

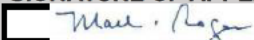
APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER: Guadalupe Neighborhood Development Corporation	OWNER/BORROWER NAME : Guadalupe Neighborhood Development Corporation
DEVELOPMENT NAME : GSNZ 7-Acres West	FUNDING CYCLE DEADLINE : February 3, 2023
FEDERAL TAX ID NO: 74-2247265	DUNS NO: 015287795
PROJECT ADDRESS: 2721 Goodwin Ave 78702	PROGRAM : OHDA
CONTACT NAME : Rachel Stone	AMOUNT REQUESTED: \$ 591,302 (revised request)
CONTACT ADDRESS AND PHONE : 813 E. 8th Street Austin TX 78702	

APPLICATION TABS				INITIALS
A 1	EXECUTIVE SUMMARY/PROJECT PROPOSAL			
A 2	PROJECT SUMMARY FORM			MR
A 3	PROJECT TIMELINE			MR
A 4	DEVELOPMENT BUDGET			MR
A 5	OPERATING PRO FORMA			MR
A 6	SCORING SHEET			MR
ATTACHMENT TABS				
1	ENTITY INFORMATION	1.a.	Detailed listing of developer's experience	MR
		1.b.	Certificate of Status	MR
		1.c.	Statement of Confidence	N/A
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	MR
		2.b.	Resumes of development team	N/A
		2.c.	Resumes of property management team	MR
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	MR
		3.b.	Certified Financial Audit	MR
		3.c.	Board Resolution	MR
		3.d.	Financial Statements	MR
		3.e.	Funding commitment letters	N/A
4	PROJECT INFORMATION	4.a.	Market Study	MR
		4.b.	Good Neighbor Policy	MR
		4.c.	SMART Housing Letter	MR
		4.d.	MOU with ECHO	N/A
		4.e.	Resident Services	N/A
5	PROPERTY INFORMATION	5.a.	Appraisal	N/A
		5.b.	Property Maps	MR
		5.c.	Zoning Verification Letter	MR
		5.d,	Proof of Site control	MR
		5.e.	Phase I ESA	N/A
		5.f.	SHPQ	N/A

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

SIGNATURE OF APPLICANT



PRINTED NAME

Mark C Rogers

TITLE OF APPLICANT

Executive Director

DATE OF SUBMISSION

1/13/2023

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY

GSNZ 7 Acres West
Guadalupe Neighborhood Development Corporation
OHDA Application Attachment Tabs

1. Applicant Entity

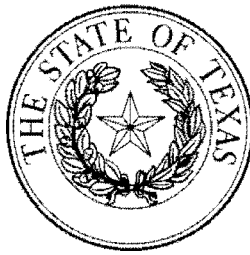
Developers Experience

GNDC is a 501(c)(3) Texas non-profit corporation with nearly 40 years of service as an affordable housing provider to families from East Austin. Since its formation in 1981, GNDC has rehabilitated over 100 homes and has made home owners of over 70 families, including 28 homeowners in its Community Land Trust (CLT) program. GNDC also offers an ongoing rental program of more than 180 units that provide high quality, long-term affordable housing units to families and special needs populations such as the elderly, disabled, and single-parent households from GNDC's service area. GNDC provides property management services for all of its rental housing and has done so since the organization's inception.

GNDC is widely regarded as the most effective and active neighborhood development corporation in Austin and has moved to a leading position among the builders of "green" housing in Austin. GNDC has received many awards in recognition of its benefits to Austin and Central Texas. GNDC's achievements are best exemplified by the successful preservation of community character and neighborhood integrity in light of dramatic changes that include commercial encroachment, steady gentrification and rising property taxes that are displacing the historically Hispanic and African American families that have lived in Central East Austin. GNDC is one of a handful of Community Housing Development Organizations (CHDO) in Austin that meets specific requirements for development expertise, board membership, and community representation.

GNDC is one of few nonprofits helping low to moderate income families become homeowners in the city. GNDC pioneered its Community Land Trust Program in 2012, the first in Texas, and now has 28 CLT homeowners in the program. CLT homeownership creates long-term, stable, affordable housing. Because the land is owned by GNDC and the home has restricted resale value, the homeowner is largely exempt from rapidly rising property taxes. GNDC oversees and manages the property tax process and ensures long-term care of the home through a Stewardship Fund that escrows a small monthly payment used for eventual repairs and maintenance. To date, none of GNDC's CLT homeowners has defaulted on their mortgage. GNDC also works to ensure homes are as energy efficient as possible and has worked with Austin Energy to receive rebates on solar panels and other green components for the CLT homes, making them even more affordable to owners.

GNDC has developed project management, market analysis, site selection and control, planning and construction experience and skills throughout its nearly forty years of existence. GNDC partners with equally experienced architects, engineers, and other development team members for its housing projects. All architects have extensive experience and are leaders in the field of green building and historic preservation. GNDC works to ensure projects are as energy efficient as possible and has worked with Austin Energy to receive rebates on solar panels and other green components for a significant portion of its new construction and rehab projects.



Office of the Secretary of State

Certificate of Fact

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

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on November 03, 2020.



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

Ruth R. Hughs
Secretary of State

2. Principals' Information

Principals/Property Manager CVs

Executive Director Resume

Assistant Executive Director

Administrative Coordinator CV

Property Manager CV

Assistant Property Manager CV

Corporate Resume

Mark C. Rogers, Ph.D.



