,997,600



Development Schedule

	Start Date	End Date
Site Control	Jan-19	Jan-19
Acquisition	Jan-19	
Zoning	Jan-19	Jan-19
Environmental Review		
Pre-Development	Jun-19	Jun-19
Contract Execution	Jun-19	
Closing of Other Financing	Jun-19	Jun-19
Development Services Review	Jun-19	
Construction	Jul-19	May-20
Site Preparation	Jul-19	Aug-19
25% Complete	Oct-19	
50% Complete	Dec-19	
75% Complete	Feb-20	
100% Complete	May-20	
Marketing	Jan-19	Dec-19
Pre-Listing		
Marketing Plan		
Wait List Process	Jan-19	Dec-19
Disposition	Jun-20	Sep-20
Lease Up	Jun-20	Sep-20
Close Out	Jun-20	Sep-20



Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal			
Environmental Review			
Engineering	39,300		GNDC Subdivision & Structural
Survey	2,300		All Star Surveyors
Architectural	43,000		LS Johnston & H+UO Fees
Subtotal Pre-Development Cost	\$84,600	\$0	
Acquisition			
Site and/or Land	1,435,000		TCAD values of GNDC Land & Houses Contributed
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$1,435,000	\$0	
Construction			
Infrastructure	0		
Site Work	0		
Demolition	10,000	0	
Concrete	143,000	115,000	
Masonry	0	0	
Rough Carpentry	197,000	172,000	18,000 Jobe House
Finish Carpentry	63,000	47,000	\$35,500 Jobe House
Waterproofing and Insulation	30,000	30,000	\$2,000 Jobe House
Roofing and Sheet Metal	72,000	62,000	\$10,000 Jobe House
Plumbing/Hot Water	77,600	72,600	\$3,000 Jobe House
HVAC/Mechanical	145,000	105,000	
Electrical	71,000	50,000	\$2,000 Jobe House
Doors/Windows/Glass	215,000	180,000	\$1,000 Jobe House
Lath and Plaster/Drywall and Acoustical	64,000	64,000	\$3,000 Jobe House
Tiel Work	60,000	30,000	\$3,000 Jobe House
Soft and Hard Floor	0	0	\$5,000 Jobe House
Paint/Decorating/Blinds/Shades	78,000	30,000	\$2,500 Jobe House
Specialties/Special Equipment	0	0	
Cabinetry/Appliances	72,000	29,000	\$10,000 Jobe House
Carpet	0	0	
Other (specify)	14,000	0	
Construction Contingency	153,400	75,000	Contingency & Developer Fee
Subtotal Construction Cost	\$1,465,000	\$1,061,600	
Soft & Carrying Costs			
Legal	0	0	
Audit/Accounting	0	0	
Title/Recordin	6,000	0	
Architectural (Inspections)	0	0	Included in fees above
Construction Interest	3,000	0	
Construction Period Insurance	0	0	Contractor paid
Construction Period Taxes	0	0	
Relocation	4,000	0	
Marketing	0	0	
Davis-Bacon Monitoring	0	0	
Other (specify)	0	0	See Line 38
Subtotal Soft & Carrying Costs	\$13,000	\$0	
TOTAL PROJECT BUDGET			
	\$2,997,600	\$1,061,600	

15 Year Rental Housing Operating Pro Forma (RHDA)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$1300	\$52,326	\$53,373	\$54,440	\$55,529	\$61,308	\$67,689
Secondary Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POTENTIAL GROSS ANNUAL INCOME	\$51,300	\$52,326	\$53,373	\$54,440	\$55,529	\$61,308	\$67,689
Provision for Vacancy & Collection Loss	-\$1,539	-\$1,585	-\$1,633	-\$1,682	-\$1,732	-\$1,731	-\$1,730
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$49,761	\$50,741	\$51,740	\$52,758	\$53,797	\$59,577	\$65,959
EXPENSES							
General & Administrative Expenses	\$2,488	\$2,563	\$2,640	\$2,719	\$2,800	\$2,800	\$3,246
Management Fee	\$4,976	\$5,125	\$5,279	\$5,437	\$5,601	\$5,601	\$6,493
Payroll, Payroll Tax & Employee Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$4,500	\$4,635	\$4,774	\$4,917	\$5,065	\$5,065	\$5,871
Electric & Gas Utilities	\$100	\$103	\$106	\$109	\$113	\$113	\$130
Water, Sewer & Trash Utilities	\$100	\$103	\$106	\$109	\$113	\$113	\$130
Annual Property Insurance Premiums	\$4,500	\$4,635	\$4,774	\$4,917	\$5,065	\$5,065	\$5,871
Property Tax	\$2,200	\$2,266	\$2,334	\$2,404	\$2,476	\$2,476	\$2,871
Reserve for Replacements	\$2,200	\$2,266	\$2,334	\$2,404	\$2,476	\$2,476	\$2,871
Other Expenses	\$300	\$309	\$318	\$328	\$338	\$338	\$391
TOTAL ANNUAL EXPENSES	\$21,364	\$22,005	\$22,665	\$23,345	\$24,045	\$24,045	\$27,875
NET OPERATING INCOME	\$28,397	\$28,736	\$29,075	\$29,413	\$29,751	\$35,532	\$38,084
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL NET CASH FLOW	\$5,897	\$6,236	\$6,575	\$6,913	\$7,251	\$13,032	\$15,584
CUMULATIVE NET CASH FLOW	\$5,897	\$12,133	\$18,708	\$25,621	\$32,872	\$83,580	\$155,120
Debt Coverage Ratio	1.26	1.28	1.29	1.31	1.32	1.58	1.69

Projected Affordability Data for Home Sales (Of

	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4
Number of Units	1	0	0	0
Number of Bedrooms	3	0	0	0
Square Footage	1400	0	0	0
Anticipated Sale Price	\$115,000	\$0	\$0	\$0
Borrower Contribution	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$115,000	\$0	\$0	\$0
Anticipated Interest Rate	5.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$480	\$0	\$0	\$0
Monthly Interest	\$138	\$0	\$0	\$0
Estimated Monthly Taxes	\$300	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$75.00	\$0.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$993	\$0	\$0	\$0

Project Name	19 RHDA-HODA Infill	
Project Type	100% Affordable	
Council District	0	
Census Tract	0	
AHFC Funding Request Amount	\$1,061,600	
Estimated Total Project Cost	\$2,977,600	
High Opportunity	0	
High Displacement Risk	0	
High Frequency Transit	0	
Imagine Austin	0	
Mobility Bond Corridor	0	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	2	# of rental units at < 30% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	3	# of rental units at < 50% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	2	# of units for purchase at < 80% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
Unit Score	0	MAXIMUM SCORE = 350
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Permanent Supportive Housing Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	0	Within 1 Mile of Healthy Food (City GIS)
Permanent Supportive Housing Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	3	Total Affordable 2 Bedroom units
3 Bedroom Units	3	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Family Friendly Score	0	Multi-bedroom Unit/Total Units * 20
TEA Grade	0	Elementary School Rating from TEA
Family Friendly Weighted Score	0	Educational Attainment, Environment, Community Institutions, Social Cohesion, Etc
Accessible Units	0	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	0	Accessible Unit/Total Units * 20
Metro Access Service	0	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	0	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	0	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	36%	% of total project cost funded through AHFC request
Leverage Score	16	25 - (% leverage * 25)
AHFC Per Unit Subsidy	\$151,657.14	Amount of assistance per unit
Subsidy per unit score	6	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$66,350.00	Amount of assistance per bedroom
Subsidy per Bedroom Score	17	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.32	Measured at the 5 Year mark
Debt Coverage Ratio Score	17.7725986	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	57	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	57	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

Project Summary Form

1) Project Name

2019 RHDA-HODA Infill

2) Project Type

100% Affordable

3) New Construction or Rehabilitation?

New Construction

4) Location Description (Acreage, side of street, distance from intersection)

1113 E. 9th St; 810 Lydia; 809 San Marcos

5) Mobility Bond Corridor

6) Census Tract

9.01

7) Council District

District 1

8) Elementary School

MATHEWS EL

9) Affordability Period

99 Years

10) Type of Structure

Single Family

11) Occupied?

Yes

12) How will funds be used?

Construction Only

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Less than 20% MFI						0
Less than 30% MFI	1					1
Less than 40% MFI						0
Less than 50% MFI			1			1
Less than 60% MFI						0
Less than 80% MFI			1	1		2
Less than 120% MFI						0
No Restrictions						0
Total Units	1	0	2	1	0	4

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Less than 60% MFI						0
Less than 80% MFI				1		1
Less than 120% MFI						0
No Restrictions						0
Total Units	0	0	0	1	0	1

15) Initiatives and Priorities

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments		Continuum of Care Units	
Accessible Units for Sensory Impairments			

Use the City of Austin GIS Map to Answer the questions below

16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?

Yes

17) Is the property within 1/4 mile of a High-Frequency Transit Stop?

Yes

18) Is the property within 3/4 mile of Transit Service?

Yes

19) The property has Healthy Food Access?

No

20) Estimated Sources and Uses of funds

Sources

Debt	
Third Party Equity	
Grant	
Deferred Developer Fee	

Uses

Acquisition	
Off-Site	
Site Work	
Sit Amenities	

Project Name	19 RHDA-HODA Infill	
Project Type	100% Affordable	
Council District	District 1	
Census Tract	9.01	
AHFC Funding Request Amount	\$0	
Estimated Total Project Cost	\$0	
High Opportunity	NO	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	0	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	1	# of rental units at < 30% MFI
District Goal	0.14%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.23%	% of annual goal reached with units
High Frequency Transit	0.36%	% of annual goal reached with units
Imagine Austin	0.36%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	1	# of rental units at < 50% MFI
District Goal	0.14%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.23%	% of annual goal reached with units
High Frequency Transit	0.36%	% of annual goal reached with units
Imagine Austin	0.36%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	1	# of units for purchase at < 80% MFI
District Goal	0.14%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.23%	% of annual goal reached with units
High Frequency Transit	0.36%	% of annual goal reached with units
Imagine Austin	0.36%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
Unit Score	1	MAXIMUM SCORE = 350
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Permanent Supportive Housing Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	No	Within 1 Mile of Healthy Food (City GIS)
Permanent Supportive Housing Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	1	Total Affordable 2 Bedroom units
3 Bedroom Units	1	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Family Friendly Score	13	Multi-bedroom Unit/Total Units * 20
TEA Grade	91	Elementary School Rating from TEA
Family Friendly Weighted Score	6	Educational Attainment, Environment, Community Institutions, Social Cohesion, Etc
Accessible Units	0	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	0	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	0	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	19	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	0%	% of total project cost funded through AHFC request
Leverage Score	0	25 - (% leverage * 25)
AHFC Per Unit Subsidy	\$0.00	Amount of assistance per unit
Subsidy per unit score	0	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$0.00	Amount of assistance per bedroom
Subsidy per Bedroom Score	0	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	#REF!	Measured at the 5 Year mark
Debt Coverage Ratio Score	#REF!	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	#REF!	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	#REF!	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

Project Summary Form

1) Project Name 2019 RHDA-HODA Infill	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? New Construction
4) Location Description (Acreage, side of street, distance from intersection) 1103 Clermont Ave		5) Mobility Bond Corridor East Riverside Dr
6) Census Tract 10	7) Council District District 3	8) Elementary School SANCHEZ EL
9) Affordability Period 99 Years		
10) Type of Structure Single Family	11) Occupied? Yes	12) How will funds be used? Construction Only

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Less than 20% MFI						0
Less than 30% MFI			1			1
Less than 40% MFI						0
Less than 50% MFI						0
Less than 60% MFI						0
Less than 80% MFI						0
Less than 120% MFI						0
No Restrictions						0
Total Units	0	0	1	0	0	1

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Less than 60% MFI						0
Less than 80% MFI				1		1
Less than 120% MFI						0
No Restrictions						0
Total Units	0	0	0	1	0	1

15) Initiatives and Priorities

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	1	Continuum of Care Units	
Accessible Units for Sensory Impairments	1		

Use the City of Austin GIS Map to Answer the questions below

- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop? No
- 18) Is the property within 3/4 mile of Transit Service? Yes
- 19) The property has Healthy Food Access? No

20) Estimated Sources and Uses of funds

<u>Sources</u>	<u>Uses</u>
Debt	Acquisition
Third Party Equity	Off-Site
Grant	Site Work
Deferred Developer Fee	Sit Amenities

Project Name	19 RHDA-HODA Infill	
Project Type	100% Affordable	
Council District	District 3	
Census Tract	10	
AHFC Funding Request Amount	\$0	
Estimated Total Project Cost	\$0	
High Opportunity	NO	
High Displacement Risk	YES	
High Frequency Transit	No	
Imagine Austin	Yes	
Mobility Bond Corridor	East Riverside Dr	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	1	# of rental units at < 30% MFI
District Goal	0.16%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.20%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.76%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.87%	% of annual goal reached with units
SCORE	0	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	1	# of units for purchase at < 80% MFI
District Goal	0.16%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.20%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.76%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.87%	% of annual goal reached with units
SCORE	0	% of Goals * 15
Unit Score	1	MAXIMUM SCORE = 350
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Permanent Supportive Housing Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	No	Within 1 Mile of Healthy Food (City GIS)
Permanent Supportive Housing Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	1	Total Affordable 2 Bedroom units
3 Bedroom Units	1	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Family Friendly Score	20	Multi-bedroom Unit/Total Units * 20
TEA Grade	78	Elementary School Rating from TEA
Family Friendly Weighted Score	6	Educational Attainment, Environment, Community Institutions, Social Cohesion, Etc
Accessible Units	2	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	20	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	7	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	53	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	0%	% of total project cost funded through AHFC request
Leverage Score	0	25 - (% leverage * 25)
AHFC Per Unit Subsidy	\$0.00	Amount of assistance per unit
Subsidy per unit score	0	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$0.00	Amount of assistance per bedroom
Subsidy per Bedroom Score	0	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	#REF!	Measured at the 5 Year mark
Debt Coverage Ratio Score	#REF!	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	#REF!	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	#REF!	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

Project Summary Form

1) Project Name

2019 RHDA-HODA Infill

2) Project Type

100% Affordable

3) New Construction or Rehabilitation?

New Construction

4) Location Description (Acreage, side of street, distance from intersection)

1008 Brass St

5) Mobility Bond Corridor

6) Census Tract

8.01

7) Council District

District 3

8) Elementary School

GOVALLE EL

9) Affordability Period

99 Years

10) Type of Structure

Single Family

11) Occupied?

Yes

12) How will funds be used?

Construction Only

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Less than 20% MFI						0
Less than 30% MFI						0
Less than 40% MFI						0
Less than 50% MFI			1	1		2
Less than 60% MFI						0
Less than 80% MFI						0
Less than 120% MFI						0
No Restrictions						0
Total Units	0	0	1	1	0	2

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Less than 60% MFI						0
Less than 80% MFI						0
Less than 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

15) Initiatives and Priorities

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	1	Continuum of Care Units	
Accessible Units for Sensory Impairments	1		

Use the City of Austin GIS Map to Answer the questions below

16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?

Yes

17) Is the property within 1/4 mile of a High-Frequency Transit Stop?

Yes

18) Is the property within 3/4 mile of Transit Service?

Yes

19) The property has Healthy Food Access?

Yes

20) Estimated Sources and Uses of funds

Sources

Debt	
Third Party Equity	
Grant	
Deferred Developer Fee	

Uses

Acquisition	
Off-Site	
Site Work	
Sit Amenities	

Project Name	19 RHDA-HODA Infill	
Project Type	100% Affordable	
Council District	District 3	
Census Tract	8.01	
AHFC Funding Request Amount	\$0	
Estimated Total Project Cost	\$0	
High Opportunity	NO	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	0	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	2	# of rental units at < 50% MFI
District Goal	0.32%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.40%	% of annual goal reached with units
High Frequency Transit	1.52%	% of annual goal reached with units
Imagine Austin	1.52%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	1	% of Goals * 15
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
Unit Score	1	MAXIMUM SCORE = 350
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Permanent Supportive Housing Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Permanent Supportive Housing Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	1	Total Affordable 2 Bedroom units
3 Bedroom Units	1	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Family Friendly Score	20	Multi-bedroom Unit/Total Units * 20
TEA Grade	85	Elementary School Rating from TEA
Family Friendly Weighted Score	6	Educational Attainment, Environment, Community Institutions, Social Cohesion, Etc
Accessible Units	2	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	20	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	7	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	53	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	0%	% of total project cost funded through AHFC request
Leverage Score	0	25 - (% leverage * 25)
AHFC Per Unit Subsidy	\$0.00	Amount of assistance per unit
Subsidy per unit score	0	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$0.00	Amount of assistance per bedroom
Subsidy per Bedroom Score	0	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	#REF!	Measured at the 5 Year mark
Debt Coverage Ratio Score	#REF!	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	#REF!	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	#REF!	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION BRIEF DESCRIPTION AND RELEVANT EXPERIENCE

Guadalupe Neighborhood Development Corporation ("GNDC") is a non-profit, community based organization created in 1981. The organization began as an initiative to revitalize the Guadalupe Neighborhood, which had been losing housing and residents since the early 1960's. After defeating the French Legation Park project in 1980, which would have displaced 20 households from the neighborhood, residents formed the Guadalupe Neighborhood Area Association (GNAA). In April 1981, GNAA produced the Guadalupe Community Development Program: Phase I Plan proposing use of Community Development Block Grant (CDBG) funds that had been set aside for the French Legation Park. Following City approval of the Phase I Plan and funding, the team purchased and renovated 10 housing units.

Mark Rogers began working as a Project Director for GNDC in 1994, and became Executive Director in 2001. Since its inception, GNDC has developed 64 single-family rental units, and enabled over 52 families to become home owners, many of which were supported with City funding. In August of 2008, GNDC completed its first affordable multi-family housing project, La Vista de Guadalupe, a twenty two unit project financed primarily through Texas Department of Housing and Community Affairs, which awarded GNDC over three million dollars in tax credits, and the Austin Housing Finance Corporation (AHFC). In 2017, GNDC developed the Jeremiah Program Moody Campus in partnership with Jeremiah Program Austin, which offers 35 units of supportive and affordable housing to Jeremiah Program participants, as well as a 4-classroom pre-k school and daycare. This project was also supported by \$2 million in forgivable loans from the AHFC. GNDC is currently developing the 11-acre Guadalupe-Saldana Net-Zero Subdivision with a mix of multi-family, townhomes, duplex and single-family homes. At this time 59 units have been completed and, at final build-out, the innovative subdivision will provide 125 permanently affordable homes.

GNDC owns and manages all of its rental properties, and uses a Community Land Trust model to sell homes for homeownership, keeping them permanently affordable. GNDC is committed to respect the people it serves and is dedicated to improve the quality of life in the neighborhoods where it works. The organization has a long and successful history of working with the City of Austin to fund, develop, construct and manage its affordable housing for East Austin residents.

Certificate of Status, See Exhibit A

Developer Curriculum Vitae, See Exhibit B

Attached:

- 1) CV of Mark C. Rogers, Executive Director**
- 2) CV of Rachel Stone, Assistant Executive Director**

Financial Capacity

GNDC has been developing affordable housing since the 1980s and has maintained a 30+ year relationship with the Austin Housing Finance Corporation throughout those projects. GNDC is well versed and 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, HOME funds as well as private Foundation support for its affordable housing developments. Some of GNDC's projects include a mix of AHFC funds with grant funding, such as the 35-unit Jeremiah Project, while others have CHDO, LIHTC, and other HUD funds layered into the project. GNDC has successfully developed 64 single-family rental units, 57 multifamily units, and over 52 homeownership units utilizing city, state, and foundation funding.

See Exhibit C**Attached:**

- 1) IRS Tax Exemption Certification**
- 2) Certified Audit for 2017**
- 3) Board Resolution**

List and Contact Info for Development Team

- 1) Guadalupe Neighborhood Development Corporation, Developer (CV attached)
Mark C. Rogers
813 E. 8th St, Austin TX 78702
(512) 479-6275
- 2) hatch + ulland owen, Architects (CV attached)
Tom Hatch
1010 E.11th Street, Austin, TX 78702
(512) 474-8548
- 3) LS Johnston Architects
Linda Johnston
1313 E 6th St, Austin, TX 78702
(512) 478-1779
- 4) Green Earth, Engineering
Tim Zhang
2500 W William Cannon Dr # 201, Austin, TX 78745
(512) 289-8086
- 5) Civilitude, Subdivision (CV attached)
Fayez Kazi, PE, LEED AP President
5110 Lancaster Ct, Austin, TX 78723
(512) 761-6161

Exhibit D, Attached:

Curriculum Vitae for Development Team

LS Johnston Architects is a small firm in Austin, Texas that operates independently or in partnership with other professionals to form a project specific team to address client's specific requirements. L.S. Johnston Architects was established in 1990. We are located in a historic building on East Sixth Street. Linda Johnston, the principle architect, has a Masters degree in Architecture from the University of Texas at Austin and a Masters Degrees in Psychology from Miami University at Oxford, Ohio. She is a licensed architect and interior designer in Texas, and a member of the American Institute of Architects (AIA), the Austin Energy Green Building Program and the U.S. Green Building Council. Linda is committed to the Austin east side neighborhoods where she lives and works, is the East Side Representative on the Downtown Commission, a Co-chair of the Organization of Central East Austin Neighborhoods, the Planning Committee and Land Development Chair for the East Cesar Chavez Neighborhood Organization Planning Leadership Team and serves on the Austin Republic Square Advisory Committee. L.S. Johnston Architects has won numerous awards for outstanding design.