Areas of expertise

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

Experience

Executive Director, Guadalupe Neighborhood Development Corporation 1994-Present

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

Private Consultant

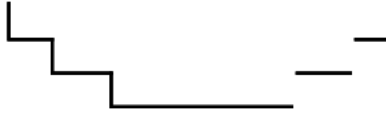
2004-Present

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

PROJECTS LIST & COMPLETION DATE

- | | |
|---|---|
| • GNDC Exterior Rehab Project, 16 rental units, 1994 | • 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 | |

JUSTIN N. GONZALES



PROFESSIONAL EXPERIENCE

Guadalupe Neighborhood Development Corporation

April 2021 – Current

Administrative Coordinator

- Administrative and Operations support for the Executive Director and Board of Directors.
- Training for certification as a HUD Homebuyer Counselor (12.5 hour course)
- Organize and Manage digital filing system.
- Assist Property Managers with technical requirements and compliance for State and Federal programs.
- Utilize Adobe Pro and Canva for creation of marketing and fundraising campaigns.

Greenberg Traurig

September 2019 – August 2020

Event Coordinator

- Customer service and coordination for all firm events, fundraisers, and dinners.(4-400+ people).
- Create event timelines and checklists for multiple coinciding events with key players, staff, tech, etc.
- Utilize Adobe Premier and Illustrator for creation of digital invites, marketing promotions, and memos
- Digital conference Specialist: connected events with Bluejeans/Zoom conferencing for telework/tele-events/ webinar production

Buca Di Beppo

February 2017 – September 2019

Sales Coordinator

- Manage all tour & travel related events, consisting of 800+ events annually - \$1,000,000 in revenue
- Negotiate contracts with corporations
- Coordinate events for corporate and social markets, leveraging highest-quality customer service to exceed all client and management expectations
- Direct front of house of house/back of house staff and work closely with management to ensure quality control and success of events

United States House of Representatives

September 2016 – February 2017

Legislative Intern, Congressman Blake Farenthold (Washington, D.C.) *Home District*

- Drafted press releases and weekly social media posts garnering constituent approval
- Monitored district press and drafted talking points for the communications director
- Constituency Outreach and Engagement: daily constituent response emails and mailings on a variety of policy areas including gun control, environment, judicial, LGBTQ rights, and government oversight
- Researched how companies affected the economic, environmental, and legal atmospheres of the district.

Wendy Davis Gubernatorial Campaign

September 2014 –November 2014

Battleground Texas Field Organizer (Austin, Texas)

- Communicated powerful speeches aimed to gain incremental votes
- Coordinated political rallies and events
- Solicited donations using ‘Hard Ask’ persuasion calls
- Maintained a network of contacts relevant to running a successful campaign

EDUCATION

University of Texas at Austin

May 2014

Government BA; Concentration: Public Policy GPA 3.1

Published 2014. UT Libraries: “[*Does Hispanic Congressman Ideology Differ by Country of Origin?*](#)”

Business Marketing and Digital Advertising Certification GPA 3.5

YOLANDA ALEMÁN-LIMÓN

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

Guadalupe Neighborhood Development Corporation

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

Senior Patient Account Representative February 1993 - September, 2009

City of Austin, Health and Human Services

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

Senior Administrative Clerk October 1985 - February 1993

City of Austin, Woman and Children (WIC) Program

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

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

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

LINDA RODRIGUEZ

PROFESSIONAL EXPERIENCE

Assistant Property Manager

Guadalupe Neighborhood Development Corporation - Austin, TX

May 2018 - Present

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

Senior Claims Analyst/Appeals Adjustor

Covenant Management Systems - Austin, TX

July 1998 - June 2017

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

Accounts Payable/Receivable Department

Austin Regional Clinic - Austin, TX

January 1998 - July 1998

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

PROFESSIONAL SKILLS

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

EDUCATION

Accounting Certification, Mansfield Business School –Austin, TX

1990



GNDC

Guadalupe Neighborhood Development Corporation



Supporting affordable housing in East Austin since 1981.



The Guadalupe Neighborhood
development of high quality a

We work for the improvement
East Austin service area, givin
neighborhoods.

For over 40 years, **GNDC** h
ownership properties in East ,
two multi-family family proper



licates its resources to the
ome persons.

tial neighborhoods within our
l ties to the Guadalupe target

uality, affordable rental and
-four single-family properties,
ust properties.



Jeremiah Program Moody Campus

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

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

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

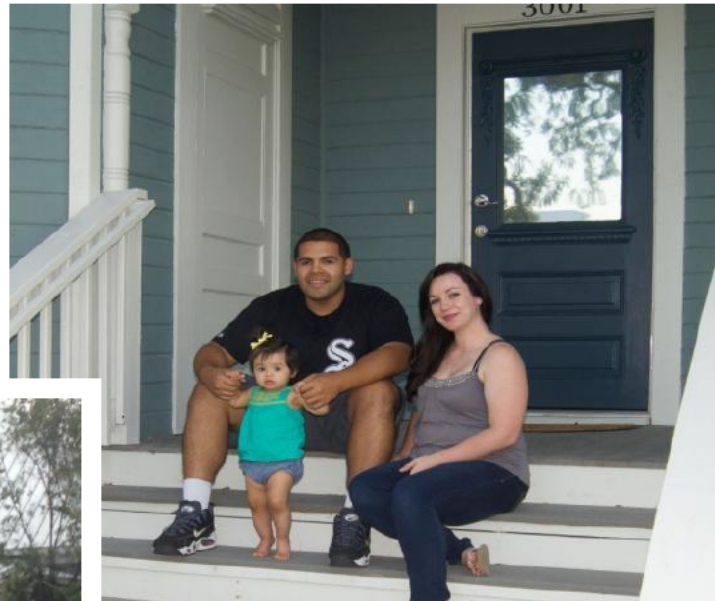


GNDC Community Land Trust

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

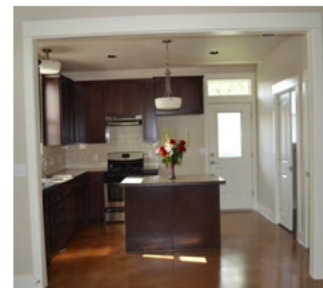
Austin teachers, Robert Aleman and Katie Heuer, with their daughter Evelyn on the porch their newly renovated CLT home that GNDC relocated a National Register District in downtown Austin to the Guadalupe-Saldana Net-Zero Subdivision.

GNDC is AIA Austin 2014 Community Vision Award winner.



GNDC Community Land Trust

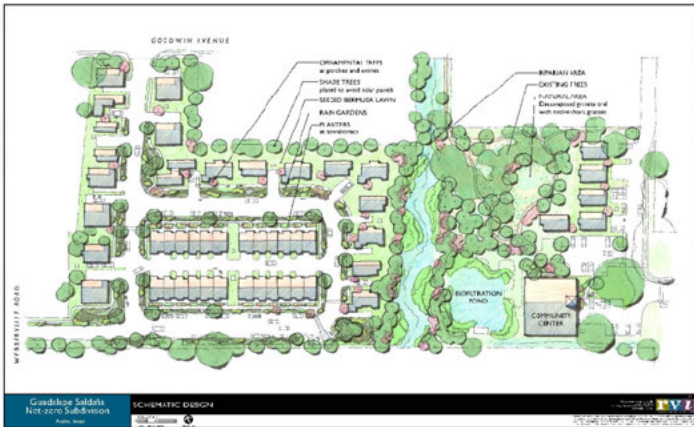
In 2014, **GNDC's** CLT program enabled the Hernandez Family, Jesse, Becky and their three sons, to purchase 807 Waller Street, which had a market value of \$565,000, for \$85,000. This was the first community land trust home in Texas to be purchased with a private mortgage.



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



Guadalupe-Saldana Net-Zero Subdivision

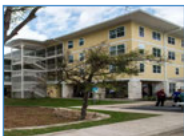


125 units of "super-green homes" are planned. **GNDP's** subdivision merges sustainable design and supportive social services with affordable rental and homeownership homes. The Enterprise Green Community certified development is transforming a former "brownfield" into one of the "greenest" developments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

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

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

Envision Central Texas Community Stewardship Award: Innovation Winner 2011.

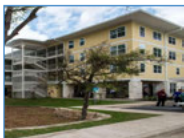


La Vista de Guadalupe

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

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

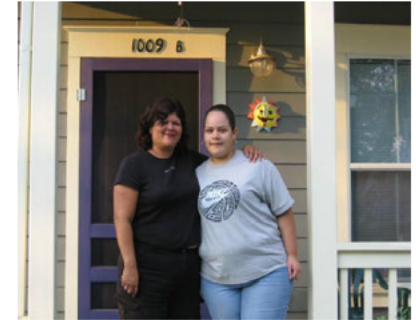
This Low Income Housing Tax Credit project was made possible by the [Texas Department of Housing & Community Affairs](#), which awarded GNDC over three million dollars in 9% tax credits. The [Austin Housing Finance Corporation](#), [Wells Fargo Bank](#), and the [Meadows Foundation](#) provided additional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



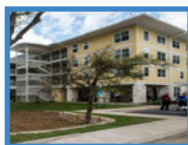
Alley Flat Initiative

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

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



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



GNDC Staff + Board

GNDC STAFF

Mark Rogers, Ph

nt Executive Director

Yolanda Alemá

stant Property Management

Justin Gonzales – Administrative Coordinator

Marla Koosed –

: Legal Counsel services
Grande Legal Aid

Joseph A. Marti

tor

Michael Guajar

or

Jesse Hernandez

Bino Cadenas – Director

Candace Fox – Secretary



3. Financial Information

IRS Letter

Audited Financials/Financial Capacity

Financial Statements

Board Member Resolution

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 ASSISTOR

Contact Telephone Number:

(214) 767-2728

EO:7215:WBJ

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

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code.

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably be expected to be a publicly supported organization described in section 170(b)(1)(A)(vi) and 509(a)(1).

Accordingly, you will be treated as a publicly supported organization, and not as a private foundation, during an advance ruling period. This advance ruling period begins on the date of your inception and ends on the date shown above.

Within 90 days after the end of your advance ruling period, you must submit to us information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, you will be classified as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, you will be classified as a private foundation for future periods. Also, if you are classified as a private foundation, you will be treated as a private foundation from the date of your inception for purposes of sections 507(d) and 4940.