Property Management Team

GNDC owns and manages affordable housing properties. Yolanda Alemán-Limón has overseen Property Management activities for 15 years, and is responsible for training and onboarding new Property Management staff, with the assistance of the Executive Director and Assistant Executive Director.

See Exhibit E:

Attached:

- 1) Resume of Yolanda Alemán-Limón
- 2) Compliance reports from NHCD indicating no open violations

Project Description

The RHDA-HODA Infill project will result in 9 units of restricted, affordable single-family housing (including one duplex) in the 78702 area code of East Austin. The project involves adding 2 units of housing to restricted rentals for affordable housing, demolishing 3 small, older homes to be replaced by larger, new affordable homes, and adding four new units of housing, including an efficiency for a very low-income person, and three accessory dwelling units (ADUs), one of which will also be for a low-income family at 30% MFI or less. The result of the new construction will add 11 bedrooms to these properties, making them more family friendly to renters and homeowners alike. The projects are described by address below:

The Jobe House, at 1113 East 9th Street, will be remodeled into a duplex by adding one efficiency. Both units will then be restricted as affordable rental units, the efficiency for an extremely low-to-moderate income household at 30% MFI or below, and the Jobe House for a household with income at or below 80% of the MFI. Only private funds will be expended on the main house that is 80% MFI.

At 810 Lydia Street, GNDC will build a 2-bedroom ADU rental property restricted for households at 50% MFI or below. The existing 3-bedroom home at 810 Lydia will become a restricted rental unit for a household with an income at or below 80% of the Austin MFI.

At 809 San Marcos Street, a one-bedroom unit will be demolished and replaced by a new 3-bedroom unit that will be sold to a first-time home buyer with an income at or below 80% MFI in a Community Land Trust.

At 1103 Clermont Avenue, a 2-bedroom unit will be demolished and replaced by a 3-bedroom primary unit that will be sold to a first-time home buyer with an income at or below 80% MFI in a Community Land Trust. A 2-bedroom secondary ADU will be built at the rear of the lot for rental by households at 30% MFI or below.

At 1008 Brass Street, a small 2-bedroom house will be demolished and replaced by a new 3-bedroom primary unit at the front of the lot, and a new 2-bedroom ADU will be built at the back of the lot. Both of these units will be rental properties restricted for households at 50% MFI or below.

All homes will have a 99-year affordability period. GNDC will manage all of the rental properties in-house and provide support of the Community Land Trusts. GNDC has building plans currently being designed for all the homes. Demolition permits will be submitted in February for the 3 houses to be demolished.

GNDC currently has over 700 applications for rental housing and over 80 applications from potential homebuyers with low-to-moderate incomes who would like to rent from GNDC or acquire homes through a Community Land Trust sale. GNDC will serve two households with incomes at or below 30%, 3 households with incomes at or below 50%, and 4 households with incomes at or below 80% of the

Austin-Round Rock – San Marcos Median Family Income (MFI). In its rental and ownership programs, GNDC gives the highest priority to its current GNDC renters; especially those whose income are nearest 80% of the Austin MFI. GNDC's 2nd highest priority is to serve residents and former residents of the neighborhoods surrounding the site, generally considered Central East Austin where displacement has been clearly documented. GNDC aims to ensure that the mortgage payment (principal, interest, taxes and insurance) of the buyers and the rent paid by tenants is not more than 30% of their gross income. This project is unique because it is Austin's first affordable housing development that will combine permanently affordable home owner and rental homes on the same single-family lot. Combining both forms of affordable housing has several advantages: it leverages private dollars with mortgages, it provides opportunities for ownership in Austin's central neighborhoods where low and even moderate-income households have been priced out, and it draws from different public funding set asides for one project.

The total project cost is \$2,997,600. GNDC is requesting \$1,061,600 in AHFC funds to be applied to construction and development soft costs for the project. An additional \$325,000 is being financed by a private lender; likely Frost Bank. GNDC is providing \$1,435,000 in land and improvements toward project expenses; \$78,400 in deferred developer fee, and \$84,600 in pre-development expenses. All funds are essentially committed except AHFC's. Frost is a frequent lender for GNDC.

Market Assessment

The 9-unit project proposes to contribute 2 existing units of rental housing, to build 5 new units of affordable rental housing, and to build 2 new units for home ownership. All units will be affordable to households with low-to-moderate incomes, with the two ownership units and 2 existing rental units for households with incomes at or below 80%, two new rental units for households with income at or below 30%, and the other 3 rental new rental units for households with incomes at or below 50% of the Austin area median family income. All units will be in the 78702 zip code area of Austin, Texas.

The 78702 zip code area has been identified in a number of studies and reports, including the recently released Uprooted¹ report by the University of Texas Center for Sustainable Development and the Entrepreneurship and Community Development Clinic, as one of the most rapidly gentrifying areas in the United States. In 2016, the area had a population of approximately 23,000. Approximately 55% of the residents are renters, 15% higher than the state average. The median income between 2000 and 2016 rose nearly 100%. In 2010, approximately 55% of the population was Hispanic, whereas by 2017 it had decreased by about 8% to about 47%. During those same 7 years, the Black population decreased from 17.4% to 13.2%.

A clear indication of the changing market is demonstrated by the fact that home and condo values nearly doubled between 2000 and 2018. The change in population is shown by the fact that the adjusted gross income increased from approximately \$23,500 in 2004 to \$38,500 in 2012, just eight years later. Even so, in 2016, 23% of residents had income below the poverty level and 12% of residents had a household income below 50% of the poverty level.

The median sales price for a detached home was about \$200,000 in 2000, and rose to \$384,218 by 2016. The current median listing price for homes in 78702 is \$459,000 with a median price per square foot at \$383. The median house size is 1,244 square feet. The Tyndall, a condo development recently developed in 78702 just east of downtown Austin, has sales with costs per square foot between the high-\$400s and high \$700s, which equates to 1,000 square foot condo units selling for between ~\$475,000 and \$790,000.

With current interest rates at about 4.5%, a \$375,000 mortgage would require a total monthly payment of ~\$2,600. To be affordable, that would require a gross income of ~\$105,000, which is over 150% of the MFI for a family of 2, 138% MFI for a family of 3, or 118% MFI for a family of four in Austin. There are predictions of a tougher market for home buyers in 2019, with interest rates predicted to rise to between 5.55% and 5.8%.

Data from www.city-data.com and www.movoto.com/demographics/tx/78702/ shows the housing stock in the area displays a striking contrast in terms of age and style. Of the 10,254 housing units in the area, 3,403 were built between 2000 and 2016, during less than 20 years. There are only 2,724 homes from the preceding 40 years, those built between 1960 and 2000. At the other end of the age spectrum,

¹ Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods, and What Can Be Done About It, available at <https://sites.utexas.edu/gentrificationproject/>

4,127 of the homes in 78702 were built prior to 1950 with 1,627 of those built before 1940. Current building trends are overwhelmingly aimed at apartment and condo development as well as single-family infill projects with two dwellings per lot.

Because GNDC gives priority to households with ties to the areas where it develops housing, it draws its home buyers and renters almost entirely from households with ties to the East Austin community. GNDC currently has a waiting list for rental housing at over 700 households and a waiting list of interested buyers with over 80 households. Well over 90% of these prospective tenants and buyers have strong ties to East Austin. Remarkably, GNDC does virtually no marketing, meaning word of mouth alone has garnered this extensive waitlist. The number of people seeking homes clearly establishes a huge demand for affordable housing from households with low and moderate incomes being displaced from East Austin.

The majority of a GNDC's tenants and buyers for this project are likely to come from the 78702, 78721 and 78741 zip code areas. Because GNDC gives priority to those households from areas where displacement has occurred and where it continues to cost-burden long-time residents, the primary market/geographic area, based on neighborhood boundaries and zip code area is 78702, 78721 and 78741. These include the Central East Austin, East Cesar Chavez, Holly, Govalle, Rosewood, MLK, and Montopolis Neighborhoods. GNDC made an effort in 2017 to contact every household on its Rental Housing Wait List. GNDC was able to make contact with approximately 95% of applicants and now has over 782 applicants remaining on its waitlist. The average monthly income of applicants is \$1,736.56. Of the 782 applicants, 418 applicants (54%) have income at or below 30% of the Austin MFI, 268 applicants (34%) have income between 30% and 50% MFI, 52 applicants (6%) have income between 50% and 60% of the MFI, and, 38 applicants (5%) have income above 60% of the MFI.

Regarding bedroom size, the following information was gleaned from the waitlist:

- One Bedroom Units: 269 applicants are in need of a 1-bedroom unit. Of these, 165 applicants have income below 30% of the MFI; 70 applicants have income between 30% and 50% MFI; 20 had income between 50% and 60% MFI and only 14 applicants had income above 60% MFI.
- Two Bedroom Units: 236 applicants are in need of a two-bedroom unit. Of these, 114 applicants have income below 30% of the MFI; 95 applicants have income between 30% and 50% MFI; 15 had incomes between 50% and 60% MFI and only 12 applicants had income above 60% MFI.
- Three Bedroom Units: 181 applicants are in need of a three-bedroom unit. Of these, 87 applicants have income below 30% of the MFI; 71 applicants have income between 30% and 50% MFI; 14 had incomes between 50% and 60% MFI and only 9 applicants had income above 60% MFI.
- Four Bedroom Units: 90 applicants are in need of a four-bedroom unit. Of these, 52 applicants have income below 30% of the MFI; 32 applicants have income between 30% and 50% MFI; 3 had incomes between 50% and 60% MFI and 3 applicants had income above 60% MFI.

Regarding competition, ***there are virtually no other housing developments that are providing affordable single-family rental or sales opportunities in the market area.*** We are unable to identify comparable units based on location, year of construction, target population, property condition, unit

mix, unit amenities, and occupancy and turnover. This point is further illustrated by Our wait lists, created without a need for marketing, demonstrating the demand and need for the planned units. Historically, GNDC has found sufficient demand to rent/sell affordable units without needing any incentives or marketing. All 9 units can be successfully leased or sold within a month of completion and stabilized occupancy for the project as a whole will take place as units are completed.

The Project will create 7 rental units for which the respective capture rates, based on the GNDC waiting list, are as follows:

- 1 Efficiency for <30% MFI Household: .6% [.006]
- 1 2-bedroom for <30% MFI Household: .87% [.0087]
- 2 2-bedroom for <50% MFI Households: 2.1% [.021]
- 1 3-bedroom for <50% MFI Household: 1.4% [.014]
- 1 2-bedroom for <80% MFI Household: 8.2% [.083]
- 1 3-bedroom for <80% MFI Household: 2.8% [.028]

The Project will create 2 Ownership Units for households with incomes at or below 80% MFI. GNDC has 80 applicants hoping to purchase a home through our CLT program. There are 25 buyers with incomes between 60% and 80% of the MFI. The effective demand and capture rate therefore is 8%.

Good Neighbor Policy

GNDC began developing infill single-family and duplex housing in the Guadalupe Neighborhood in 1983 and established a Board of Directors comprised entirely of residents and property owners from the neighborhood. By 1988, GNDC began working in the East Cesar Chavez and Holly Neighborhoods and, for that reason, added board members who lived within or owned property within those neighborhoods. Since then, GNDC always has a seat on its Board of Directors for residents/property owners who live in the neighborhoods where GNDC develops housing. These Directors are able to serve as liaisons to the neighborhoods and help GNDC engage residents on affordable housing development.

GNDC has a Policy for Public Input which it adopted in 2002. In conformity with this policy, GNDC holds open meetings at accessible, public locations, such as libraries, to gather input regarding the location, design and program of the projects. GNDC typically publicizes these meetings via emails to residents and associations, and flyers throughout the neighborhood.

The RHDA –HODA 2019 Project includes properties in three different neighborhoods/Planning Areas: Guadalupe/Central East Austin; East Cesar Chavez/East Cesar Chavez and Govalle/Govalle-Johnston Terrace. Currently, Michael Guajardo, who serves as GNDC's Vice President, is also the President of the Guadalupe Association for an Improved Neighborhood, GAIN. Mr. Guajardo also serves as GAIN's representative to the Central East Austin Neighborhood Plan contact team, named OCEAN. In addition, Jesse Hernandez, GNDC's Secretary, lives in the Guadalupe Neighborhood. Director Olivia Montez and Joseph Martinez, GNDC's President, both live in and own property in the East Cesar Neighborhood. Anna Maciel and Candace Fox, both of who are GNDC Directors, live and own property within the Govalle Neighborhood. Candace Fox is the Co-chair of the Govalle Neighborhood Association.

Because the RHDA-HODA 2019 Project will be far enough along in the design process in the next 60 days, it is anticipated that GNDC will begin the process of gathering public input at that time. In the next three months, the RHDA-HODA 2019 Project will be presented to the membership of GAIN, the Central East Austin Neighborhood Plan Contact Team, OCEAN, the East Cesar Chavez Plan Contact Team, and the Govalle Neighborhood Association and Govalle-Johnston Terrace Neighborhood Plan Contact via list serve and at neighborhood meetings.

S.M.A.R.T. Housing

GNDC submitted an application for review by Sandra Harkins, Project Coordinator on January 15th, but it has not yet been reviewed due to delays from NHCD/AHFC staff illness.

General Services

At this time, GNDC is not planning to provide additional services.

Property

- a. Maps referencing the geographic priorities established in the Strategic-Housing Blueprint are attached as **Exhibit F**.
- b. The land has already been acquired.
- c. The Zoning Verification letter will be sent it with the S.M.A.R.T. Housing letter once the S.M.A.R.T. Housing review is complete. No zoning change is needed.
- d. The deeds to the property are attached as **Exhibit G**.
- e. Phase I Environmental Site Assessments are not completed for single family properties.



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 January 22, 2019.



A handwritten signature in black ink, appearing to read "David Whitley".

David Whitley
Secretary of State

Mark C. Rogers, Ph.D.

Mark@guadalupecdc.org

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

Rachel R. Stone

| Rachel@guadalupendc.org

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

Internal Revenue Service
District Director

Department of the Treasury

FEB 9 1983

Date: FEB 04 1983

Employer Identification Number:

74-2247265

Accounting Period Ending:

OCTOBER 31

Foundation Status Classification:

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

Advance Ruling Period Ends:

OCTOBER 31, 1986

Person to Contact:

EO TECHNICAL ASSISTANT

Contact Telephone Number:

(214) 767-2728

EO:7215: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.

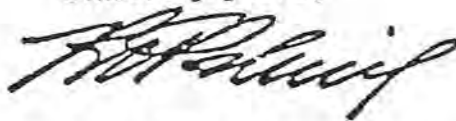
Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

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. PIPER

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.

**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:
74-2247265

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)



Montemayor Britton Bender PC

CERTIFIED PUBLIC ACCOUNTANTS

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

CONSOLIDATED FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT

31 DECEMBER 2017 AND 2016



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Guadalupe Neighborhood Development Corporation

INDEPENDENT AUDITOR'S REPORT

We have audited the accompanying consolidated financial statements of Guadalupe Neighborhood Development Corporation (GNDC), a nonprofit organization, which comprise the consolidated statement of financial position as of 31 December 2017 and 2016, and the related consolidated statements of activities and cash flows for each year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risk of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.



We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of GNDC as of 31 December 2017 and 2016, and changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements taken as a whole. The accompanying schedule of expenditures of federal awards (page 24), as required by Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for additional analysis and is not a required part of the consolidated financial statements. The supplemental schedule of Community Land Trust sources and uses (page 27) is presented for additional analysis as required by Texas property tax code 11.1827, and is also not a required part of the consolidated financial statements. The supplemental financial statements of Guadalupe Jeremiah LP (pages 18-19) are presented for additional analysis, and are also not a required part of the consolidated financial statements. The schedule of expenditures of federal awards, the supplemental schedule of Community Land Trust sources and uses, and the supplemental financial statements of Guadalupe Jeremiah LP are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the consolidated financial statements. Such information has been subjected to the auditing procedures applied in the audit of the consolidated financials and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards, the supplemental schedule of Community Land Trust sources and uses, and the supplemental financial statements of Guadalupe Jeremiah LP are fairly stated in all material respects in relation to the consolidated financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated 15 May 2018, on our consideration of GNDC's internal control over financial reporting on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering GNDC's internal control over financial reporting and compliance.

Montemayor Britton Bender PC

15 May 2108
Austin, Texas

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
31 DECEMBER 2017 AND 2016

	<u>2017</u>	<u>2016</u>
ASSETS		
CURRENT ASSETS		
Cash	\$675,776	\$1,991,394
Current portion of notes receivable	5,100	5,100
Prepaid insurance and other	<u>65,349</u>	<u>70,321</u>
	746,225	2,066,815
NONCURRENT ASSETS		
Fixed assets	10,036	0
Long-term portion of notes receivable	3,082,276	3,051,119
Long-term interest receivable	1,091,701	986,693
Construction in progress (including land of \$1,001,078)	3,482,651	9,532,201
Rental real estate	<u>11,397,618</u>	<u>3,725,122</u>
	<u>\$19,810,507</u>	<u>\$19,361,950</u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable	\$433,018	\$291,665
Accrued liabilities and deferred revenue	112,123	90,546
Retainage payable	144,173	598,884
Current portion of notes payable	<u>77,033</u>	<u>34,226</u>
	766,347	1,015,321
LONG-TERM LIABILITIES		
Minority interest liabilities	4,955,993	4,945,239
Long-term portion of notes payable	<u>11,410,888</u>	<u>10,359,200</u>
	<u>17,133,228</u>	<u>16,319,760</u>
NET ASSETS		
Unrestricted	2,595,426	2,916,790
Temporarily restricted	<u>81,853</u>	<u>125,400</u>
	<u>2,677,279</u>	<u>3,042,190</u>
	<u>\$19,810,507</u>	<u>\$19,361,950</u>

The accompanying notes are an integral part of this financial statement presentation.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

CONSOLIDATED STATEMENT OF ACTIVITIES

YEAR ENDED 31 DECEMBER 2017

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
REVENUE			
Rent	\$451,904	\$0	\$451,904
Foundation and corporate contributions	101,631	59,800	161,431
Interest	105,008	0	105,008
Forgiveness of debt	10,368	0	10,368
Other	28,881	2,775	31,656
Net assets released from restriction	<u>106,122</u>	<u>(106,122)</u>	<u>0</u>
	<u>803,914</u>	<u>(43,547)</u>	<u>760,367</u>
EXPENSES			
Depreciation	355,523	0	355,523
Payroll	264,584	0	264,584
Loss on notes receivable	155,596	0	155,596
Repairs and maintenance	81,657	0	81,657
Insurance	69,522	0	69,522
Utilities	65,139	0	65,139
Professional services	29,296	0	29,296
Interest	25,037	0	25,037
Property taxes	19,671	0	19,671
Loss on disposal of houses	16,080	0	16,080
Other	<u>43,173</u>	<u>0</u>	<u>43,173</u>
	<u>1,125,278</u>	<u>0</u>	<u>1,125,278</u>
CHANGE IN NET ASSETS	(321,364)	(43,547)	(364,911)
BEGINNING NET ASSETS	<u>2,916,790</u>	<u>125,400</u>	<u>3,042,190</u>
ENDING NET ASSETS	<u>\$2,595,426</u>	<u>\$81,853</u>	<u>\$2,677,279</u>

The accompanying notes are an integral part of this financial statement presentation.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

CONSOLIDATED STATEMENT OF ACTIVITIES

YEAR ENDED 31 DECEMBER 2016

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
REVENUE			
Rent	\$412,403	\$0	\$412,403
Foundation contributions	21,932	113,000	134,932
Contributions including \$111,960 in contributed services	119,460	0	119,460
Interest	105,458	0	105,458
Forgiveness of debt	21,100	0	21,100
Other	30,784	0	30,784
Net assets released from restriction	<u>3,000</u>	<u>(3,000)</u>	<u>0</u>
	<u>714,137</u>	<u>110,000</u>	<u>824,137</u>
EXPENSES			
Payroll	229,002	0	229,002
Depreciation	174,622	0	174,622
Legal services	111,960	0	111,960
Repairs and maintenance	60,756	0	60,756
Insurance	49,491	0	49,491
Professional services	21,298	0	21,298
Utilities	21,071	0	21,071
Interest	20,590	0	20,590
Other	<u>37,586</u>	<u>0</u>	<u>37,586</u>
	<u>726,376</u>	<u>0</u>	<u>726,376</u>
CHANGE IN NET ASSETS	(12,239)	<u>110,000</u>	97,761
BEGINNING NET ASSETS	<u>2,929,029</u>	<u>15,400</u>	<u>2,944,429</u>
ENDING NET ASSETS	<u>\$2,916,790</u>	<u>\$125,400</u>	<u>\$3,042,190</u>

The accompanying notes are an integral part of this financial statement presentation.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
CONSOLIDATED STATEMENT OF CASH FLOWS
YEARS ENDED 31 DECEMBER 2017 AND 2016

CASH FLOWS FROM OPERATING ACTIVITIES	<u>2017</u>	<u>2016</u>
Change in net assets	(\$364,911)	\$97,761
Depreciation	355,523	174,622
Amortization	7,297	7,297
Forgiveness of debt	(10,368)	(21,100)
Discount on note receivable	155,596	0
Loss on disposal of asset	16,080	0
Change in prepaid insurance and other	4,972	(52,524)
Change in interest receivable	(105,008)	(105,458)
Change in accrued liabilities and deferred revenue	21,577	5,663
Change in retainage payable	(454,711)	598,884
Change in accounts payable	<u>141,353</u>	<u>291,665</u>
	<u>(232,600)</u>	<u>996,810</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Notes receivable principal payments received	72,150	34,820
Notes receivable funded	(258,903)	0
Additions to construction in progress	(1,780,520)	(6,050,370)
Purchase of housing units and fixed assets	<u>0</u>	<u>(292,554)</u>
	<u>(1,967,273)</u>	<u>(6,308,104)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Capital contribution to Guadalupe Jeremiah LP from limited partner	1,787	4,883,943
Distributions to Guadalupe Jeremiah LP limited partner	(215,098)	0
Principal payments on debt	(401,204)	(72,281)
Proceeds from debt	<u>1,498,770</u>	<u>2,050,000</u>
	<u>884,255</u>	<u>6,861,662</u>
NET CHANGE IN CASH	(1,315,618)	1,550,368
BEGINNING CASH	<u>1,991,394</u>	<u>441,026</u>
ENDING CASH	<u>\$675,776</u>	<u>\$1,991,394</u>
SUPPLEMENTARY INFORMATION:		
Cash paid for interest	<u>\$25,037</u>	<u>\$20,590</u>

The accompanying notes are an integral part of this financial statement presentation.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****NOTE 1: ORGANIZATION**

Guadalupe Neighborhood Development Corporation (GNDC) is a Texas nonprofit corporation set up to provide affordable housing to families in the Austin area with very low to moderate incomes. In 2005, GNDC established a new entity and became the sole member of GNDC GP, LLC. In turn, GNDC GP, LLC became the general partner of Guadalupe-Saldana Affordable Homes, LP. Because GNDC has 100% of the voting interest in GNDC GP, LLC, and GNDC GP, LLC has a controlling financial interest in Guadalupe-Saldana Affordable Homes, LP (as general partner), the financial statements consolidate the financial statements of the 3 entities. Inter-company balances have been eliminated in the consolidation. GNDC GP, LLC's sole purpose is to serve as general partner of Guadalupe-Saldana Affordable Homes, LP. Guadalupe-Saldana Affordable Homes, LP owns land where GNDC will build approximately 125 homes. The accompanying consolidated financial statements report all of the activity of various funding sources which includes rental and interest income, grants, and contributions.

During 2007, GNDC established La Vista de Guadalupe, LLC (La Vista) with GNDC as the sole member. La Vista is serving as the 0.01% general partner in a low income housing development and GNDC is serving as the developer of the development. The financial statements of La Vista are not material and have not been consolidated. In addition, although GNDC (La Vista) serves as the general partner in the development, other partners, as stipulated in the partnership agreements, retain the controlling financial interest in the development.

In 2015, GNDC established GNDC Saldana GP, LLC (GNDC Saldana GP), with GNDC being the sole member. GNDC Saldana GP and the Jeremiah Program Austin, LLC subsequently formed a partnership, Guadalupe Jeremiah LP (Guadalupe Jeremiah), with GNDC Saldana GP as the general partner, and Jeremiah Program Austin, LLC as a limited partner. As GNDC, through GNDC Saldana GP, has a controlling financial interest in and is the primary beneficiary of Guadalupe Jeremiah, the financial statements of Guadalupe Jeremiah are consolidated with GNDC. Inter-company balances have been eliminated in the consolidation. In 2017, Guadalupe Jeremiah constructed a residential rental facility with 35 units for single parents pursuing education and career opportunities.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**FINANCIAL STATEMENT PRESENTATION**

GNDC is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets, as applicable.

BASIS OF ACCOUNTING

GNDC uses the accrual method of accounting which recognizes revenue when earned and expenses when incurred.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****REVENUE**

Unconditional grants and contributions received are recorded at fair value on the date of the award as unrestricted, temporarily restricted, or permanently restricted support depending on the existence and/or nature of any donor restrictions.

SUBSEQUENT EVENTS

Management of GNDC has evaluated subsequent events for disclosure through the date of the Independent Auditor's Report, the date the consolidated financial statements were available to be issued.

ESTIMATES

The preparation of consolidated financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

FUNCTIONAL EXPENSE ALLOCATION

The costs of providing various program, management and fundraising activities have been summarized on a functional basis. Accordingly, certain costs have been allocated among the functions benefitted.

FIXED ASSETS

Acquisitions of property and equipment valued at \$1,000 or more and a useful life greater than one year are capitalized at cost, or estimated fair market value on the date of donation, if donated. Repairs and maintenance costs are expensed as incurred. Depreciation is computed using the straight-line method based on the estimated useful life of the asset, which is 5 years for furniture and equipment and 25 years for building.

REAL ESTATE

Real estate consists of land, housing units and appliances. Real estate is capitalized at cost, which includes the cost of preacquisition, acquisition, development, and construction. Housing units leased and the appliances within are depreciated using the straight-line method based on an estimated useful life of 25 and 5 years, respectively. Housing units leased and held for sale are restricted for rental and sales to families with low incomes. Housing units held for sale were sold to families with low income during the year. Upon the sale of housing units, the difference between the cost and sale proceeds results in a net gain or loss.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****RENTAL OPERATIONS**

GNDC leases its real estate properties as single family residences under noncancellable operating leases. There were 58 available housing units for lease in 2017 and 2016. Generally, these leases have twelve month terms, automatically renewing on a month-to-month basis thereafter.

INCOME TAXES

In accordance with Section 501(c)(3) of the Internal Revenue Code, GNDC is exempt from federal income taxes. Consequently, no provision for Federal income taxes is included in the accompanying consolidated financial statements.

Guadalupe Saldana and Guadalupe Jeremiah have elected to be taxed as limited partnerships. Under such elections, federal taxable income or loss and tax credits are passed through to the individual partners. Texas state taxes are imposed at the entity level. Any federal taxes due by GNDC, as the general partner, or any state taxes due by the limited partnerships, are recognized in the financial statements when incurred, as tax expense and tax liability.

At 31 December 2017 and 2016, respectively, no interest, penalties, federal taxes, or state taxes have been or are required to be accrued. GNDC's policy is to record interest and penalties related to income taxes as interest and other expense and federal or state taxes as tax expense. GNDC, generally, is no longer subject to income tax examinations by federal authorities for years prior to 31 December 2015.

NOTE 3: CONTINGENCY

GNDC receives forgivable loans and cost reimbursement grants from the City of Austin to assist with implementation of its program. Should GNDC not comply with the terms of the loans and grants or should any costs be determined to be ineligible, GNDC will be responsible for reimbursing the grantor for these amounts. Management believes there will be no such disallowance.

As part of a development agreement, GNDC guaranteed to fund operating deficits, if any, of La Vista apartments up to \$85,000 via an unsecured loan to La Vista with interest at 8%. As of 31 December 2017 and 2016, no operating deficits have been incurred.

NOTE 4: COMMITMENTS

Under the terms of various agreements with funding agencies, GNDC is required to provide certain services including, but not limited to, using certain properties for low income housing and maintaining certain levels of insurance.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 5: RELATED PARTY TRANSACTIONS

As of 31 December 2017 and 2016, GNDC had interest receivable of \$1,091,701 and \$986,693, respectively, and notes receivable of \$2,820,626 and \$2,748,231, respectively, due from Guadalupe Family Community, L.P., an organization with common officers.

During the years ended 31 December 2017 and 2016, GNDC paid Saldana Homes, LLC, a related party, \$898,672 and \$87,304, respectively, to construct eight houses and for repairs to two houses. Saldana Homes, LLC invested \$63,000 in Guadalupe-Saldana to purchase land.

GNDC purchased a house from a board member for \$261,000 in 2015. As of 31 December 2017 and 2016, GNDC owed the board member \$253,100, which will be paid with a 0% interest 15 year note. Payments on the note were deferred for three years.

NOTE 6: RENTAL REAL ESTATE

<u>GNDC:</u>	<u>2017</u>	<u>2016</u>
58 housing units in 2017 and 2016 (with \$927,500 land)	\$5,275,028	\$5,282,377
Construction in progress	1,301,169	34,740
Closing costs	19,247	19,247
Land	409,147	409,147
Accumulated depreciation	<u>(2,153,515)</u>	<u>(2,020,389)</u>
	<u>4,851,076</u>	<u>3,725,122</u>
<u>Guadalupe Jeremiah:</u>		
17 housing units in service in 2017	6,749,012	0
Accumulated depreciation	<u>(202,470)</u>	<u>0</u>
	<u>6,546,542</u>	<u>0</u>
	<u>\$11,397,618</u>	<u>\$3,725,122</u>

NOTE 7: CONCENTRATIONS

92% and 93% of notes payable are due to one lender as of 31 December 2017 and 2016. See Note 13.

At 31 December 2016, GNDC had cash balances in excess of FDIC insurance amounted to \$1,430,300. GNDC has not experienced any losses due to this credit risk.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****NOTE 8: FINANCING RECEIVABLE**

GNDC has a financing receivable agreement with one borrower. The receivable is performing and current, and is fully collateralized by property. Thus, no allowance is needed.

NOTE 9: CONTRIBUTED SERVICES

During the year ended 31 December 2016, GNDC received \$111,960 in contributed legal services.

NOTE 10: FUNCTIONAL EXPENSES

	<u>2017</u>	<u>2016</u>
Program	\$848,172	\$644,812
Management	95,894	74,300
Fundraising	<u>9,536</u>	<u>7,264</u>
	<u>953,602</u>	<u>726,376</u>
Unallocated:		
Loss on note receivable	155,596	0
Loss on disposal of asset	<u>16,080</u>	<u>0</u>
	<u>\$1,125,278</u>	<u>\$726,376</u>

NOTE 11: CONSTRUCTION CONTRACT COMMITMENT AND SUBSEQUENT EVENTS

On 20 November 2017 GNDC entered into a contract with Saldana Homes, LLC to construct seven rental units. The total contract commitment is approximately \$1,243,000. Construction began subsequent to year-end.

On 2 February 2018 GNDC entered into a contract with Austin Habitat for Humanity to build four houses. The total commitment is \$300,000.

NOTE 12: NOTES RECEIVABLE

The notes are collateralized by real property as described in the note agreements. GNDC's access to the collateral is based on normal legal foreclosure processes. If the debtors fail to perform according to the terms of the agreements, and the collateral proves to be of no value, GNDC would incur a loss equal to the principal balance receivable.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 12: NOTES RECEIVABLE

	<u>2017</u>	<u>2016</u>
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, bearing an interest rate of 4%. See note 13 for the related note payable to the City of Austin in the same amount.	\$2,138,239	\$2,138,239
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, note bears a 1.5% interest rate.	155,248	185,248
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, note bears a 0% interest rate.	78,399	77,457
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, note bears a 0% interest rate.	102,365	0
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, note bears a 4.9% interest rate	350,000	350,000
Notes receivable agreements (4 in 2017 and 5 in 2016), collateralized by real estate, note bears a 0% interest, monthly payments are scheduled to begin in 2040. In the event of default, the receivable will begin to accrue interest at 10%.	139,100	176,150
Note receivable from one borrower, collateralized by real estate, note bears an interest rate of 0%.	<u>124,025</u>	<u>129,125</u>
	3,087,376	3,056,219
Less current portion of notes receivable	<u>(5,100)</u>	<u>(5,100)</u>
Long-term portion of notes receivable	<u>\$3,082,276</u>	<u>\$3,051,119</u>

During 2010, GNDC entered into six note receivable agreements as the result of the sale of six properties. The properties were sold by an independent party at appraised fair market value, but with the seller accepting amounts less than fair market value. The cash portion of the sales were financed by the purchasers with bank mortgages and down payment assistance from the City of Austin. The difference between the appraised value sales price and the cash required at purchase was secured by a third lien held by GNDC. The third lien note also provided GNDC with a share of equity based on the percentage value of its lien relative to the appraised value of the property. Based on current market value estimates, GNDC's interest in any appreciated value over the recorded value of the third lien notes is not considered significant at year-end. One property was sold during 2016, and GNDC received the portion of the third lien used to acquire the property, \$21,615, plus \$12,585 for its share of equity based on the appreciated value, calculated as the difference between the initial property value and the appraised value at resale. One property was sold during 2017, and GNDC received the portion of the third lien used to acquire the property, \$37,050, plus \$9,447 for its share of equity based on the appreciated value, calculated as the difference between the initial property value and the appraised value at resale.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****NOTE 13: NOTES PAYABLE**

The carrying value of assets pledged as collateral on loans is as follows:

	<u>2017</u>	<u>2016</u>
Construction in progress (including land of \$1,001,078)	\$3,477,345	\$3,477,345
Land	339,147	409,147
Rental real estate (with \$785,250 and \$807,750 in land in 2017 and 2016, respectively)	2,930,265	3,053,300
Note receivable (see Note 12)	<u>2,138,339</u>	<u>2,138,239</u>
	<u>\$8,885,096</u>	<u>\$9,078,031</u>

	<u>2017</u>	<u>2016</u>
Various notes payable to the City of Austin, collateralized by rental real estate, with interest at 6%. Repayment is waived as scheduled, provided GNDC maintains this property for low income families. Repayment waived for the year is disclosed in the statement of activities as forgiveness of debt. The note matures 27 February 2021.	\$20,000	\$25,000
Note payable to Austin Housing Finance, with a 0% interest, collateralized by real estate. The note will be forgiven as each of the housing units are sold. The remaining balance will be forgiven in its entirety if on 31 August 2110, GNDC is in compliance with all terms and conditions of the Loan Agreement.	1,396,154	1,396,154
Note payable to Mary Helen Lopez (a board member), at 0% interest, payable in monthly payments of \$1,450 starting June 2018 until June 2033, discounted to present value at a rate of 6%.	133,039	135,134
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 31 March 2112, GNDC is in compliance with all terms and conditions of the Loan Agreements.	600,000	600,000
Note payable to the Austin Housing Finance, collateralized by rental real estate, bearing interest at 0%, due in monthly installments through 1 April 2023.	19,500	22,750

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 13: NOTES PAYABLE

	<u>2017</u>	<u>2016</u>
Notes payable to Austin Housing Finance, collateralized by rental real estate. The notes bear a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 1 March 2107, GNDC is in compliance with all terms and conditions of the Loan Agreements.	102,354	102,354
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 23 April 2108, GNDC is in compliance with all terms and conditions of the Loan Agreement.	850,000	850,000
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety on 11 November 2049 if GNDC is in compliance with all terms and conditions of the loan.	435,500	435,500
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety on 1 February 2027. GNDC is in compliance with all terms and conditions for repayment.	395,000	395,000
Note payable to Austin Housing Finance, collateralized by GNDC's note receivable from Guadalupe Family Community, L.P. which in turn, is collateralized by the underlying rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 1 September 2049, GNDC is in compliance with all terms and conditions of the Loan Agreement. See Note 12 for related note receivable.	2,138,239	2,138,239
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 31 January 2108, GNDC is in compliance with all terms and conditions of the Loan Agreement.	1,000,000	1,000,000
Note payable to Austin Housing Finance, collateralized by real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 30 April 2049, GNDC is in compliance with all terms and conditions of the Loan Agreement.	60,000	60,000

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 13: NOTES PAYABLE

	<u>2017</u>	<u>2016</u>
Note payable to Austin Housing Finance, collateralized by real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 20 December 2108, GNDC is in compliance with all terms and conditions of the Loan Agreement.	555,000	555,000
Note payable to Wells Fargo, collateralized by real estate. The note bears a 5.65% interest rate, payable in monthly installments. The balance was paid in full in 2017.	0	273,248
Note payable to Wells Fargo, collateralized by real estate. The note bears a 4.5% interest rate, payable in monthly installments until 1 September 2016. The loan was extended to 31 December 2016.	0	62,886
Notes payable to Texas Department of Housing and Community Affairs, at 0% interest, collateralized by real estate. \$162,000 is payable in monthly installments beginning 1 August 2014 until maturity 1 July 2044. \$161,000 is forgiven in annual increments of \$5,368, through maturity on 1 August 2043, provided GNDC is in compliance with all terms and conditions of the loan agreement.	283,082	292,161
Note payable to Austin Housing Finance, collateralized by real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 31 December 2032, GNDC is in compliance with all terms and conditions of the Loan Agreement.	50,000	50,000
Note payable to Austin Housing Finance, collateralized by real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 31 December 2114, GNDC is in compliance with all terms and conditions of the Loan Agreement.	2,000,000	2,000,000
Note payable to Frost, collateralized by real estate. The note bears a 4.75% interest rate, payable in monthly installments until 10 February 2027.	556,185	0
Note payable to Austin Housing Finance, uncollateralized. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 31 May 2021, GNDC is in compliance with all terms and conditions of the Loan Agreement.	893,868	0
	<u>\$11,487,921</u>	<u>\$10,393,426</u>

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 13: NOTES PAYABLE

Maturities:

2018	\$77,033
2019	82,400
2020	84,986
2020	87,699
2021	85,571
Thereafter	<u>11,070,232</u>
	<u>\$11,487,921</u>

GNDC has eight available loans totaling \$800,000, which bear interest at a rate of prime plus 0.25%, and are payable monthly until maturity 5 June 2018.

NOTE 14: MINORITY INTEREST LIABILITIES

	<u>2017</u>	<u>2016</u>
Saldana LLP interest in Guadalupe-Saldana Affordable	\$61,296	\$61,296
Jeremiah Program Austin, LLC interest in Guadalupe-Jeremiah LP	<u>4,894,697</u>	<u>4,883,943</u>
	<u>\$4,955,993</u>	<u>\$4,945,239</u>

NOTE 15: TEMPORARILY RESTRICTED NET ASSETS

	<u>2017</u>	<u>2016</u>
Feasibility study	\$40,678	\$100,000
Home ownership	15,400	15,400
Affordable housing	20,000	10,000
Other projects	<u>5,775</u>	<u>0</u>
	<u>\$81,853</u>	<u>\$125,400</u>

NOTE 16: FAIR VALUE DISCLOSURES

	<u>Amount</u>	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
2017 discounted note receivable	<u>\$102,365</u>	N/A	<u>\$102,365</u>	N/A

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 16: FAIR VALUE DISCLOSURES

The discount on a long-term related party note receivable was valued by management based on market rates for similar organizations (see Note 12).

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

SUPPLEMENTAL BALANCE SHEET

GUADALUPE JEREMIAH LP

31 DECEMBER 2017

ASSETS

CURRENT ASSETS

Cash	\$418,374
Accounts receivable and other	<u>23,181</u>
	441,555

RENTAL REAL ESTATE

7,131,452\$7,573,007

LIABILITIES AND PARTNERS' EQUITY

CURRENT LIABILITIES

Due to limited partner- Jeremiah Program Austin, LLC	\$267,720
Due to general partner- GNDC	100,000
Accrued liabilities	<u>28,045</u>
	395,765

PARTNERS' EQUITY

7,177,242\$7,573,007

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION**SUPPLEMENTAL STATEMENT OF NET INCOME AND CHANGES IN PARTNERS' EQUITY****GUADALUPE JEREMIAH LP****YEAR ENDED 31 DECEMBER 2017****INCOME**

Contributions and other	\$77,378
Rental income and other	<u>28,097</u>
	<u>105,475</u>

EXPENSES

Depreciation	220,560
Utilities	33,830
Repairs and maintenance	29,403
Management fees	15,750
Insurance	14,024
Other	<u>6,202</u>
	<u>319,769</u>

NET INCOME/(LOSS)	<u>(214,294)</u>
-------------------	------------------

BEGINNING PARTNERS' EQUITY, as previously reported	7,088,816
PRIOR PERIOD ADJUSTMENT-record partners' contributed capital	<u>404,965</u>
BEGINNING PARTNERS' EQUITY, restated	7,493,781
CAPITAL CONTRIBUTIONS- General partner- GNDC	111,066
CAPITAL CONTRIBUTIONS- Limited partner- Jeremiah Program Austin, LLC	1,787
CAPITAL DISTRIBUTIONS- Limited partner- Jeremiah Program Austin, LLC	<u>(215,098)</u>
ENDING PARTNERS' EQUITY	<u>\$7,177,242</u>

See Independent Auditor's Report



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Guadalupe Neighborhood Development Corporation

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of Guadalupe Neighborhood Development Corporation (GNDC) which comprise the consolidated statement of financial position as of 31 December 2017, and the related consolidated statements of activities and cash flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated 15 May 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the consolidated financial statements, we considered GNDC's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of GNDC's internal control. Accordingly, we do not express an opinion of the effectiveness of GNDC's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.



Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether GNDC's consolidated financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of consolidated financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Montemayor Brittan Bender PC

15 May 2018
Austin, Texas



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Guadalupe Neighborhood Development Corporation

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR
EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Report on Compliance for Each Major Federal Program

We have audited Guadalupe Neighborhood Development Corporation's (GNDC) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of GNDC's major federal programs for the year ended 31 December 2017. GNDC's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of federal statutes, regulations, and the terms and conditions applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of GNDC's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about GNDC's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of GNDC's compliance.



Opinion on Each Major Federal Program

In our opinion, GNDC complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended 31 December 2017.

Report on Internal Control Over Compliance

Management of GNDC is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered GNDC's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of GNDC's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of the testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Montemayor Britton Bender PC

15 May 2018
Austin, Texas

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED 31 DECEMBER 2017

Federal Grantor/ Pass-through Grantor/ Program Title	Federal CFDA Number	Agency or Pass-through Number	Original Loan Amount	Loan Balance at beginning of year	Expenses	Total
U.S. Department of Housing & Urban Development:						
HUD Section 8- Rental Assistance Passed Through the Austin Housing Finance Corporation:	14.195			N/A	\$110,907	\$110,907
Community Housing Development Organization	14.218		\$1,550,000	1,396,154		1,396,154
Home Investment Partnerships Program	14.239	GNDC 5-LaVista	2,138,239	2,138,239		2,138,239
Home Investment Partnerships Program	14.239	GNDC 6	395,000	395,000		395,000
Home Investment Partnerships Program	14.239	728LN000202-A	100,000	25,000		25,000
Home Investment Partnerships Program	14.239	SOL RENTAL	850,000	850,000		850,000
Home Investment Partnerships Program	14.239	728EX000308	22,750	22,750		22,750
Home Investment Partnerships Program	14.239	SOL RENTAL	200,000	200,000		200,000
Home Investment Partnerships Program	14.239		946,610	0	893,868	893,868
				3,630,989		4,524,857
Passed Through Texas Department of Housing and Community Affairs Neighborhood Stabilization Program	14.239		323,000	293,850		293,850
			\$6,525,599	\$5,320,993	\$1,004,775	\$6,325,768

This schedule is prepared on the same basis of accounting as described in the notes to the financial statements on pages 7 through 16. See Note 13 for ending loan balances. GNDC did not elect to use the 10% de minimis indirect cost rate.