Grantors and donors may rely on the determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you submit the required information within the 90 days, grantors and donors may continue to rely on the advance determination until the Service makes a final determination of your foundation status. However, if notice that you will no longer be treated as a section 509(a)(1) organization is published in the Internal Revenue Bulletin, grantors and donors may not rely on this determination after the date of such publication. Also, a grantor or donor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section 509(a)(1) status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section 509(a)(1) organization.

1100 Commerce St., Dallas, Texas 75242

(over)

Letter 1045(DO) (6-77)

Financial Capacity

GNDC is experienced in multiple funding sources including, but not limited to, Low Income Housing Tax Credits, HUD's Neighborhood Stabilization Program, General Obligation Bonds, Community Development Block Grants, and HOME funds, as well as private foundation support, and has an excellent compliance record with all sources.

**FROM THE MINUTES OF THE
GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
Meeting: March 1, 2010**

SECRETARY'S CERTIFICATION

Attendees:

Joseph Martinez
Mary Helen Lopez
Michael Guajardo
Olivia Montez

Robyn Hembree
Mark Rogers
Yolanda Aleman-Limon
Ignacio Trevino

Agenda Section IV. Executive Director's Report: Mark Rogers, Executive Director reported.

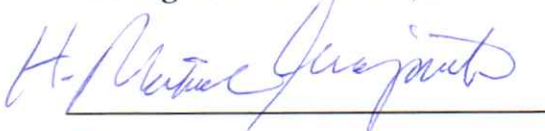
Item A. Guadalupe-Saldana Subdivision update- Resolution to submit application for \$2.7 million dollars in GO Bond and/or other funds from the City for infrastructure development at the Guadalupe-Saldana Subdivision.

Mary Helen Lopez made the motion that the Board direct staff to make a submit applications for up to \$2.7 million dollars in GO Bond and/or other funds from the City for infrastructure development at the Guadalupe-Saldana Subdivision.

Michael Guajardo seconded the motion

The motion passed unanimously.

I, Michael Guajardo, at that time, Secretary of the Guadalupe Neighborhood Development Corporation (G.N.D.C.), do hereby certify that the above stated excerpt accurately represents action taken by the Board of Directors of the G.N.D.C. at a board of directors meeting held on March 1, 2010.

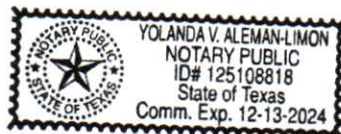


H. Michael Guajardo, Vice President

August 6, 2021

Date

This instrument was acknowledged before me on the 6th day of August, 2021, by H. Michael Guajardo, Vice President of the Guadalupe Neighborhood Development Corporation, on behalf of said Corporation.


Notary Public, State of Texas


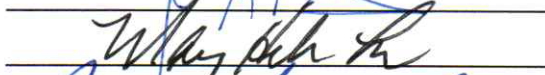
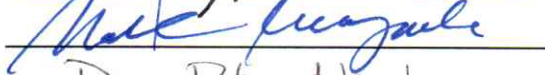

**RESOLUTION BY THE
GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
TO REQUEST FUNDING**

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:

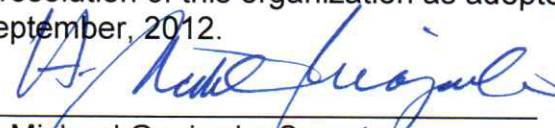
WHEREAS, for the purpose of acquiring financing the construction of community land trust home-ownership unit(s) (the "Project") to be located at the Guadalupe-Saldana Net Zero Subdivision, at a regular meeting of the Board of Directors held on September 24, 2012, unanimously approve that the Executive Director, on behalf of the Corporation, submit an application to the Austin Housing Finance Corporation in the amount needed to meet predevelopment and construction costs, and take reasonable actions necessary to acquire such financing. And, upon securing financing favorable to the Corporation, that said Executive Director is hereby authorized to execute documents on behalf of the Corporation necessary to acquire said financing for the purpose of developing affordable housing for qualified households with low-to-moderate income.

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

IN WITNESS WHEREOF, this Resolution is made this 24th day of September, 2012

	_____, President
	_____, Vice President
	_____, Secretary
	_____, Treasurer

I, Hector Michael Guajardo, Secretary of the Guadalupe Neighborhood Development Corporation, do hereby certify the foregoing is a true and complete copy of the acquisition of affordable housing financing resolution of this organization as adopted by the Board of Directors on the 24th day of September, 2012.



H. Michael Guajardo, Secretary

7-Acres West Project Narrative

GNDC is excited to introduce the beginning of the completion of our 11-acre 124-unit, Guadalupe-Saldaña Net Zero Subdivision. The Subdivision is divided into two main areas of development-- a 4-acre single family site fronting onto Father Joe Znotas Street and an adjoining 7.5-acre multi-family site, split by a small creek fed by Oak Springs. The 11-acre subdivision is located near the intersections of Goodwin Avenue, Webberville Road, and Tillery Street. When completed, the subdivision will provide 124 units of “super-green,” permanently affordable homes to the East Austin community. This innovative project merges sustainable design and supportive social services with GNDC’s affordable rental and home ownership programs, as well as trails, green space and easy access to transit.

This Funding Request is for an additional \$591,302 to supplement the previously awarded amount of \$2,400,000 for the site work and infrastructure that will be followed by 4 phases of affordable housing development within the Subdivision. This will include 51 additional CLT homes in townhouse, duplex and single-family structures on the west side of the multi-family zoned site. Funding with this proposal will complete the infrastructure and site work for all 51 units. Once this funding request has been closed, infrastructure and site work will take approximately one year to complete. This work will include, drainage and water quality improvements, grading, building three private streets, the installation of water, waste water, electrical and telecommunication utilities. Again, this work will support the development of all 51 additional affordable units.

Future Phases.

Phase 1. Construction on the first phase of affordable housing will be 24 townhomes in 2.5 story walk-ups designed by Nelsen Partners. This work will start as the site work funding by this request is nearing completion, approximately a year and a half from now. The townhomes will all have ground floor garages, first story kitchen, dining and living rooms, and top floor bedrooms. There will be 16 two-bedroom, 2.5 bath units with 1,186 sq. feet, 4 three-bedroom/2.5 bath units with 1,393.5 sq. feet, and 4 three-bedroom/2.5 bath units with 1,416 sq. feet. Based on current costs and assuming incomes will continue to rise at about 4% per year over the next 2 years, funding in amount of approximately \$1,152,00, an average of approximately \$48,000 in assistance per unit, will be needed for this phase of housing construction.

It is envisioned that the remaining 27 units, will be completed in three additional phases.

Phase 2. The second phase including 10 single-family homes comprised of four 3-bedroom units, five 4-bedroom units and one 5-bedroom unit. It will take approximately one year to complete all construction and sales of these units. Construction of these units will begin as the last six of the townhome units are in the process of being sold.

Phases 3 & 4. The remaining 17 units consist of 7 duplexes with 14 units and 3 single-family homes. These will provide eight 3-bedroom units, six 2-bedroom units and three 1-bedroom units. It will take approximately two years to complete. Construction of these units should begin when all but two or three of the Phase 2 homes are in the process of being sold.

This funding request supports the development of all 51 homes. The site and infrastructure work that this request includes involves the construction of 4 new private streets, all wet and dry utilities, and rain gardens for water quality. The addresses for the housing to be supported by this request are as follows:

- 1204 - 1234 Sister Amalia Rios Street: 7 duplexes (14 units) & 3 single-family homes
- 1201 - 1213 Ignacio Trevino Street: 4 single-family homes
- 2801 - 2846 Mary Helen Lopez Street: 12 townhomes & 6 single-family homes
- 2800 - 2844 Narciso Gil Street: 12 townhomes

Because GNDC complies with the Community Land Trust law, Texas Local Government Code 373B, a minimum of 25% of the 51 units, 13 units, will serve households with income at or below 60% of the Austin-Round Rock – San Marcos Median Family Income (MFI). In its CLT program, GNDC gives the highest priority to its current GNDC renters; especially those whose income are nearest 80% MFI. GNDC's 2nd highest priority is to serve residents and former residents of the neighborhoods surrounding the site, the rapidly gentrifying neighborhoods of Central East Austin. GNDC aims to ensure that the mortgage payments (principal, interest, taxes and insurance) of the buyers is not more than 30% of their gross income.

Future Funding. GNDC will need to subsidize either the construction or the sale of the housing because the hard cost of construction will exceed the affordable mortgages the buyer will be able to secure. The average amount of subsidy across all 51 units is anticipated to be \$1,421,600, or about \$28,000 per unit. This figure is based on the assumption that interest rates for 30-year mortgages will be only slightly higher than today, around 3%, and construction costs also will be slightly higher, at about \$188 per square foot.

Shovel Ready. An active site development permit is in hand and the building designs for all phase of housing construction are complete and nearly permit ready. The subdivision and site development permit were approved in 2011 and, in 2015, GNDC received a 10-year extension to July 2025 for the site development permit.

Leveraging. The total project cost for this phase has increased from \$6,433,500 to \$8,955,603. GNDC is requesting an additional \$591,302 to be applied to costs of site and infrastructure work. GNDC, together with a partner, acquired about 90% of the site in this phase at a property tax foreclosure sale in 2005. The value of the approximately 3 acres being improved for 7-Acres West is currently worth at least \$4 million based on recently appraised property in the area. So, although GNDC is not able to leverage significant private financing for site work and infrastructure, approximately \$4 million in land value is being contributed by GNDC. In addition, approximately \$4,270,000 will be financed with private debt for just Phase 1 of the housing construction costs.

All of the 51 units should leverage about 75% of the necessary funds from private sources. Typically, GNDC secures a private construction loan for about 70% of the construction costs and AHFC and other entities provide the remaining 25% to 30% of the necessary financing. Private financing will be repaid with the mortgages secured by the homebuyers. Horizon Bank has provided financing on 3 phases of the subdivision and a number of other lenders have expressed interest in providing GNDC with this type of financing.