See independent auditor's report.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED 31 DECEMBER 2017

I. SUMMARY OF AUDITOR'S RESULTS

A. FINANCIAL STATEMENTS

- | | |
|--|------------|
| 1. Type of auditor's report issued: | Unmodified |
| 2. Internal control over financial reporting: | |
| a. Material weakness (es) identified? | No |
| b. Significant deficiency(ies) identified that are not considered material weaknesses? | None noted |
| c. Noncompliance material to financial statements? | None |

B. FEDERAL AWARDS

- | | |
|---|--------------|
| 1. Internal controls over major programs: | |
| a. Material weakness(es) identified? | No |
| b. Significant deficiency(s) identified that are not considered material weakness(es)? | None noted |
| 2. Type of auditor's report issued on compliance with major programs: | Unmodified |
| 3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)? | No |
| 4. Major program: Home Investment Partnerships Program | CFDA #14.239 |
| 5. Dollar threshold used to distinguish between Type A and Type B programs: | \$750,000 |
| 6. Auditee qualified as a low-risk auditee? | Yes |

II. FINANCIAL STATEMENT FINDINGS

- A. Current year – none
- B. Prior year – none

III. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None noted.



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Guadalupe Neighborhood Development Corporation

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS
OF THE TEXAS PROPERTY TAX CODE

We have audited the compliance of Guadalupe Neighborhood Development Corporation (GNDC) with types of compliance requirements described in Sections 11.182 and 11.1825 of the Texas Property Tax Code, *Organizations Constructing or Rehabilitating Low-Income Housing: Property Not Previously Exempt*, for the year ended 31 December 2017. Compliance with the requirements of the Texas Property Tax Code is the responsibility of GNDC's management. Our responsibility is to express an opinion on GNDC's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above occurred. An audit includes examining, on a test basis, evidence about GNDC's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on GNDC's compliance with those requirements.

In our opinion, GNDC complied, in all material respects, with the requirements referred to above for the year ended 31 December 2017.

This report is intended for the information of the Board of Directors, management, others within the organization and state or federal agencies and is not intended to be and should not be used by anyone other than these specified parties.

Montemayor Britton Bender PC

15 May 2018
Austin, Texas

2525 WALLINGWOOD DRIVE
BUILDING 1, SUITE 200
AUSTIN, TEXAS 78746
PHONE: 512.442.0380
FAX: 512.442.0817
www.montemayor.team

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

SUPPLEMENTAL SCHEDULE OF COMMUNITY LAND TRUST SOURCES AND USES

YEAR ENDED 31 DECEMBER 2017

Sources of funds:

GNDC funds Father Joe Znotas Phase II	\$30,878
AHFC loan Father Joe Znotas Phase II	604,902
Horizon loans Father Joe Znotas Phase II (available to borrow)	533,026
1313 Willow mortgage principal	5,100
1313 Willow property tax & insurance escrow	2,940
1313 Willow maintenance escrow	1,440
1313 ground lease fee	300
807 Waller ground lease fee	300
3005 FJZontas ground lease fee	300
3001 FJZontas ground lease fee	300
3000 FJZontas ground lease fee	300
3004 FJZontas ground lease fee	<u>300</u>
	<u>\$1,180,086</u>

Uses of funds:

Father Joe Znotas Phase II	\$1,168,806
1313 Willow principal reduction	5,100
GNDC ground lease income	1,800
1313 Willow property taxes	1,898
1313 Willow escrow refund	394
1313 Willow insurance	1,243
1313 Willow escrow deposit	560
1313 Willow maintenance escrow expense	<u>285</u>
	<u>\$1,180,086</u>

See independent auditor's report.

**RESOLUTION OF THE
GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
TO SUBMIT AN APPLICATION TO THE
AUSTIN HOUSING FINANCE CORPORATION FOR FUNDING**

WHEREAS, the undersigned Officers of the Guadalupe Neighborhood Development Corporation (the "Corporation"), a Texas non-profit corporation, do hereby take the actions set forth below:

WHEREAS, the Corporation desires to undertake an affordable housing project in the Corporation's service area with up to 7 single-family rental and home ownership units for households with extremely low to moderate incomes, and

WHEREAS, the Corporation already has financed subdivision and design work for such a project, but needs additional funding to complete construction of the project, therefore

BE IT RESOLVED THAT, for the purpose of securing construction related financing, at a meeting of the Board of Directors held on January 28, 2019, the Board of Directors hereby does authorize the Executive Director, on behalf of the Corporation, to submit an application to the Austin Housing Finance Corporation, in an amount not to exceed \$1,500,000.

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

IN WITNESS WHEREOF, this Resolution is made this 28th day of January, 2019

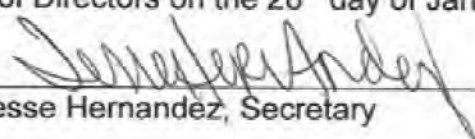
_____, President

_____, Vice President

_____, Secretary

_____, Treasurer

I, Jesse Hernandez, Secretary of the Guadalupe Neighborhood Development Corporation, do hereby certify the foregoing is a true and complete copy of the construction loan resolution of this organization as adopted by the Board of Directors on the 28th day of January, 2019.



Jesse Hernandez, Secretary



GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION RESUME



GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

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. GNDC is committed to respect the people it serves and is dedicated to improve the quality of life in the neighborhoods where it works. GNDC gives the highest priority to families with generational ties to the Guadalupe target neighborhoods.

BUILDINGS/PROPERTIES

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 fifty-nine single-family properties, two multi-family family properties and operates six community land trust properties.

Under Construction, opening in 2017:

Jeremiah Program Moody Campus: 35 units of transition housing for single parent with preschool age children at 1200 Paul Teresa Saldana Street in the Guadalupe-Saldana Net-Zero Subdivision. In partnership with Jeremiah Program Austin, this development will provide highly affordable apartments, a fully licensed child development center and life-skills training and educational support in order to move families out of poverty two generations at a time.



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 6 CLT properties and has 24 planned for 2017-18. AIA Austin 2014 Community Vision Award winner.



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



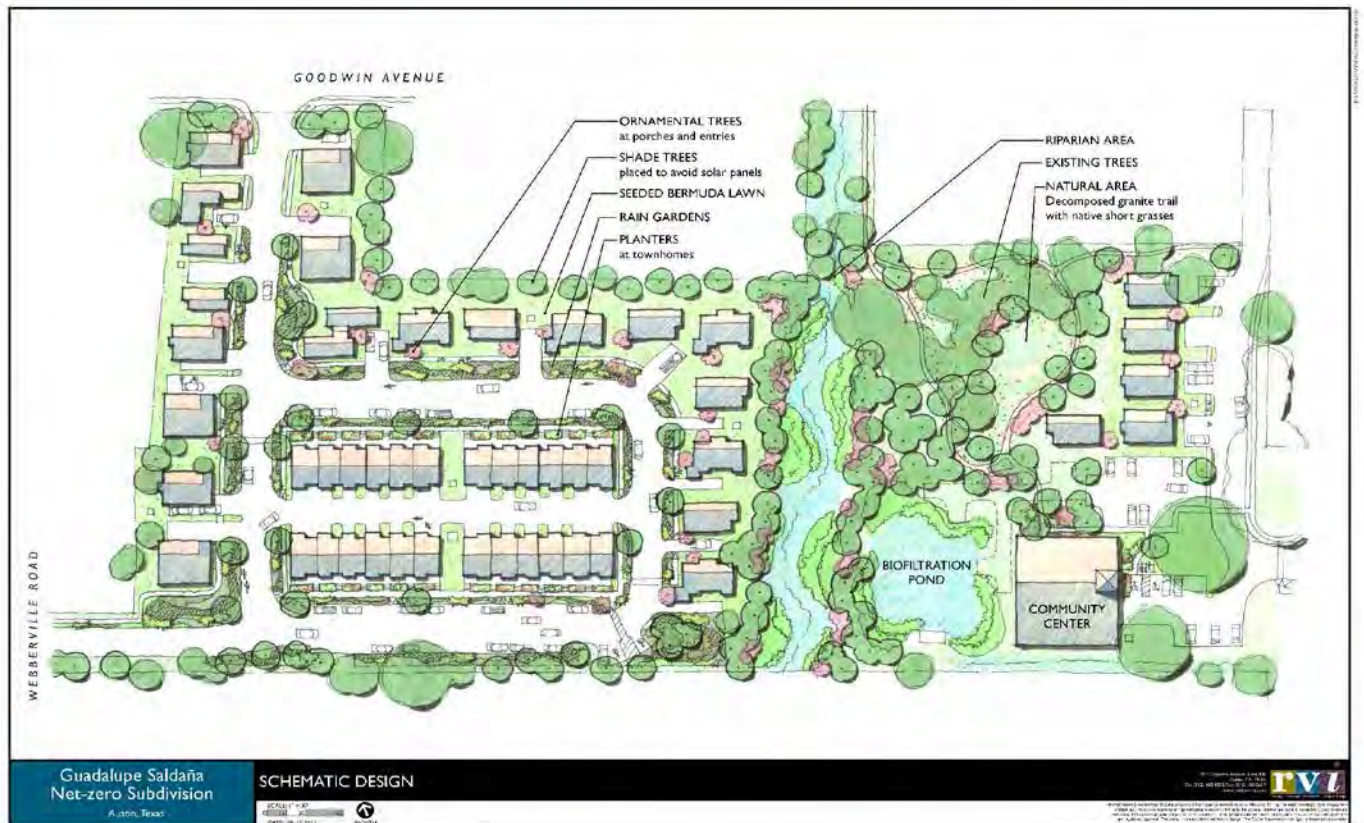
In 2014, GNDC's CLT program enabled the Hernandez Family, Jesse, Becky and their three sons, to purchase 807 Waller Street, which had a market value of \$565,000, for \$85,000. This was the first community land trust home in Texas to be purchased with a private mortgage.



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

GUADALUPE-SALDANA NET-ZERO SUBDIVISION:

125 units of "super-green homes are planned. GNDC'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, 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.





TOWNHOMES DESIGNED BY NELSEN PARTNERS FOR THE GUADALUPE-SALDANA NET-ZERO SUBDIVISION

LA VISTA DE GUADALUPE:

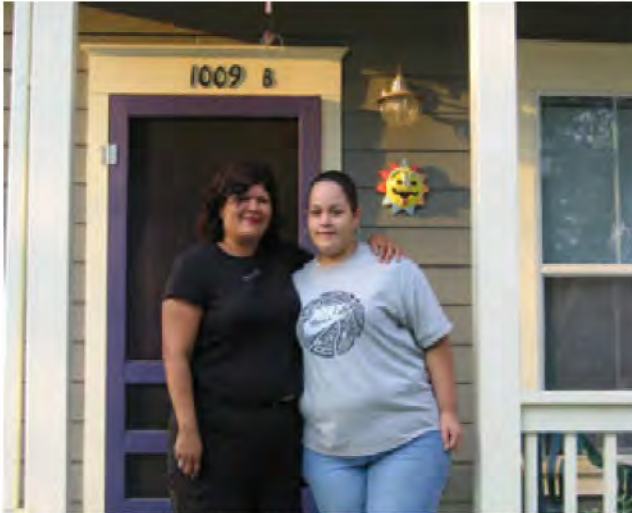


22 units of family housing opened in 2008. This Tax Credit development, prominently located on a hill overlooking downtown Austin, provides extremely affordable rents ranging from between \$330 per month for a one-bedroom unit to \$850 per month for a three-bedroom two-bath unit. One-bedroom market-rate units just one block away rent for over \$1,400 per month.

THE 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 nine alley homes and has four more planned in 2017. 2009 Envision Central Texas Community Stewardship Award Winner: Redevelopment.

Exhibit D



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



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.

HATCH + ULLAND OWEN ARCHITECTS

COMPANY HISTORY + EXECUTIVE SUMMARY



About Us - hatch + ulland owen architects (h+uo) is an Austin, Texas based architectural firm focused on creating visionary, sustainable and socially-responsible design. The firm was founded in 1978 by Tom Hatch, FAIA, with a commitment to help build strong, vibrant communities. It has evolved over several decades from its sole-proprietorship beginnings to its current partnership structure when, in 2006, Erik Ulland and Randall Owen joined him as partners. Our keen sense of community values has inspired a wide range of distinctive projects including, numerous multi-family communities for neighborhood non-profits, Foundation Communities, and market rate developers. Some noteworthy projects: 65 Whole Foods Markets across the country, including the original WFM Corporate Headquarters at 6th and Lamar; The Crossings (now Travaasa Experiential Resort and Spa); Threadgill's; Thundercloud Subs; Twin Oaks Library; Oak Point Park in Plano; McKinney Roughs Nature Park; a variety of Mueller Homes; numerous single-family residences; as well as farm worker housing in the valley and in the panhandle.

A dynamic design studio featuring a wealth of architectural expertise, h+uo prides itself on interpreting our clients' visions and delivering high quality, contextually responsive design in the Multi-family residential, Hospitality, Retail, Office, Community / Civic, Education, and Single-family residential markets. The culture of the firm, our reputation in Austin, throughout Texas and around the country, as well as the growing list of satisfied and repeat clients continues to thrive

Commitment to Our Community - Going back to the inception of the firm in 1978, we have been committed to community-based design, as evidenced by the following:

- **People Places** - No matter what the project (whether park projects, public institutions, affordable housing or retail establishments), we believe that one of architecture's greatest contributions is to create places where people feel comfortable both alone and together, and where people can be enriched by interaction with each other. To that end, a common thread running through all of our work is the creation of "people places" that nurture the human spirit and respect the environment.
- **Civic Involvement** - Members of our firm currently serve or have in the past served on numerous boards and commissions, including the City of Austin Building and Standards Commission, Downtown Austin Alliance, Austin Energy Green Building Program, House the Homeless Task Force, and Meals on Wheels. Texas Low Income Housing Information Service, Housing Texas, Housing Works, Sharir Dance Company, Austin Woman's Club Advisory, and the Board of Planned Parenthood.
- **Crossing Social and Economic Boundaries** - We believe that architecture and sound planning should be available to all people, so we have intentionally reached across social, cultural, and economic boundaries to seek out opportunities where our talents may be of use to all parts of our community. As part of that effort, as we have noted, we have completed numerous successful affordable housing projects in Austin and beyond, most notably M Station, one the few LEED Platinum certified affordable housing developments in the country, as well as many civic projects including libraries, schools, and parks.
- Our ongoing and past projects with the City of Austin have substantiated our commitment to civic responsibility. Further, we received a perfect score on the Consultant Performance Evaluation Form for a number of our recently completed projects.

COMPANY HISTORY + EXECUTIVE BACKGROUND *(continued)*



Client Service - Any architectural project involves a fine balance between the client's program, the opportunities and constraints of the site, available funding, building technologies, and greater societal interests. Achieving that balance and synthesizing the many interests is the essence of good client and environmental service. We pride ourselves on being good listeners and on being responsive and agile team players.



Sustainable Design and Construction - h+uo architects has long engaged in sustainable building, even before that practice became mainstream. It has always been part of the firm's philosophy that the act of building should be undertaken responsibly – both with respect to other humans and the natural environment. We bring to every project our commitment and expertise in sustainable design. We were the architects for Austin's first large scale, commercial "green" building (Whole Foods Market's previous store and headquarters at 6th and Lamar) and we have subsequently designed 64 other Whole Foods Markets and numerous other commercial green projects:



- The new Foundation Communities' Michael and Susan Dell Foundation Learning Center at Lakeline Station was designed to meet the stringent criteria of The Living Building Challenge petal certification, which is a rating system that requires building to make positive contributions to the environment as opposed to minimizing the damage, per LEED. The Learning Center is the first non-industrial "net zero" commercial building in Austin, ultimately producing more energy than it consumes. It was the Austin Green Awards Project of the Year (2017).
- Foundation Communities' M Station in East Austin, an affordable housing community and learning center achieved the highest scoring LEED Platinum rating in the country which was the first such accreditation for multifamily housing in the U.S. at that time. It also achieved Austin Energy 5 Star Certification, won the 2012 Austin Business Journal Social Impact Award, and won the 2012 Envision Central Texas Community Stewardship Award for New Development.
- Foundation Communities' Homestead Oaks achieved Austin Energy Green Building 4-Star Rating in 2016. It is also seeking LEED Gold certification, currently pending.
- Franklin Gardens, a Chestnut Neighborhood Revitalization Corporation, affordable housing development for seniors received the ECT Community Stewardship Award for New Development, an Austin Energy Green Building , 4-Star Rating and the Livable Vision Award.
- The Crossings, now Travaasa, a holistic learning and conference center, including a conference building, dining hall, spa, and multiple lodges.
- All of the buildings at LCRA's McKinney Roughs Environmental Learning Center, including an administrative building, a classroom building, a dining hall, and three dormitories.
- Morris Williams Golf Pro Shop and Cart Barn LEED Silver rated.
- American YouthWorks downtown facility as well as their LEED certified Green Collar Training Facility in southeast Austin.

We are firm believers in following an "integrated" design approach, where the various members of the design team and the client work parallel with each other in a coordinated fashion from the very beginning, rather than sequentially in an autonomous fashion.

RECENT RESIDENTIAL DESIGN PROJECTS

JEREMIAH PROGRAM

Austin, Texas

Size: 49,865 SF

Budget: \$6 Million

Scope: Architectural / Engineering services.

Description: The Jeremiah Program Moody Campus includes 35 two-bedroom apartments, an on-site accredited five-classroom child development center for up to 60 children, two covered playground areas, empowerment and life skills classrooms, gathering spaces, and staff offices. The unique complex is a safe home for mothers and their children who have escaped abusive situations.

Client Reference:

Mark Rogers

Guadalupe Neighborhood

Development Corporation

813 E. 8th Street

Austin, Texas 78702

phone: 512.479.6275, ext. 3



RECENT RESIDENTIAL DESIGN PROJECTS

LAKELINE STATION APARTMENTS & LEARNING CENTER

Austin, Texas

Size (Apartments): 122,824 SF

Size (Learning Center): 6,874 SF

Budget: \$20 Million

Scope: Architectural / Engineering and Living Building Challenge.

Description: The Lakeline Station Learning Center is an activity and learning hub in the center of 128 affordable housing apartments. The Learning Center provides after school and summer education for children as well as exercise classes, tax preparation, and jobs training for adults.

This important project is at the top of its class in regards to sustainability. It was carefully designed to meet the rigorous green standards of the Living Building Challenge Petal Certification, a rating system which requires that a building be fully self-supporting for its energy production and contains no toxic materials. When complete the Lakeline Station Learning Center will be a beautiful, healthy, light-filled space for learning that will also grow its own food. It will be one of only a handful of Living Building Challenge Petal certified projects in the state of Texas.

Austin Green Building Project of the Year Award, 2017.

Client Reference:

Walter Moreau

Foundation Communities

3036 S. 1st Street, Ste. 200

Austin, TX 78704

phone: 512.447.2026



RECENT RESIDENTIAL DESIGN PROJECTS

THE CHICON

Austin, Texas

Size: SE Bldg: 14,516 SF

Size: SW Bldg: 16,311 SF

Budget: \$8 Million

Scope: Architectural / Engineering services.

Description: A three-building multi-family, mixed-use development in East Austin aimed to preserve and support the history, legacy and culture of the Chestnut Neighborhood. The development offers residential units (both affordable and market rate condominiums) atop ground level retail, restaurant and office spaces

The Chicon is currently under construction and on track to be complete Spring 2018.

Client Reference:

Sarah Andre

Chestnut Neighborhood

Revitalization Corporation

702 Rio Grande

Austin, TX 78701

phone: 512.689.3369



RECENT RESIDENTIAL DESIGN PROJECTS

NET ZERO HOMES

Austin, Texas

Size: 1,200 - 1,600 SF Homes

Budget: \$1 Million

Scope: Architectural / Engineering services.

Description: The Guadalupe Neighborhood Development Corporation received funding to buy a sizable piece of land just off Tillery Street in East Austin. Their latest project on the land includes one and one, two, and three bedroom homes that are designed to be net zero in energy consumption. AHFH is building some of the homes along side of our designs built by Saldana Homes. The land is held in trust by GNDC and the homes are currently being sold at a very low point. Their property taxes reflect the low sales price. The new small very affordable subdivision is a jewel in East Austin.

Client Reference:

Mark Rogers

Guadalupe Neighborhood

Development Corporation

813 E. 8th Street

Austin, Texas 78702

phone: 512.479.6275, ext. 3



RECENT RESIDENTIAL DESIGN PROJECTS

CARDINAL POINT APARTMENTS & LEARNING CENTER

Austin, Texas

Size (Apartments): 117,168 SF

Size (Learning Center): 5,200 SF

Budget: \$16 Million

Scope: Architectural / Engineering.

Description: Multi-family community for Foundation Communities at Four Points in Northwest Austin. The affordable and environmentally friendly community includes a total of 5 three-story apartment buildings with a total of 120 units, a 2,300 SF leasing office, and a 5,200 SF learning center. Other amenities on site include a community playground, sport court, and covered bike shelter. A challenging 8.5 acre site required coordination with all consultants to incorporate Heritage trees, sufficient site drainage, a raingarden, and previously undiscovered caves. The project was completed with the Texas Department of Housing and Community Affairs (TDHCA) tax credit program. It began leasing units in early 2018.

Client Reference:

Walter Moreau

Foundation Communities

3036 S. 1st Street, Ste. 200

Austin, TX 78704

phone: 512.447.2026



RESUME: PROJECT PRINCIPAL

Thomas H. Hatch, FAIA

EDUCATION

Bachelor of Architecture (with Honors)
Texas Tech University, 1969

REGISTRATION

Texas #5485 (1975)

EXPERIENCE

hatch + ulland owen architects (formerly Hatch Partnership)
Austin, Texas (Jan. 1997 - Present)

Tom Hatch Architects
Austin, Texas (March 1978 - December 1996)

3-D International
Austin, Texas (1977 - 1978)

Independent Architects
Austin, Texas (1973 - 1977)

U.S. Coast Guard
Yorktown, Virginia, (1969 - 1971)



SAMPLE PROJECTS



Lakeline Station • Austin, Texas

A new affordable housing development for Foundation Communities with an onsite Learning Center. The Michael and Susan Dell Foundation Learning Center is pending Petal Certification for the Living Building Challenge.



Cardinal Point • Austin, Texas

A new affordable housing community for Foundation Communities with an onsite Learning Center. Like Lakeline Station, Cardinal Point is located in Northwest Austin where heretofore, there have been no affordable housing developments. Currently under construction.



Homestead Oaks • Austin, Texas

A Foundation Communities 140-unit affordable housing community with an onsite Learning Center. This is the first multi-family rental apartments in the City of Austin to pursue 134.16kW solar tied directly to residential units. The apartments also feature 18 - 10,000 gallon rainwater collection cisterns used for irrigation. *Recipient of the Austin Energy Green Building Award Four-Star Rating.*



M Station • Austin, Texas

A 150-unit eco-friendly affordable housing development for Foundation Communities with an on-site learning center. M Station is the first LEED for Homes multi-family project in Austin and the first multi-family LEED for Homes Platinum community in Texas. *Recipient of the Austin Business Journal's Social Impact Award.*

Jeremiah Program Moody Campus • Austin, Texas

New 49,865 sf building that includes 35 two-bedroom apartments, an on-site accredited fine-arts classroom child development center, two covered playground areas, empowerment and life skills classrooms, gathering spaces, and staff offices

La Vista de Guadalupe • Austin, Texas

A 22-unit downtown affordable housing project for the Guadalupe Neighborhood serving our very low income working community.

Lyons Gardens • Austin, Texas

54-unit elder housing community of Family Eldercare in East Austin.

The Chicon • Austin, Texas

A three-building multi-family mixed-use development in East Austin under construction. It was commissioned by neighborhood members as a revitalization effort for the Chicon Street corridor, and will include affordable housing units, market-rate condominiums, and ground floor retail space

Pease Mansion • Austin, Texas

Complete restoration of the Abner Cook Governor's Mansion in Pemberton Heights.

Various New and Rehabilitated Homes • East Austin, Texas

Numerous new construction and revitalization of homes for AHFC and the Guadalupe Neighborhood Housing Corporation.

RESUME: PROJECT PRINCIPAL

SAMPLE PROJECTS cont.



Threadgill's (both locations) • Austin, Texas

Two iconic restaurant/honky tonks that have proven to be timeless go-to places for comfort/healthy food and fine local music

Scholtz Garden • Austin, Texas

Restoration and revitalization of an Austin Landmark including the addition of a new kitchen.

Whole Foods Markets • Nationwide

Designed 65 Whole Foods Markets throughout the United States

Various Congress Avenue Restoration Projects • Austin, Texas

Provided architectural services for the restoration of seven historic structures on Congress Avenue.

AWARDS/PUBLICATIONS



Austin Energy Green Building Award Four-Star Rating, 2016

Homestead Oaks Apartments, Austin, Texas

James D. Pfluger Community Service Award , 2013

Property of the Year | Affordable Housing - Austin Apartment Association

M Station, Austin, Texas, 2012

AIA Fellowship Recipient | Practice Category - AIA Austin Chapter, 2011

Envision Central Texas Community Stewardship Award | New Development

Franklin Gardens, Austin, Texas 2010

Liveable City "Liveable Vision Award" Engagement Category

Franklin Gardens, Austin, Texas 2010



John V. Nyfeler, FAIA Community Service Award, 2008

American Society of Landscape Architects Merit Award

Design - Constructed - Public

The Crossings, Austin, Texas, 2005

Heritage Society Award | Pease Mansion, Austin, Texas, 2005

The National Community Development Association, Terrence R. Duvernay HOME Program Award of Excellence

Lyons Gardens, Austin, Texas 2005



Austin's Commercial Real Estate Award

Architectural Design of The Crossings, Austin, Texas, 2004

AIA Austin Design Award

Citation for Whole Foods Market and Corporate Headquarters, Austin, Texas, 1996

Heritage Society Awards:

Jobe House, Austin, Texas, 1991

918 Congress, Austin, Texas - 916 Congress, Austin, Texas, 1990

804 Congress Avenue, Austin, Texas, 1985

Texas Society of Architecture Design Award

Robert Shaw ECHO Village, Austin, TX, 1989

In The Public Interest Award

Architectural Record, Robert Shaw ECHO Village, Austin, Texas, 1988



Publications:

Real Austin - September 2012

Rare Magazine - April/May 2010

Tribeza - October 2009

Austin Monthly Home - Summer 2008

The Good Life - May 2007

Construction Perspectives - 2006

Eco-Structure - March 2006

Hospitality Design - July 2005

Design Excellence in Affordable Housing - 1996

Texas Architect - February 1995

Urban Land - July 1990

Texas Architect - January/February 1990

Forbes - October 1988

Architectural Record - November 1988

Progressive Architecture - June 1987

Smithsonian, "Diners" - November 1986



Civiltude Firm Bio



RELEVANT EXPERIENCE

Over the last nine years, Civiltude has provided design surveying, civil engineering, and/or construction services at 14 Foundation Communities properties, four GNDC properties, 2 LifeWorks properties, 1 Green Doors property and 1 AHA property in partnership with HACA. We have grown to appreciate affordable housing providers' service to Austin's low-income families and their perspective with regard to the pains, goals and challenges with maintaining and developing such properties. More specifically, we have learned that safety of tenants and their children, value for construction cost and timing of permitting rank high on their list of priorities. We are happy to have fulfilled those priorities and are excited to continue to partner on such projects.

FIRM & HEADQUARTER ADDRESS

5110 Lancaster Ct. Austin, TX 78723

Contact Person

Fayez Kazi, PE, LEED AP

Office Telephon

1 512 761 6161

Facsimile

1 512 761 6167

Date of Organization

April 2010

Type of Organization

Limited Liability Company

Our experience with TDHCA tax credit and City GO Bond funded projects, centrally located office, integrated design approach and success with permitting site plans, and exemptions through the City of Austin uniquely position Civiltude to continue to serve the vulnerable population in the Austin community.

PRINCIPAL ATTENTION & INTEGRATED APPROACH

Unlike other firms, Civiltude provides senior level attention where Fayez Kazi, Nhat Ho, and Jim Schissler are fully involved with proposals, charrettes, design, value engineering and construction phase services. Fayez's and Nhat's diverse background in Architectural Engineering allows for an integrated design approach where civil engineering decisions are integrated rather than performed in isolation.

Civiltude LLC Personnel Experience



Fayez Kazi, PE, LEED AP

President, Civiltude LLC Engineers & Planners Established 2010

Mr. Kazi has over 23 years of experience providing public and private sector clients with entitlements and the design, management and construction of site development projects. Mr. Kazi has worked on projects as small as ADA improvement projects to complex site development and roadway projects. Mr. Kazi brings a unique combination of technological savvy, professional service, technical knowledge and enthusiastic commitment to his clients. His strengths also include a deep understanding of the permitting process, environmental sensitivities, grading and drainage as demonstrated by the list of selected projects below:

Project Experience

Guadalupe-Saldana Netzero Subdivision – GNDC – Austin, Texas

Project Principal & Project Manager for 90-unit fully affordable detached condominium and single-family Netzero development in East Austin. Design included flood plain modeling and modification, low-impact development techniques such as raingardens and biofiltration pond

Trails at Vintage Creek – Foundation Communities – Austin, Texas

Project Principal on four separate contracts addressing stormwater inlet & drainage analysis to replace storm inlets; water utility design, construction documents and contract administration to upgrade water meter connections and provide adequate fire flow to site structural retaining wall design of 700 LF at 9' height immediately adjacent to occupied units; and field survey of wastewater lines to assist plumbing repairs. The water utility and retaining wall projects required Site Plan Exemptions and involved Fire Dept, Water Utility, and building review.

Sierra Vista Apartments – Foundation Communities – Austin, Texas

Project Principal on three separate contracts beginning with a tree & topographical survey of 9-acre tract with existing multi-family apartment units. The survey was used to provide a report with profiles of the accessible paths and sections at every 5' to help identify non-compliant slopes. Involvement led to preparation of well plugging plan and permitting through the Barton Springs Edwards Aquifer Conservation District for a 4' wide, 37' deep unrecorded well on the property. Currently developing construction plans for sidewalk & grading to provide ADA accessibility and improve drainage. Design includes 315 LF stormwater line & area inlets and site improvements for proposed Learning Center.

EDUCATION

MS Engineering
BS Architectural Engineering
The University of Texas at Austin

REGISTRATIONS

Licensed Professional Engineer
Texas PE# 96489
LEED Accredited Professional

AFFILIATIONS

Vice Chair, Planning Commission
Associate Professor, Department of
Civil, Architectural & Environmental
Engineering at UT Austin
Ex Vice Chair, Zero Waste Advisory
Commission
Real Estate Council of Austin Board
Austin Asian Chamber Board
Ex-chair South Congress Combined

Civiltude LLC Personnel Experience



EDUCATION

BS Architectural Engineering
The University of Texas at Austin

REGISTRATIONS

Licensed Professional Engineer
Texas PE #119194
LEED Green Associate

AFFILIATIONS & INVOLVEMENT

Water & Wastewater Commissioner

COA Joint Sustainability Committee

Chair of Mueller Neighborhood Association

City of Austin CodeNEXT

Real Estate Council of Austin

Greater Austin Asian Chamber of Commerce

Downtown Austin Alliance

South Congress Combined Neighborhood Contact Team

Nhat M. Ho, PE, LEED Green Associate

Vice President, Civiltude LLC Engineers & Planners

Mr. Ho brings over seven years of versatile experience from different areas of architectural design, civil, and structural engineering, Revit modeling and production drafting. His integrated civil and structural knowledge ranges from stormwater management system, wet utilities, sports running track to retaining structures, buildings spatial arrangement and site integration. His land development experience includes site feasibility studies, zoning change, subdivisions, and commercial site plans. He has cultivated relationship and reputation with review staff, especially at City of Austin, for effective and responsible design. His indepth expertise includes utilities, innovative water quality management and site plan accelerated permitting. Specifically with RRISD & AISD, Mr. Ho has extensive knowledge with the interlocal agreement and dedicated review team that handles school projects at City of Austin.

Project Experience

Trails at Vintage Creek – Foundation Communities – Austin, Texas

Design Engineer on two separate contracts for water utility improvement and construction documents to upgrade water meter connections and a structural retaining wall design. Responsibilities include working with Austin Fire Department, Austin Water Utility, and commercial building inspectors, preparing construction plans, spoils calculation, and specific - tions for reuse of elevated pathways.

Sierra Vista Apartments – Foundation Communities – Austin, Texas

Field Engineer responsible for quantifying soil volume and dynamic cost estimate for contract work required to plug a 4' wide, 37' deep unrecorded well discovered on the property. Work also included site investigation, coordination with licensed well driller, and on-field direct response regarding material and procedure of the plugging process.

Greenwater Redevelopment – Trammel Crow – Austin, Texas

Project Manager designing utility infrastructure to serve the redevelopment of the former Green Water Treatment Plant. Responsible for producing water, wastewater and chilled water construction documents and obtaining development permits with Austin Water Utility and Austin Energy on an ac-

Civiltude LLC Personnel Experience



EDUCATION

BS Civil Engineering
The University of Maryland, College Park

REGISTRATIONS

Licensed Professional Engineer
Texas PE #82472
Maryland PE #17520
Pennsylvania #PE04918R
LEED AP

AFFILIATIONS & INVOLVEMENT

COA Planning Commission

Real Estate Council of Austin

Greater Austin Chamber of Commerce

Violet Crown Trail Committee of Hill
Country Conservancy

CURRENT WORKLOAD AVAILABILITY

50%

James M. Schissler, PE, LEED AP

Vice President, Civiltude LLC Engineers & Planners

Mr. Schissler is a Vice President and Partner with Civiltude Engineers and Planners. Mr. Schissler has more than 30 years experience in design and project management of civil engineering projects in a variety of disciplines, including 20 years experience in Austin and Central Texas in land development for commercial, industrial, institutional and residential projects.

Mr. Schissler manages the design, submittal and permitting of site development projects in the Austin metropolitan area including conceptual design and feasibility, preliminary plans, subdivision platting, hydrologic and hydraulic studies, stormwater management facility design, roadway and utility layout, site grading and erosion control, design report and specifications writing, project budgeting and cost estimating. His site development project experience includes preparation of street and drainage improvement construction plans and specifications for numerous large site development projects, permit application and approvals for projects from local, county and state agencies, team building and coordination with other design professionals to ensure deadlines and budgets are met and his clients' goals are achieved.

Project Experience

Land Development Project Experience – Austin, Texas

Mr. Schissler has more than 30 years of experience in overall project planning, platting, construction administration and overall engineering project management of land development projects. He is familiar with water, sanitary sewer, drainage, and paving design for numerous projects, some of which are described below:

Institutional/School Experience

School of the Hills Montessori Schools - Site Improvements – Austin, Texas

Designed the water, wastewater, drainage, and paving for this 15,800 SF preschool and elementary school campus on a 5-acre tract on the River Place Center Campus within the Edwards Aquifer Recharge Zone. Services provided included the rezoning of the property to obtain the necessary entitlements for the development. The design also included changes to an approved site plan permit from an office building to the school project with associated amenities.

Exhibit D

Gaston Place Apartments Austin, Texas



Gaston Place Apartments

1920 Gaston Place
Austin, Texas

Name

Gaston Place Apartments

Location

Austin, Texas

Owner

Accessible Housing Austin!

Reference

Melissa Orren
Executive Director
Accessible Housing Austin!
1640A East 2nd Street
Austin Texas 78702

Completion Date

Summer 2020 (Expected)

Construction Cost

\$3 Million

Founded by leaders in Austin's disability rights community, Accessible Housing Austin! (AHA!) is excited to be breaking ground later this year for AHA! at Briarcliff. The 27-unit complex in northeast Austin will provide one and two-bedroom apartments for households with incomes below 50% of the median family income. Six of the units will be designated at "deeply affordable."

In keeping with its mission to provide affordable and accessible housing for tenants with disabilities, AHA! will exceed federal integration standards with half of the units being accessible and the other half adaptable.

Civiltude worked closely with AHA! & HACA to minimize public sidewalk improvements required by the City of Austin under subchapter E. We also assist the successful partnership with Public Works that built the missing section of sidewalk in front of the site which further reduced project construction cost. Civiltude assisted HACA in understanding and resolving issues related to the unified development agreement due to complex site ownership structure.

Lakeline Station Apartments

Austin, Texas



Lakeline Station Apartments

13635 Rutledge Spur
Austin, Texas

Name

Lakeline Station Apartments

Location

Austin, Texas

Owner

Foundation Communities

Reference

Walter Moreou
Executive Director
Foundation Communities
3036 South First Street
Austin, Texas 78704
512 447 2026

Completion Date

December 2016

Construction Cost

\$19 Million

128-unit SMART Housing multi-family development with Learning Center, Trail and Sidewalk to LakelineTOD Station in the northwest corner of Rudledge Spur and 620 North. The project was within the Northwest Park and Ride TOD district which required partial street and pedestrian improvements in both City and TxDOT public right of way.

The project also required a water main extension through private property.

Civiltude provided context sensitive site design and permitting which includes pavement repair and expansion, street parking and pedestrian path improvements along the southern most section of Rutledge Spur (one of eight local mobility areas to be studied by the City). The team resolved various challenges along this narrow street including above ground electrical infrastructure, topography, and existing trees.

GreenEarth Engineering, Inc.

Consulting Structural Engineers

Resume: **Tim (Zhigang) Zhang**

Title: Principal Engineer

Education: The University of Texas at Austin, MS, 1997, Civil Engineering
Qingdao Institute of Architecture & Engineering, BS, 1993, CE

Registration: Professional Engineer in the State of Texas, No. 88698

Professional Affiliation: US Green Building Council LEED Accredited Professional
City of Austin Green Building Program - Member
American Institute of Steel Construction - Member

Experience:

July 2004 to Present, Principal Engineer, GreenEarth Engineering, Inc.

- Hill Ranch Apartments
San Marcos, Texas
96-unit apartments and Water Quality Ponds, site retaining walls.
- Seton Southwest Labor & Delivery Addition
Austin, Texas
9,000 SF, \$4.0 Million Two-story addition
- Manchaca Fire Station #5
Manchaca, Texas
12,000 SF, \$1.8 Million Single-story fire station & office building
- Esplanade Rehabilitation Hospital
Corpus Christi, Texas
30,000 SF, \$5.5 Million Single-story hospital – steel structure
- Hays County RTP Facility– Office Building Addition
Hays County, Texas
15,000 SF, \$2.2 Million Single-story office building addition
- Refugio County Memorial Hospital – Physical Therapy & Wellness Center Addition
Refugio, Texas
Two single-story buildings with a combined gross area of 9,200 S.F.
Completed
- Parsons House – 27,000 S.F. Assisted Living Community
La Porte, Texas

GreenEarth Engineering, Inc.

Consulting Structural Engineers

Resume: **Tim (Zhigang) Zhang**

Single-story wood framing structure

- Meridell Achievement Center
Single-story, 10,000 S.F. medical treatment center
- Seally Urgent Care Center
Single-story, 8,000 S.F. Medical Office Building
- Buda Alzheimer's Home
Two single-story, 8,500 S.F. Assisted Living Buildings
- Waterscape Villas Condo. Jonestown, Texas
6-story, 90-unit condominium, 75,000 S.F.
- Casa Trinidad, Lake Travis, Texas
22,000 Square Feet single-family home
- Swanee 21 Apartments, Austin, Texas
3-story, 21 Unit apartment building
- Central United Methodist Church Childcare Center --- single-story, 23,000 square feet steel structure
- Lavaca Medical Center – 10,000 S.F. steel structure
- Upland 2&3 Retail Center --- single story, 26,000 square steel structure
- Treaty Oak Bank – 2-story, 10,000 S.F. steel office building
- Katherine Ann Porter School – 32,000 S.F. school building expansion, renovation.
- Don Dario' Restaurant – 5,000 S.F. restaurant with ICFS wall system.
- Potter Dental Clinic – 4,500 S.F. wood framing dental clinic

YOLANDA ALEMÁN-LIMÓN



<u>EXPERIENCE:</u>	Property Manager <i>Guadalupe Neighborhood Development Corporation</i> <ul style="list-style-type: none">• 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.	October 1, 2003 – Present
	Senior Patient Account Representative <i>City of Austin, Health and Human Services</i> <ul style="list-style-type: none">• 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.	February 1993 - September, 2009
	Senior Administrative Clerk <i>City of Austin, Woman and Children (WIC) Program</i> <ul style="list-style-type: none">• 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.	October 1985 - February 1993
<u>EDUCATION:</u>	G.E.D Austin Community College, Austin, Texas	1985
<u>SKILLS:</u>	Bilingual in Spanish, Proficient in Microsoft Word, bookkeeping, and accounting	



City of Austin

Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767-1088

(512) 974-3100 ♦ Fax (512) 974-3112 ♦ www.cityofaustin.org/housing

October 5, 2016

Mark Rodgers
Executive Director
Guadalupe Neighborhood
Development Corporation
813 E. 8th Street
Austin, TX 78702

Re.: 2015 Rental Housing Development Assistance (RHDA) Monitoring
904-B Lydia, Austin, TX 78702

Dear Mr. Rodgers:

On June 27, 2016, Neighborhood Housing and Community Development (NHCD) conducted an on-site review of records for the above referenced location(s) and a physical inspection of selected units. The purpose of the monitoring was to ensure compliance with local and federal regulatory requirements set forth in your RHDA loan agreement with the Austin Housing Finance Corporation (AHFC).

I am pleased to inform you that Guadalupe Neighborhood Development Corporation has cleared all deficiencies and is now compliant with the terms of the loan agreement.

If you have any questions or need additional information, please contact me at 512-974-3110 or Susan.Kinel@austintexas.gov.