History of the Guadalupe-Saldaña Net Zero Subdivision

GNDC's work on the Guadalupe-Saldaña Net Zero Subdivision began in 2005 when GNDC purchased slightly more than 7 acres of land at a property tax foreclosure sale. GNDC purchased an adjacent 4-acre site in 2009 with GO Bonds and, between 2011 and 2012, remediated and completed site work for approximately 7 acres of the 11-acre site with CDBG funds. In 2013, with GO Bond financing from the AHFC and Neighborhood Stabilization Program funds from the Texas Department of Housing and Community Affairs, GNDC completed 4 "net zero" duplexes on the east side of the multi-family section of the Subdivision. These extremely affordable units consist of 4 two-bedroom units and 4 fully accessible one-bedroom units.

In 2015, GNDC relocated 4 historic homes from Rainey Street District to Father Joe Znotas Street, which were then sold in GNDC's Community Land Trust Program to low-income homeowners. A special Rainey Street Historic Preservation funds was created to finance rehabilitation and additions of these homes. This would be followed by 8 newly constructed ownership units in Father Joe Znotas (FJZ) Street Phase II, 4 ownership units built in collaboration with Austin Habitat for Humanity as Phase III, and 10 ownership homes in Phase IV. These 22 homes were completed using HOME Funds and private loans between 2018 and 2021.

GNDC, in partnership with the Jeremiah Program, completed the Jeremiah Moody Campus in 2017. This multi-family development provides 35 two-bedroom rental units to very low-income single parents enrolled in the Jeremiah Program Austin. The facility includes a 5-classroom accredited child development center with 2 playgrounds, community and social service spaces, and staff offices for Jeremiah Program Austin and GNDC.

Between 2013 and 2021, GNDC developed 70 units on the portion of the 11-acre subdivision where site work and infrastructure had been completed in 2012. During 2020-2021, GNDC is currently working with private funds to complete 3 more homes on the remaining sites. In 2020, GNDC relocated two existing older homes that currently are being rehabbed for sale. The one remaining vacant lot will be developed in 2023-24.

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 or 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.

In 2020, GNDC did extensive surveying of the neighborhood regarding a development a few blocks away from this site. GNDC's survey results concluded that the neighborhood desires a focus on housing that serves East Austin community members who are being priced out of Austin. Survey results determined an "extremely" to "very" important need for homeownership opportunities, and a desire for 2-3 bedroom units with a family-focus.

GNDC believes its concept is highly compatible with the goals and vision of the neighborhood plan. The conceptual design supports several parts of the neighborhood plan, which frequently calls out "owner occupied housing" as a core value.

GNDC began gathering neighborhood input on the design and program of the Guadalupe-Saldana Net Zero Subdivision in the fall of 2007 by meeting with the Neighborhood Contact Team at the Oak Springs Library (now Willie Mae Kirk Library) to show preliminary concepts. Formal public meetings were held at:

- Santa Julia Classroom, August 23, 2008
- Santa Julia Parish Hall, November 22, 2008
- Lyons Garden, April 4, 2009
- Lyons Garden April 17, 2010
- Austin Community College Eastview Campus. May 16, 2015

The May 2015 meeting was advertised door-to-door throughout the Govalle Neighborhood and focused on the plan and development of the subdivision.

City of Austin Good Neighbor Checklist

The Neighborhood Housing and Community Development Office (NHCD) offers a Good Neighbor Policy to standardize process and identify expectations for all projects funded through the City of Austin's Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) programs. Applicants of these programs are required to prepare and begin implementing a community engagement plan, including neighborhood notification activities. The community engagement plan is required whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful community engagement plan leads to open, ongoing two-way communication between developers and neighbors. This requires good-faith efforts and cooperation by developers, City officials and residents. A positive, open dialogue between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of resolving differences.

The following checklist of items is required of all applicants for funding:

(1) Preliminary Research

- ☒ Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

- ☒ Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer.

(3) Pre-Application Engagement

- ☒ Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)*
- ☒ Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

(4) Application requirements

- ☐ Provide communications plan
- ☐ Provide documentation showing the content of the notice, and proof of delivery
- ☐ Provide signed copy of this checklist.

** GWDC will provide these at an appropriate time prior to funding.*

I have reviewed and completed all of the above checklist items required by the City of Austin's Good Neighbor Guidelines.

Mark C. Rogers Mark C. Rogers August 6, 2021
Signed printed name date



City of Austin

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

Neighborhood Housing and Community Development Department

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

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

October 24, 2013 (revised from April 21, 2010)

S.M.A.R.T. Housing Certification (#53657)

GNDC: Goodwin Avenue 7-Acre Project

TO WHOM IT MAY CONCERN:

The Guadalupe Neighborhood Development Corporation (Mark Rogers, 479-6275, gndc@sbcglobal.net), is planning to develop for rental and homeownership for **85 to 95 total units** (combination of single family and multi-family units) at the following addresses or legal descriptions in the Govalle NPA:

1200 - 1220 Paul Teresa Saldana Street
2801 - 2846 Mary Helen Lopez Street
2800 - 2844 Narcisco Gil Street

1204 - 1234 Sister Amalia Rios Street
1201 - 1213 Igancio Trevino Street

The revision increased the unit count from 50 to 60 units to 85 to 90 units and added specific addresses.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards. Since all units (85-95 units) will serve families at **80%** Median Family Income (MFI) or below, the development will be eligible for **100%** waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. Expected fee waivers include but are not limited to the following:

Capital Recovery Fees
Permits (Building,
Mechanical, Concrete,
Plumbing, Electrical)

Development Assessment
Site Plan Review
Construction Inspection
Demolition Permit

Subdivision Plan Review
Regular Zoning Fee
Board of Adjustment Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (*by separate ordinance*)

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

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer 482-5449 or John Umphress 482-5303).
- ◆ Submit the S.M.A.R.T. Housing Residential Completeness Check, Permit Application, and plans demonstrating compliance with visitability and transit-oriented standards to single-family permit intake staff at One Texas Center, 505 Barton Springs Road.