Regards,

Susan Kinel
Sr. Contract Compliance Specialist
Neighborhood Housing and Community Development

Attachment: Physical Inspection Report

XC: Yolanda Alemon-Limon, Property Manager, GNDC
Joseph A. Martinez, President, GNDC Board of Directors
Chase Clements, NHCD



City of Austin

Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767-1088

(512) 974-3100 ♦ Fax: (512) 974-3112 ♦ www.cityofaustin.org/housing

October 5, 2016

Mark Rodgers
Executive Director
Guadalupe Neighborhood
Development Corporation
813 E. 8th Street
Austin, TX 78702

Re.: 2015 Rental Housing Development Assistance (RHDA) Monitoring
5908 Ventus, 5921 Ventus, 5916 Lux, 5929 Lux, 1129 A&B Altum
and 1133 A&B Altum

Dear Mr. Rodgers:

On June 27, 2016, Neighborhood Housing and Community Development (NHCD) conducted an on-site review of records for the above referenced location(s) and a physical inspection of selected units. The purpose of the monitoring was to ensure compliance with local and federal regulatory requirements set forth in your RHDA loan agreement with the Austin Housing Finance Corporation (AHFC).

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Neighborhood Housing and Community Development

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City of Austin

Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767-1088

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October 5, 2016

Mark Rodgers
Executive Director
Guadalupe Neighborhood
Development Corporation
813 E. 8th Street
Austin, TX 78702

Re.: 2015 Rental Housing Development Assistance (RHDA) Monitoring
110 Chicon, Units A & B, Austin, TX 78702

Dear Mr. Rodgers:

On June 27, 2016, Neighborhood Housing and Community Development (NHCD) conducted an on-site review of records for the above referenced location(s) and a physical inspection of selected units. The purpose of the monitoring was to ensure compliance with local and federal regulatory requirements set forth in your RHDA loan agreement with the Austin Housing Finance Corporation (AHFC).

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Regards,

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City of Austin

Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767 -1088

(512) 974-3100 ♦ Fax (512) 974-3112 ♦ www.cityofaustin.org/housing

October 5, 2016

Mark Rodgers
Executive Director
Guadalupe Neighborhood
Development Corporation
813 E. 8th Street
Austin, TX 78702

Re.: 2015 Rental Housing Development Assistance (RHDA) Monitoring
La Vista de Guadalupe Apts., 813 E. 8th Street, Austin, TX 78702

Dear Mr. Rodgers:

On June 27, 2016, Neighborhood Housing and Community Development (NHCD) conducted an on-site review of records for the above referenced location(s) and a physical inspection of selected units. The purpose of the monitoring was to ensure compliance with local and federal regulatory requirements set forth in your RHDA loan agreement with the Austin Housing Finance Corporation (AHFC).

I am pleased to inform you that Guadalupe Neighborhood Development Corporation has cleared all deficiencies and is now compliant with the terms of the loan agreement.

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Regards,

Susan Kinel
Sr. Contract Compliance Specialist
Neighborhood Housing and Community Development

Attachment: Physical Inspection Report

XC: Yolanda Alemon-Limon, Property Manager, GNDC
Joseph A. Martinez, President, GNDC Board of Directors
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City of Austin

Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767-1088

(512) 974-3100 ♦ Fax (512) 974-3112 ♦ www.cityofaustin.org/housing

October 5, 2016

Mark Rodgers
Executive Director
Guadalupe Neighborhood
Development Corporation
813 E. 8th Street
Austin, TX 78702

Re.: 2015 Rental Housing Development Assistance (RHDA) Monitoring
809-B San Marcos St., 907-B Spence St., 1009-B E. 10th St.,
2320 Santa Rita St., 303 San Saba St., and 1002 Wheelless

Dear Mr. Rodgers:

On June 27, 2016, Neighborhood Housing and Community Development (NHCD) conducted an on-site review of records for the above referenced location(s) and a physical inspection of selected units. The purpose of the monitoring was to ensure compliance with local and federal regulatory requirements set forth in your RHDA loan agreement with the Austin Housing Finance Corporation (AHFC).

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Regards,

Susan Kinel
Sr. Contract Compliance Specialist
Neighborhood Housing and Community Development

Attachment: Physical Inspection Report

XC: Yolanda Alemon-Limon, Property Manager, GNDC
Joseph A. Martinez, President, GNDC Board of Directors
Chase Clements, NHCD

211 Inks Avenue- Monitoring Closed

Inbox

Jenny DeSilva <jennyd@shccnet.org>

Nov 27,
2018, 11:04
AM

to me

Good Morning Yolanda:

Let me apologize for this belated response to your June 7, 2018 email regarding the Developer Monitoring audit I performed on your two affordable units on Inks Avenue. I wanted you to have a formal notification that the monitoring, as a result of that compliance audit, was closed. Your response satisfied the required corrective actions detailed in the original summary letter issued on June 3, 2018.

I did want to alert you to a minor typo on the Form As completed for both units. On the blank for the maximum renewal income limit, you are to insert the figure that represents 120% of the median family income in effect at the time of the renewal. The correct figure should have been \$97,680. Your forms displayed \$97,700. This did not impact either households calculations, but I wanted to make sure you were aware so that you can update the forms. Here is a quick screenshot of how yours displayed.

Please give me a call if you have any questions. Thanks for your timely response.

Jenny DeSilva

Director

Blueprint Housing Solutions

A subsidiary of the Housing Authority of the City of Austin

1124 S. IH 35, Austin, Texas 78704

Office: (512) 767-7723

Fax: (512) 472-9905

Email: jennyd@blueprinthousing.org

Web: www.blueprinthousing.org

Exhibit F

1008 Brass

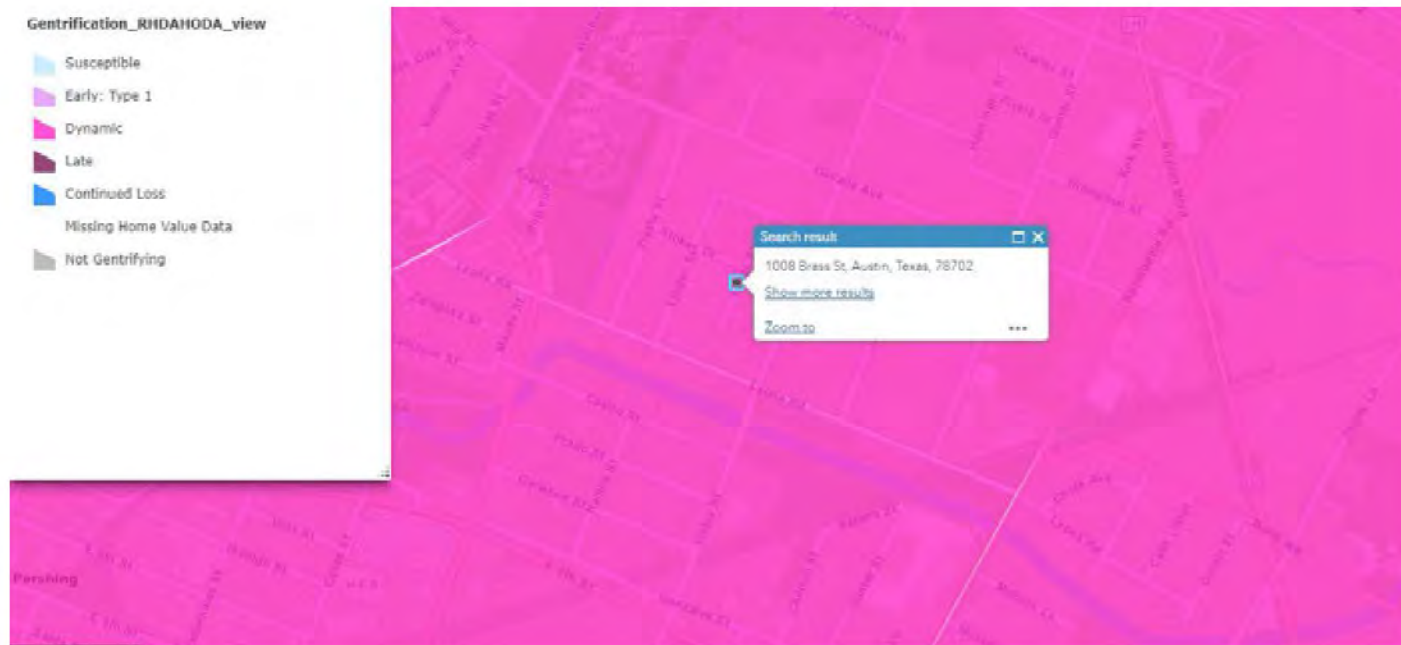
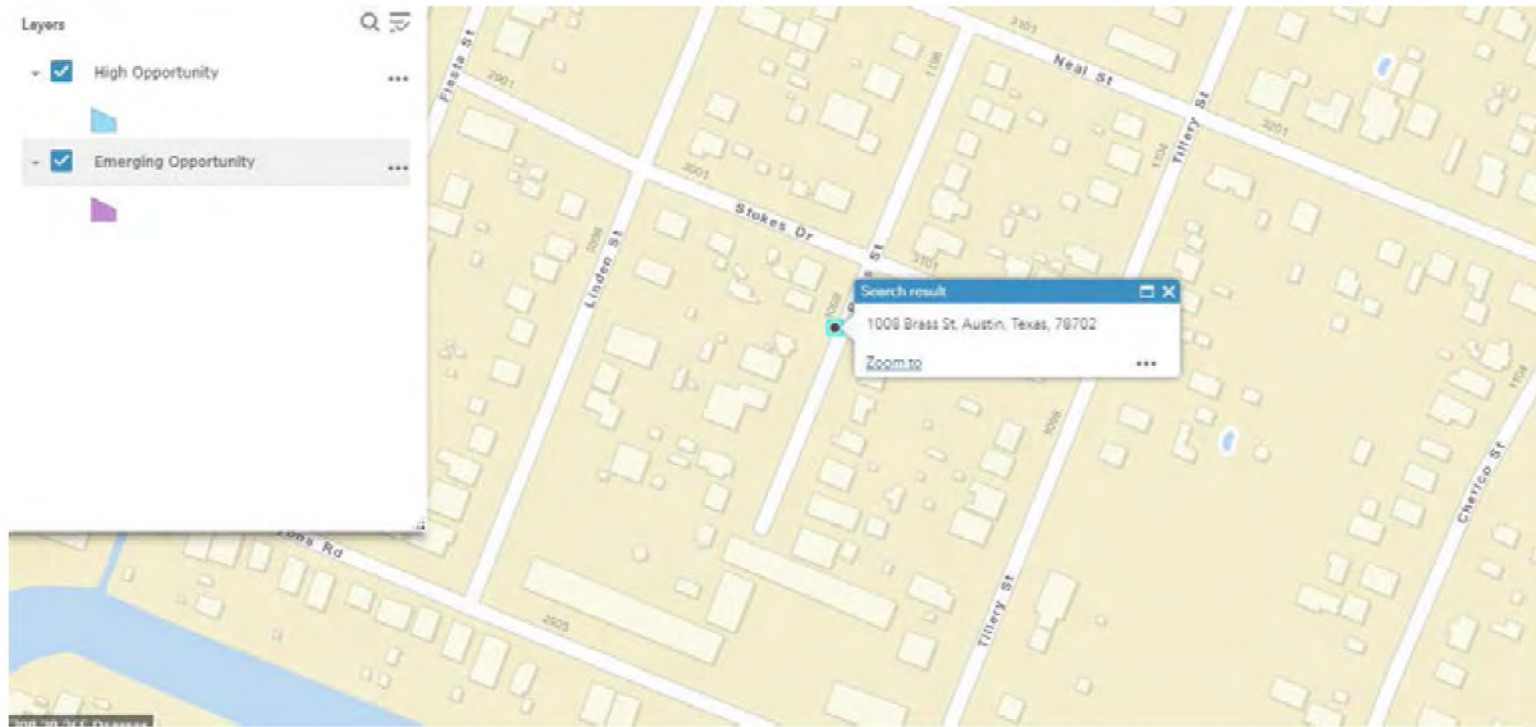


Exhibit F

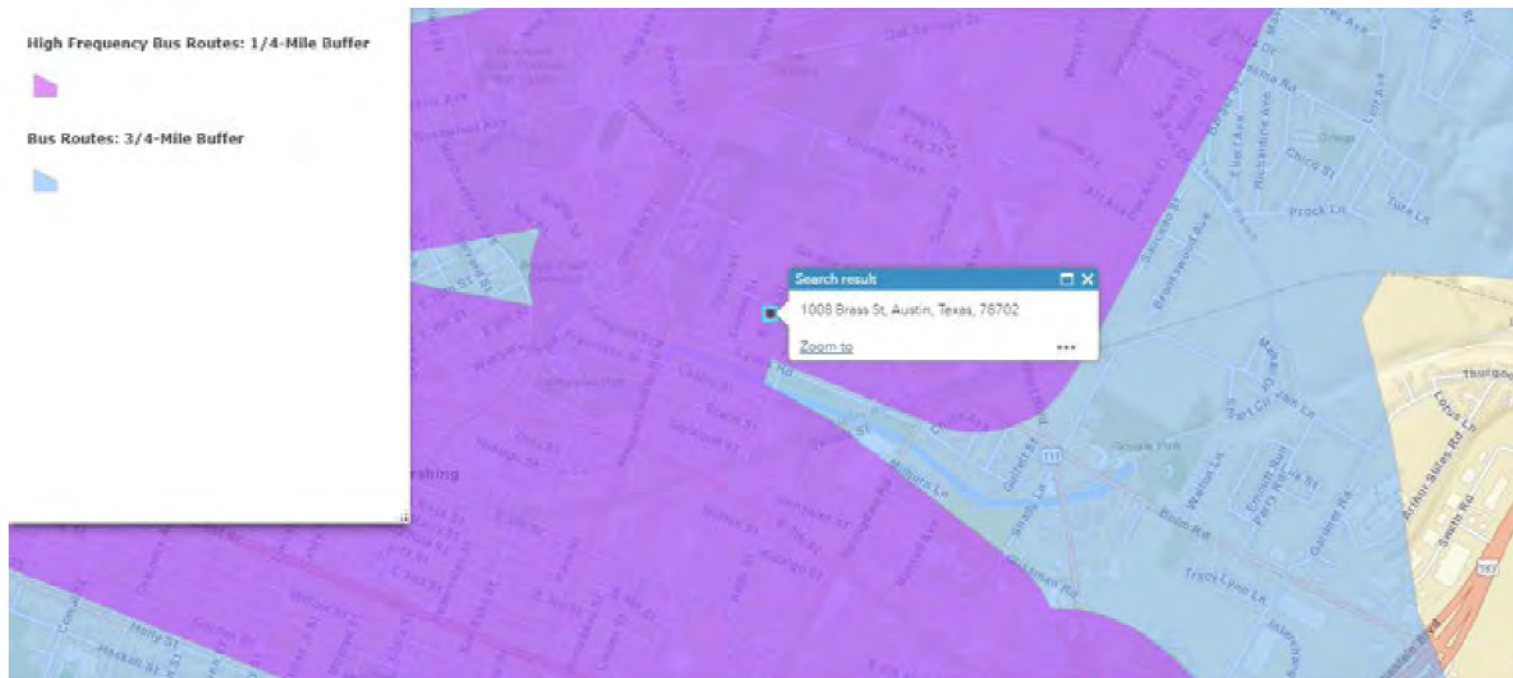
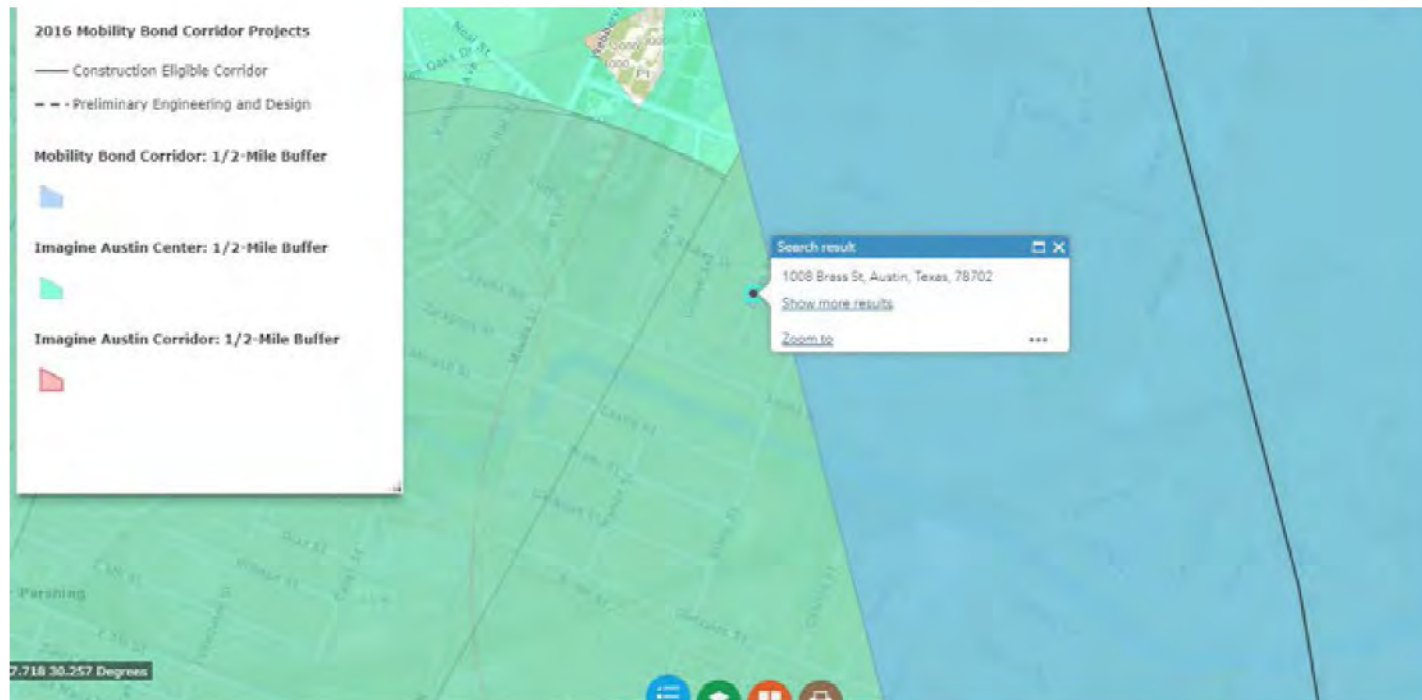
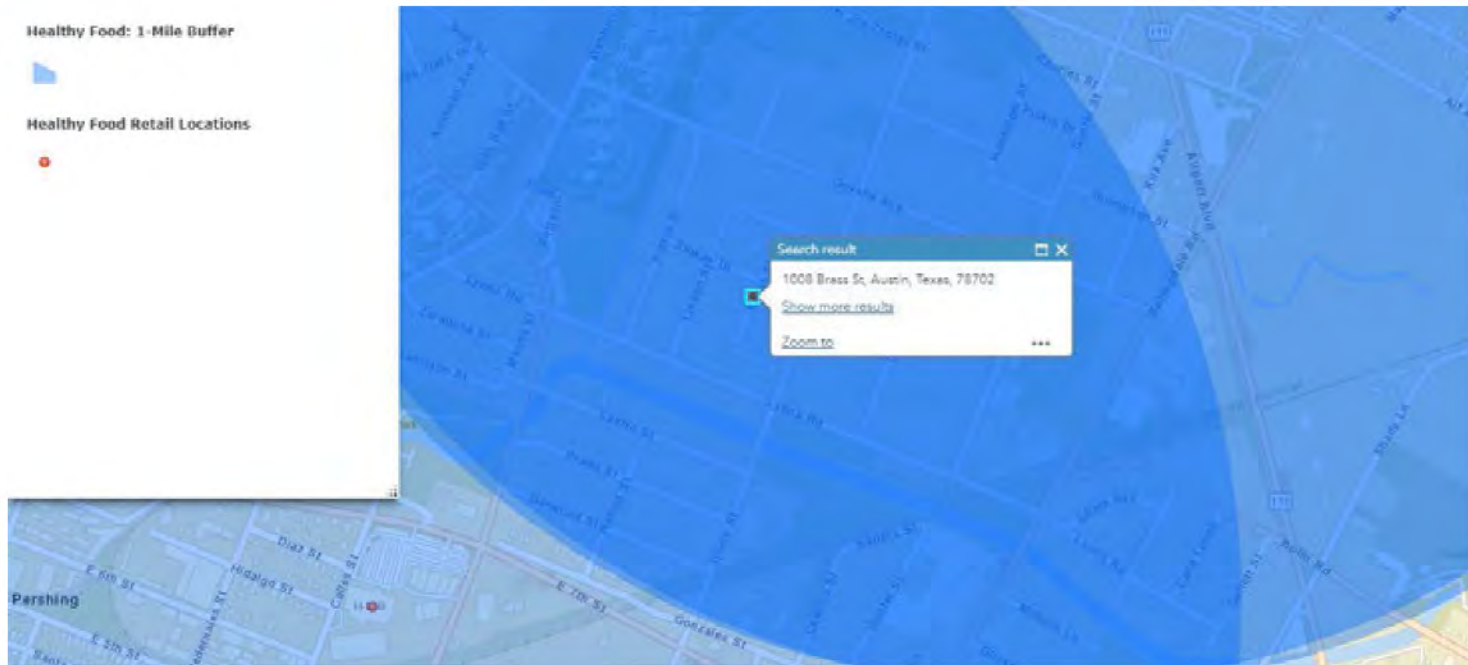


Exhibit F



General Information
Address: 1008 BRASS ST
Tax ID: 0206130504
Appraisal District: Travis

FEMA Floodplain
Flood Zone: X
Community Number: 480624
Panel Number: 48453C04651
Effective Date: 1/6/2016
100-Year Flood Elevation: N/A
500-Year Flood Elevation: N/A

City of Austin Floodplain
25-Year Flood Elevation: N/A
100-Year Flood Elevation: N/A

[Print Floodplain Report](#)