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

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

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

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

Javier V. Delgado

Neighborhood Housing and Community Development Office

Cc:

L. Shaw, Cap Metro
Robby McArthur, AWU
Alma Molieri, PDR

Chris Yanez, PARD
John McDonald, PDR
Maureen Meredith, PDR

H. Kasper, AEGB
S. castleberry, PDRD
Danny McNabb, WPDR

Bryan Bomer, AE
Cande Coward, PDR
Andy Lincisen, PDR

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

Please contact me by phone 512.974.3173 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Alex Radtke".

Alex Radtke, Senior Planner
Neighborhood Housing and Community Development

Cc: Kristin Martinez, AE
Mashell Smith, ORES

Ellis Morgan, NHCD

Jonathan Orenstein, AWU

Property Information

Property Maps

High Opportunity Census Tracts

Tracts at risk of Displacement or Gentrification

Imagine Austin Centers and Corridors with 0.5 mile buffer

High-Frequency Transit Stops with 0.25 mile walk

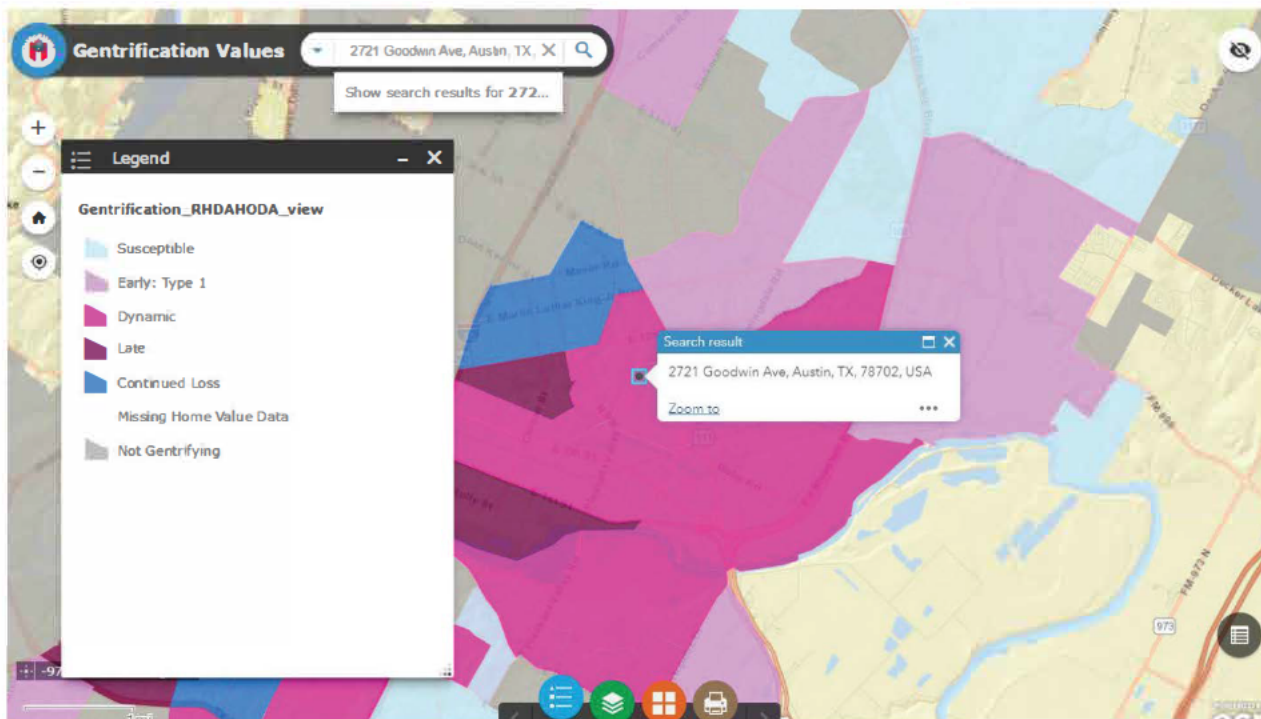
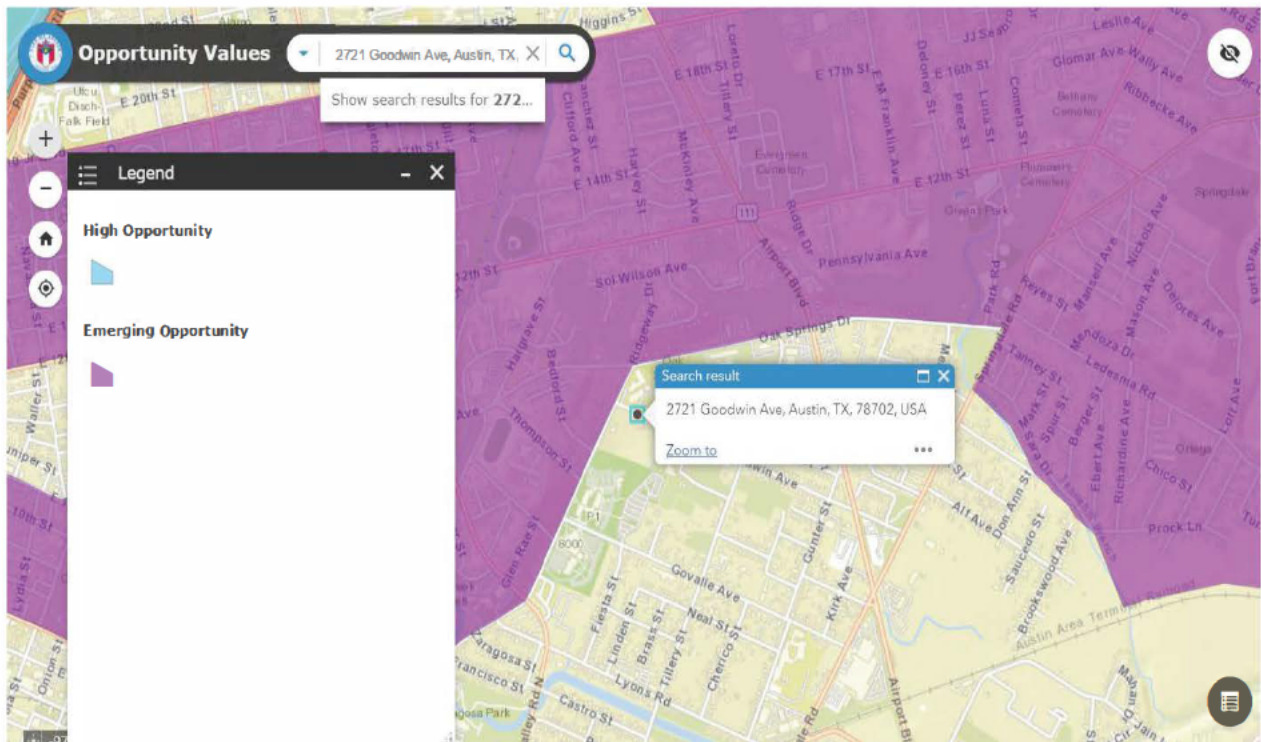
Mobility Corridor with 0.5 mile buffer