Exhibit F

1103 Clermont

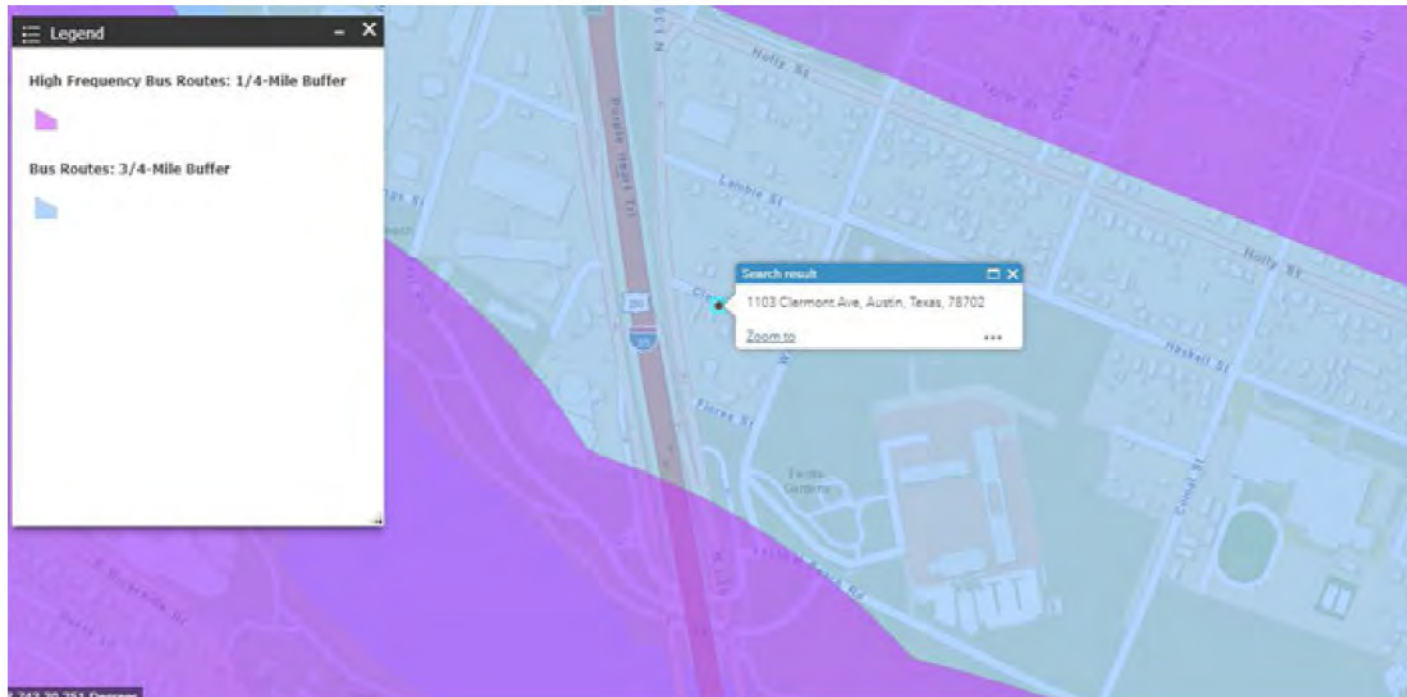
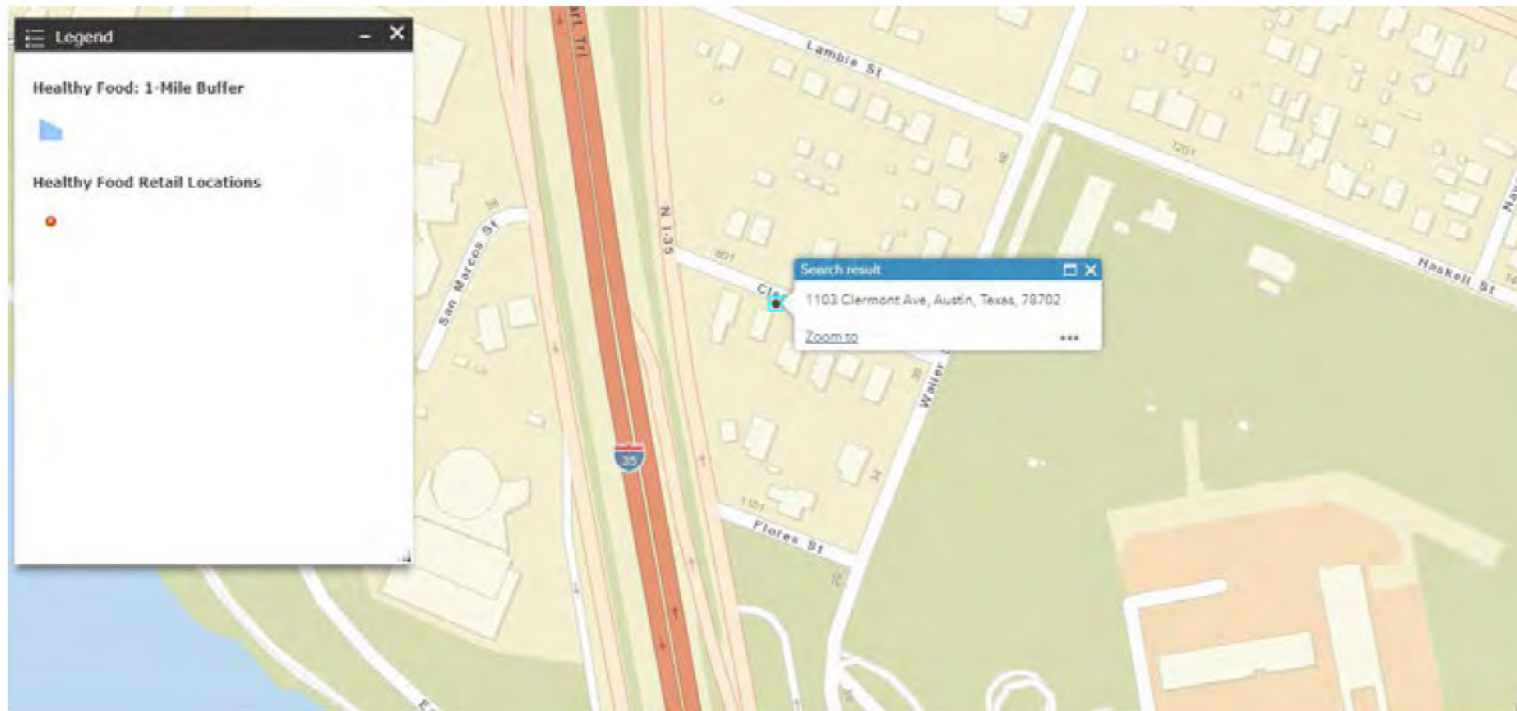


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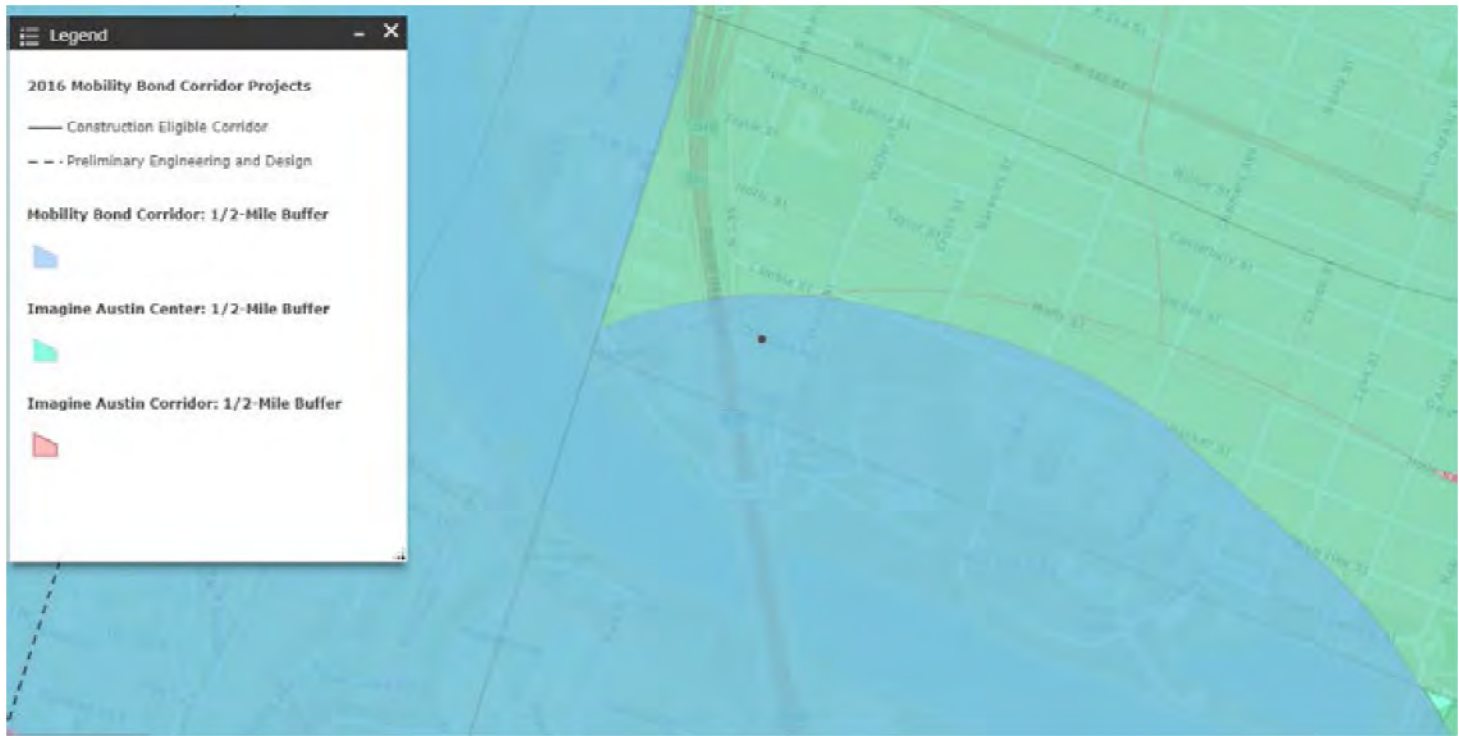
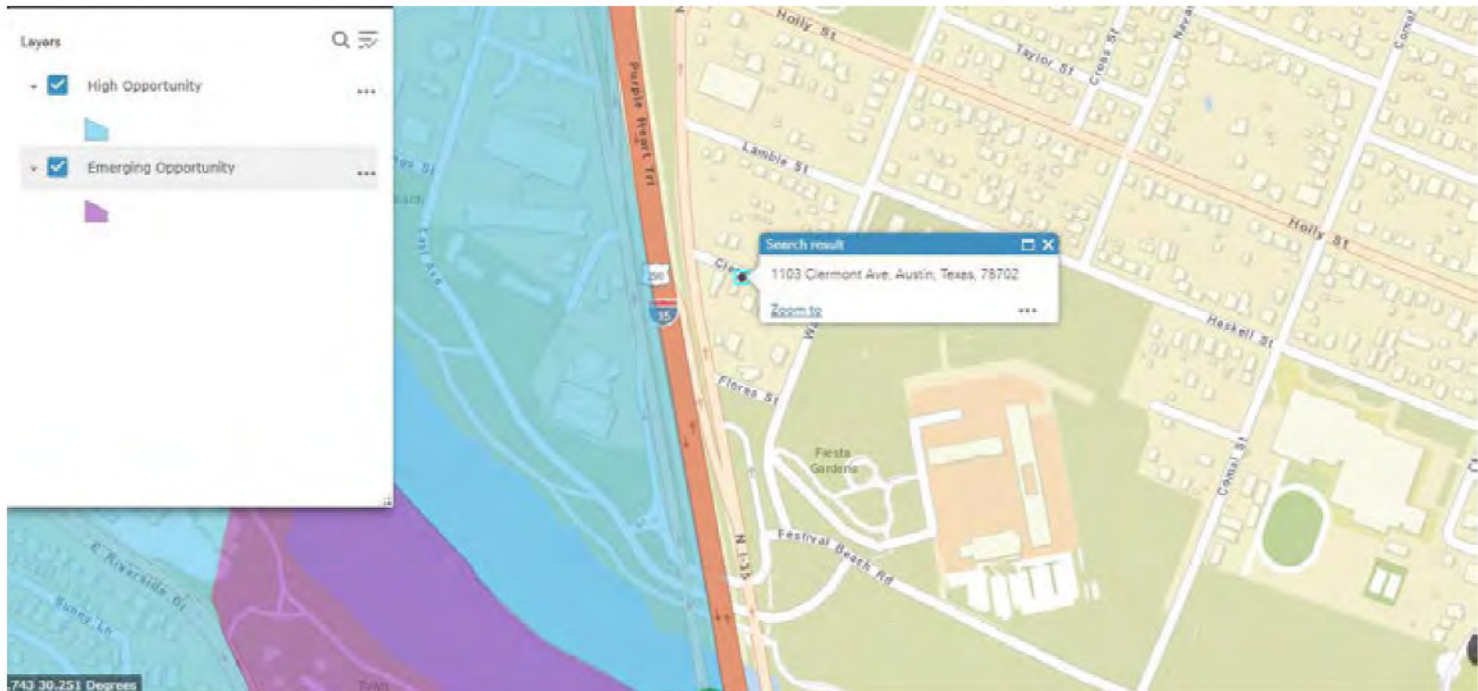


Exhibit F

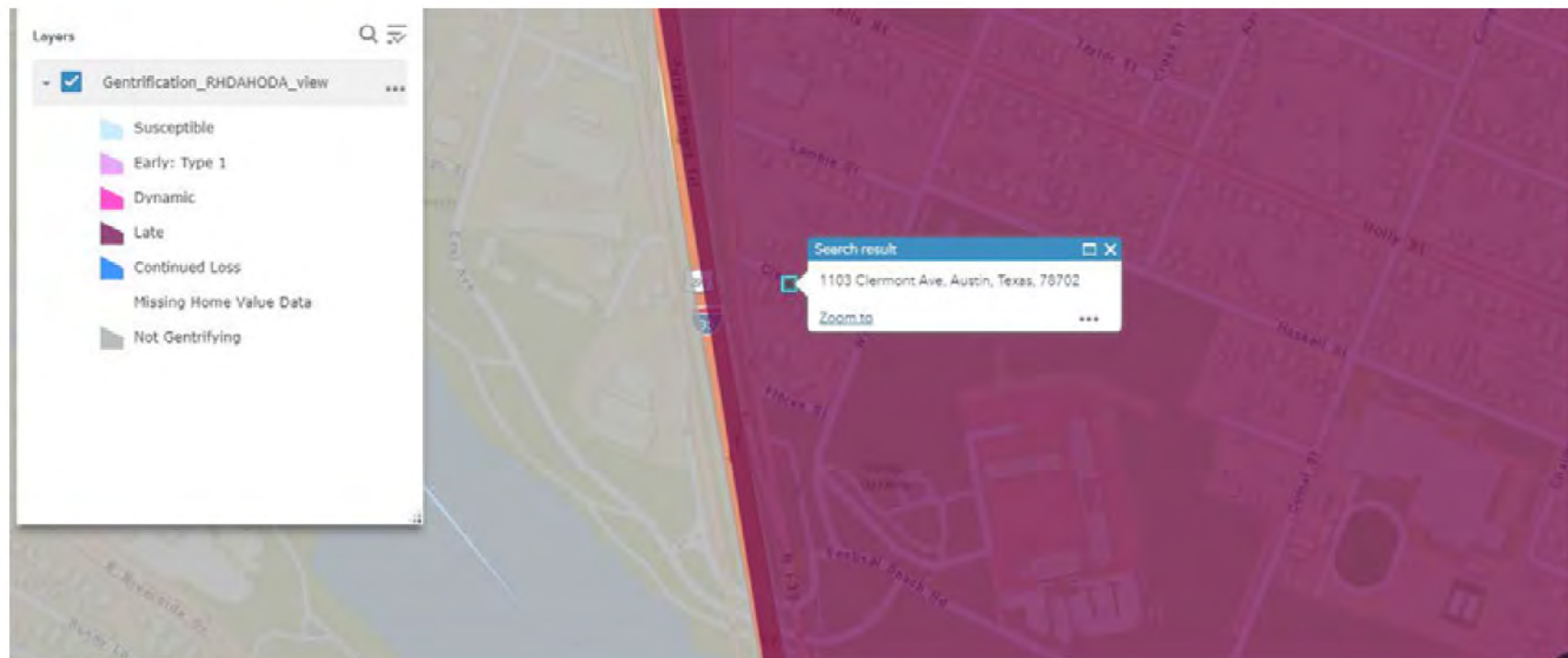


Exhibit F

Maps:

1113 E. 9th

810 E. Lydia

809 San Marcos

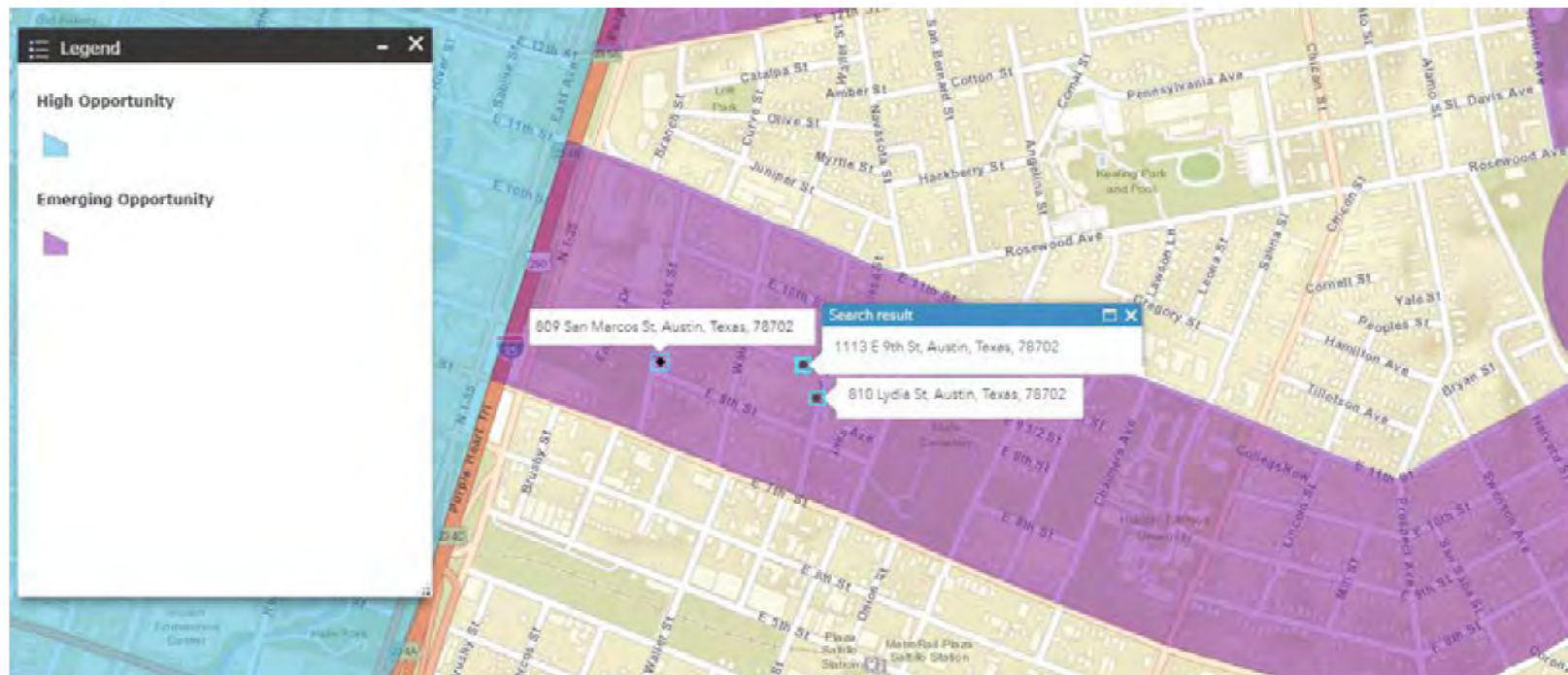


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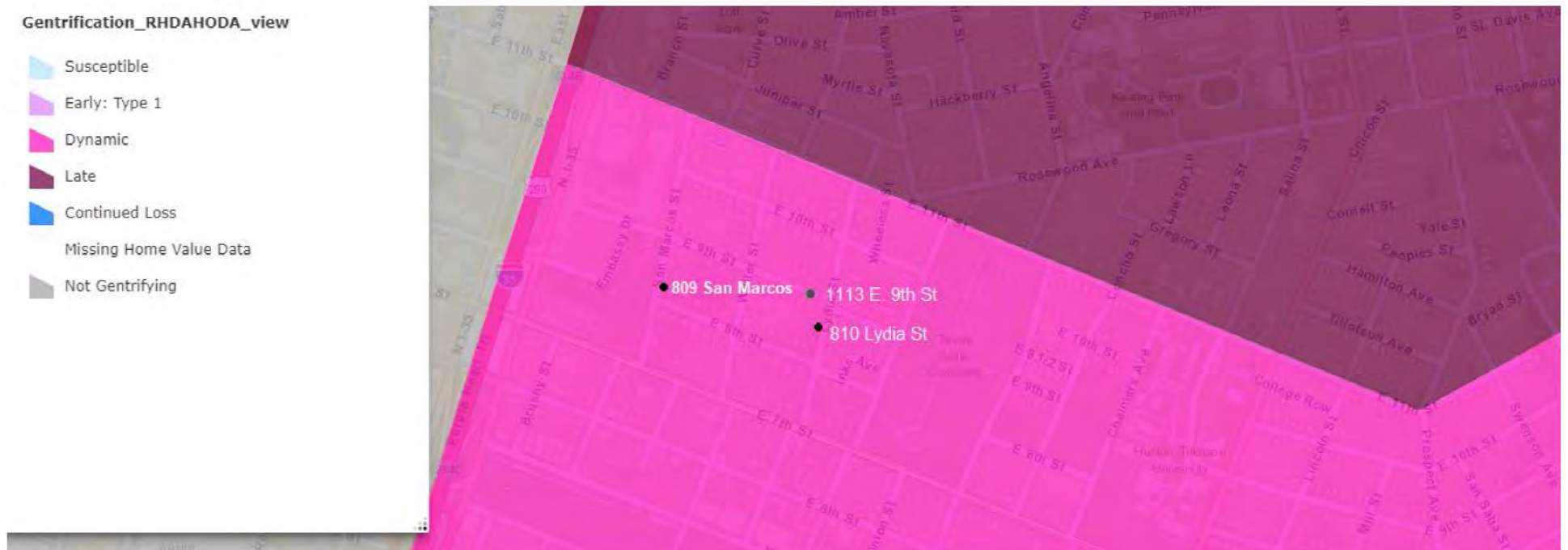
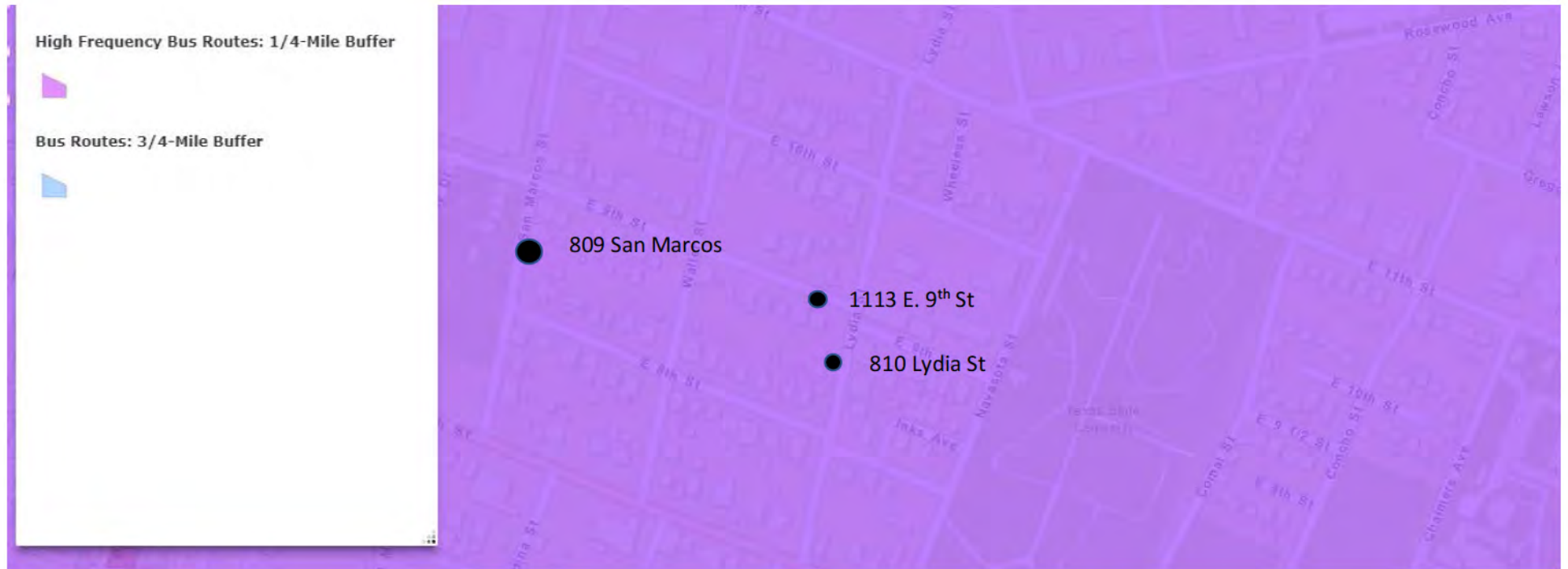
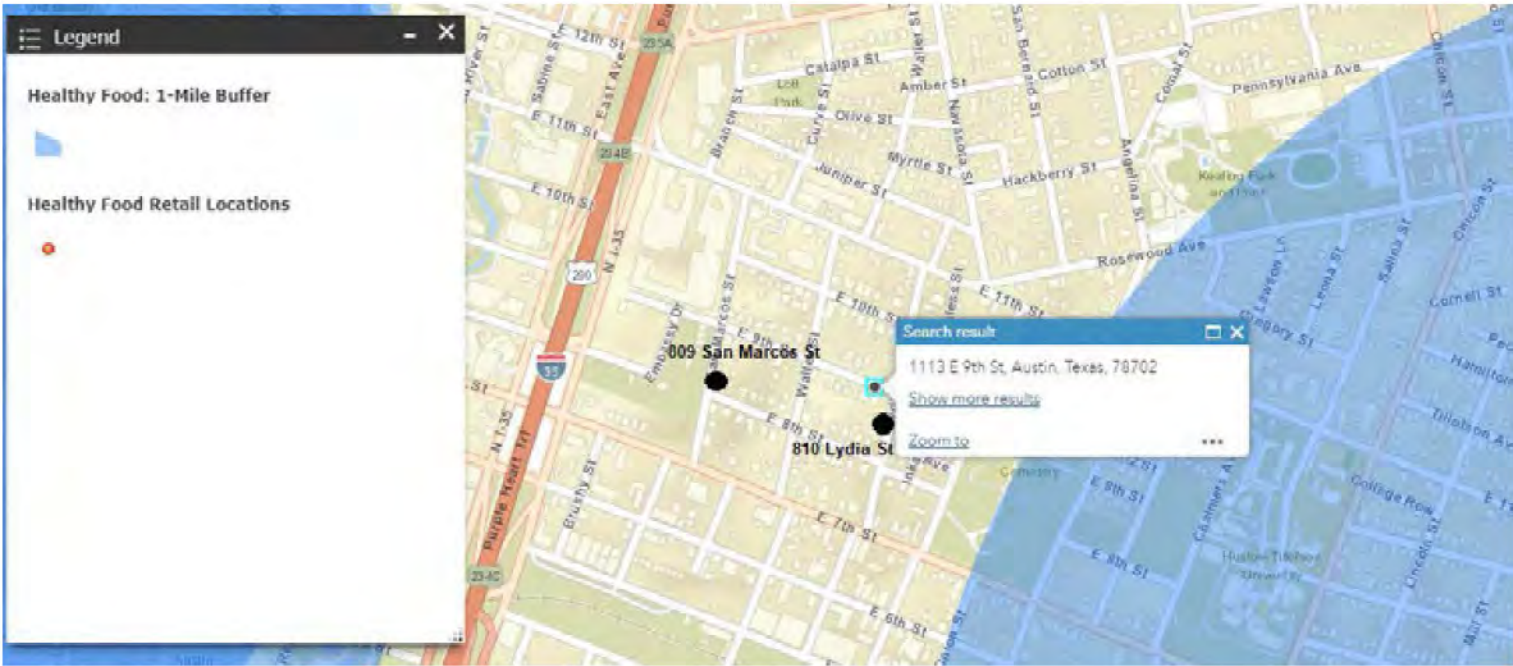


Exhibit F



FEMA Floodplain

Flood Zone: X
Community Number: 480624
Panel Number: 48453C0465J
Effective Date: 1/6/2016
100-Year Flood Elevation: N/A
500-Year Flood Elevation: N/A

City of Austin Floodplain

25-Year Flood Elevation: N/A
100-Year Flood Elevation: N/A

[Print Floodplain Report](#)



(Acknowledgment)

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 30 day of JUNE, 1989
by ESPERANZA HOPE GUAJARDO

Emma Davis

Notary Public, State of Texas
Notary's name (printed): EMMA DAVIS
Notary's commission expires: 11-5-89

NOTARY SEAL

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____
of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed): _____

Notary's commission expires: _____

AFTER RECORDING RETURN TO:

PIPER & POWERS
ATTORNEYS AT LAW
1012 EAST 38-1/2 STREET
AUSTIN, TEXAS 78751

PREPARED IN THE LAW OFFICE OF:

SHIRLEY V. ROWE
ATTORNEY AT LAW
1200 LAKEWAY DRIVE
SUITE 9
AUSTIN, TEXAS 78734

FILED

AUG 7 9 38 AM '89

DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me; and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

AUG 7 1989



Dana Debeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:
At the time of recording, this instrument was
found to be inadequate for the best photographic
reproduction because of illegibility, carbon or
photo copy, discolored paper, etc. All blockouts,
additions, and changes were present at the time
the instrument was filed and recorded.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10995 0214

5
BT**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN****Date:** April 15, 1999**Grantor:** John P. Schneider, Individually, as Sole Trustee, and as Co-Independent Executor of the Estate of Olga Teresa Schneider, Deceased, and Frances Schneider Bauman Individually and as Co-Independent Executor of the Estate of Olga Teresa Schneider, Deceased**Grantor's Mailing Address (including county):**

c/o John P. Schneider, Jr
3703 Speedway
Austin, Travis County, Texas 78705

Grantee: Guadalupe Neighborhood Development Corporation**Grantee's Mailing Address (including county):**

1113 E 9th Street
Austin, Travis County, Texas 78702

Consideration:

Fifty-Five Thousand and No/100 Dollars (\$55,000.00) and other good and valuable consideration, specifically including Fifty-Five Thousand and No/100 Dollars (\$55,000.00) advanced and paid at the instance and request of Grantee by AUSTIN HOUSING FINANCE CORPORATION ("Payee") for which Grantee has executed a promissory note of even date herewith in the sum so stated and advanced above ("Note"), payable to the order of Payee, the payment of which is secured by a Vendor's Lien and Deed of Trust described below, the receipt of which is hereby acknowledged by Grantor, and for the further consideration of the love and affection Grantor has and holds for Olga Teresa Schneider and F. Ralph Schneider

Property (including any improvements):

Lot 9, Block E, R C LAMBIE'S RESUBDIVISION OF VOSS ADDITION, a subdivision in Travis County, Texas, according to the Map or Plat recorded in Volume 3, Page 85, Plat Records of Travis County, Texas, together with the north one-half (1/2) of alley vacated by Ordinance No. 570307E City of Austin passed March 7, 1957, a copy thereof being recorded in Volume 12866, Page 659, Real Property Records of Travis County, Texas

07-9983078-JPB

Reservations From and Exceptions to Conveyance and Warranty:

- 1 Vendor's Lien retained herein securing the payment of the above-described Note,
- 2 Deed of Trust of even date herewith to Wiley Hopkins, Trustee, recorded in the Official Records of Travis County, Texas, additionally securing the payment of the above-described Note,
- 3 An unrecorded lease by and between Olga Schneider, Lessor, and Reagan National Advertising of Austin, Inc., Lessee as referred to in Collateral Assignment of Leases recorded in Volume 11725, Page 43, Real Property Records of Travis County, Texas,
- 4 (a) any and all outstanding royalty and mineral interests in and to the oil, gas, and other minerals situated in, on, or under the property, (b) any and all covenants, conditions, easements, reservations, rights-of-way, prescriptive rights, and restrictions affecting the property evidenced by instruments and plats of record in the office of the County Clerk of Travis County, Texas, and then only to the extent that the same are in full force and effect, (c) the provisions of all applicable zoning and regulatory ordinances applicable to the property, and (d) any and all presently recorded instruments, other than liens and conveyances, that affect the property,
- 5 Standby fees, taxes, and assessments by any taxing authority for the year 1999, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes, and
- 6 Grantee accepts the Property, including all improvements, furniture, fixtures, equipment, and personal property located thereon in their present condition, **AS IS, WITH ALL FAULTS. THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF,** it being expressly understood, acknowledged, and agreed that Grantee has been in possession of the Property as a tenant and is more knowledgeable and aware of the conditions of the Property than is Grantor

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee and Grantee's heirs, executors, administrators, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, and except as to the reservations from and exceptions to conveyance and warranty described above

Exhibit G

But it is expressly agreed the **VENDOR'S LIEN**, as well as the **SUPERIOR TITLE** in and to the above-described Property, is retained against the above-described Property until the above-described Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Said **VENDOR'S LIEN** and **SUPERIOR TITLE** are hereby assigned and transferred to **AUSTIN HOUSING FINANCE CORPORATION**, as Payee under the above-described Note, to the extent the same secures payment of the above-described Note

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

John P. Schneider, Individually, as Sole Trustee, and
as Co-Executor of the Estate of Olga Teresia
Schneider, Deceased

Frances Schneider Bauman
Frances Schneider Bauman, Individually and as Co-
Executor of the Estate of Olga Teresia Schneider,
Deceased

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

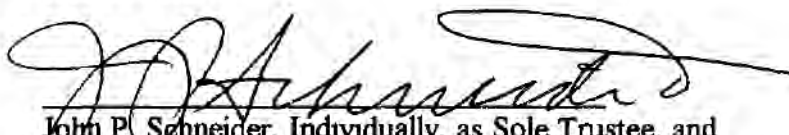
This document was acknowledged before me by John P. Schneider, Individually, as Sole Trustee, and as Co-Executor of the Estate of Olga Teresia Schneider, Deceased, on the ____ day of April, 1999

Notary Public, State of Texas

But it is expressly agreed the **VENDOR'S LIEN**, as well as the **SUPERIOR TITLE** in and to the above-described Property, is retained against the above-described Property until the above-described Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Said **VENDOR'S LIEN** and **SUPERIOR TITLE** are hereby assigned and transferred to **AUSTIN HOUSING FINANCE CORPORATION**, as Payee under the above-described Note, to the extent the same secures payment of the above-described Note.

When the context requires, singular nouns and pronouns include the plural

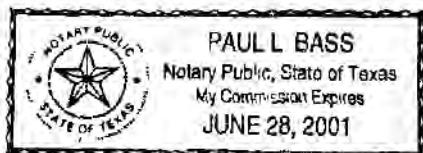
GRANTOR:


John P. Schneider, Individually, as Sole Trustee, and
as Co-Executor of the Estate of Olga Teresia
Schneider, Deceased

Frances Schneider Bauman, Individually and as Co-
Executor of the Estate of Olga Teresia Schneider,
Deceased

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This document was acknowledged before me by John P. Schneider, Individually, as Sole Trustee, and as Co-Executor of the Estate of Olga Teresia Schneider, Deceased, on the 16 day of April, 1999.



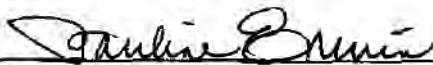


Notary Public, State of Texas

Exhibit G

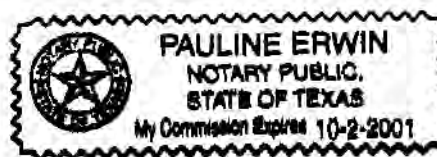
STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

This document was acknowledged before me by Frances Schneider Bauman, Individually and as Co-Executor of the Estate of Olga Teresia Schneider, Deceased, on the 15 day of April, 1999



 Notary Public, State of Texas

AFTER RECORDING RETURN TO:

AFTER RECORDING RETURN TO
JOHN P BRUCE
 5772 FIDELITY NATIONAL TITLE
 515 CONGRESS, SUITE 100
 AUSTIN, TEXAS 78701



FILED AND RECORDED


 04-20-1999 04:43 PM 1999011389
 RUTHERFORD \$17.00
 Dana DeBeauvoir, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

Constable's Deed

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS

Cause Number. 92-06907

WHEREAS, by virtue of a certain Order of Sale issued by the clerk of the 250th District Court of Travis County, Texas in Cause Number 92-06907 styled TRAVIS COUNTY, ET. AL. v. GILBERT CORTINAS & ROSA CORTINAS on a certain Judgment and Decree of Sale rendered in said court, I, Bruce Elfant, Constable for Travis County, Texas, did on April, 30, 2001, at 2:00 p m., in obedience to said Order of Sale, seize and levy upon all estate, right, title, claim and interest which the Defendant had on the date of said Judgment in and to the premises hereinafter described, and on the first Tuesday of June, 2001,, the same being on the 5th between the hours of 10:00 a m and 4:00 p m , as prescribed by law, did sell said premises at public auction in the County of Travis, at the west side of the Courthouse thereof, in the City of Austin, Texas, having first given public notice of the time and place of said sale by an advertisement in the English language, published once a week for three consecutive weeks preceding such sale, the first publication appearing not less than twenty days immediately preceding the day of the sale, beginning on May 11, 2001, in The Austin Chronicle, a newspaper published in the County of Travis, stating therein the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, and a description of the property that was to be sold, together with other information required by law, and by mailing copies of such notice to all defendants as required by law, and

WHEREAS, at said sale, said premises were sold to Guadalupe Neighborhood Development Corporation for the sum of \$25,000.00, subject to the Defendant's right of redemption, that being the highest bid for same, and said sale being duly conducted, and

WHEREAS, the said Guadalupe Neighborhood Development Corporation of 1000 Lydia, Austin, Texas 78702, has paid said sum of \$25,000.00, the receipt of which is hereby acknowledged;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the premises in said Judgment and Order of Sale, I, Bruce Elfant, Constable of Travis County, Texas, do grant, sell, and convey unto Guadalupe Neighborhood Development Corporation all the estate, right, title, interest, and claim which the said defendant(s) had on the date said Judgment was rendered or at any time afterwards, in and to the premises described in said Order of Sale, and further described as follows to-wit:


B# 076793

Constable's Deed
Cause Number 92-06907
June 18, 2001

Lot 7, Block 3, Buratti & Cherico Subdivision (Olt 38 & 43,
Div A), Plat No. 4/121
as desc in Volume 8967, Page 911 of the Deed Records of
Travis County, Texas

TO HAVE AND TO HOLD the above described property unto said, Guadalupe
Neighborhood Development Corporation, and his or her assigns forever as fully and
absolutely as I, Constable as aforesaid, can convey by virtue of said Judgment and said
Order of Sale, subject to the Defendant's right to redeem the same in the manner
prescribed by law

IN TESTIMONY WHEREOF I hereunto set my hand this June 18, 2001

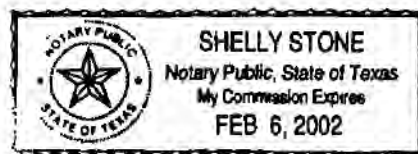

Bruce Elfant, Constable

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Bruce Elfant,
Constable of Travis County, Texas, known to me to be the person and official whose
name is subscribed to the foregoing instrument, and acknowledged that he executed the
same for the purposes and consideration therein expressed and in the capacity therein
stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this June 18, 2001



Notary Public



Return to:
Guadalupe Neighborhood Development Corporation
1000 Lydia
Austin, Texas 78702

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

B# 076793


06-27-2001 01 38 PM 2001104356
BAZANJ \$11 00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DOC. NO.

WARRANTY DEED

00004441113

89002668

Date: August 2, 1988

10:23 AM 3423

5.00 INDX

3 3 01/10/89

21.78-CHK#

Grantor: Esperanza Hope Guajardo

890026.68-DOC#

Grantor's Mailing Address (including county): c/o Gilbert Prud'homme, Perry Brooks Building,
720 Brazos, Suite 422, Austin, Travis County, Texas 78701

Grantee: Guadalupe Neighborhood Development Corporation

Grantee's Mailing Address (including county): 1100 East 8th Street, Austin, Travis County, Texas
78702

Consideration: Ten Dollars (\$10.00)

Property: Any and all improvements located on the following described real property:
 Lots Nos. Five (5) and Six (6), in Block No. 3, in the subdivision of Outlots Nos.
 2 and 3, Division "B", in the City of Austin, Travis County, Texas, according to
 the map or plat of record in Volume 1, Page 4, Travis County Plat Records; SAVE
 AND EXCEPT that portion of Lot No. 5, described as follows, to-wit: BEGINNING at
 the NW corner of said Lot No. 5; THENCE East along the South line of East 9th Street,
 and the North line of Lot No. 5 aforesaid, for a distance of 47 feet to a stake
 for corner; THENCE in a Southerly direction 140.2 feet, more or less, to a point
 in the South line of Lot No. 5, aforesaid, being 38 feet East of the SW corner of
 said Lot No. 5, to stake for corner; THENCE in a Westerly direction with the South
 line of said Lot No. 5, to a stake for the SW corner of said Lot No. 5; THENCE in a
 Northerly direction, with the West line of said Lot No. 5, to the PLACE OF BEGINNING.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is limited to the
 improvements located on the above-described real property. The real property
 itself having been severed and conveyed to the City of Austin, Texas by Deed of
 even date herewith.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells,
 and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to
 have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor
 and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to
 Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully
 claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

When the context requires, singular nouns and pronouns include the plural.

10852 0185

Esperanza Hope Guajardo
ESPERANZA HOPE GUAJARDO

(Acknowledgment)

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the
by ESPERANZA HOPE GUAJARDO

day of August, 1988

Patricia L. Mather

Notary Public, State of Texas

Notary's name (printed):

Notary's commission expires:

PATRICIA L. MATHER
6-11-89

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the

day of FILED, 1988

by STATE OF TEXAS COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by operation, on behalf of said corporation.
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

1988 JAN 10 AM 9:00

DANA DE BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

JAN 10 1989



Dana De Beauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Notary Public, State of Texas

Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

PIPER & POWERS
1012 East 38-1/2 Street
Austin, Texas 78751

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10852 0186

PREPARED IN THE LAW OFFICE OF:

PIPER & POWERS
1012 East 38-1/2 Street
Austin, Texas 78751