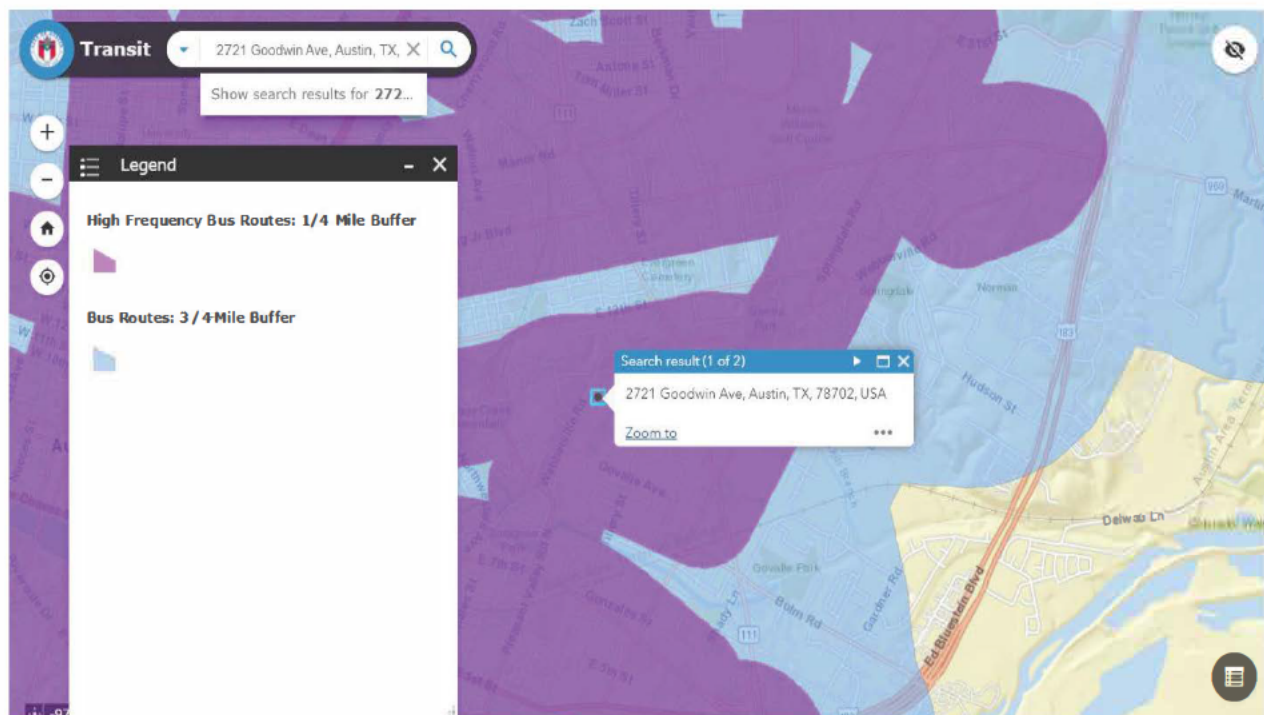
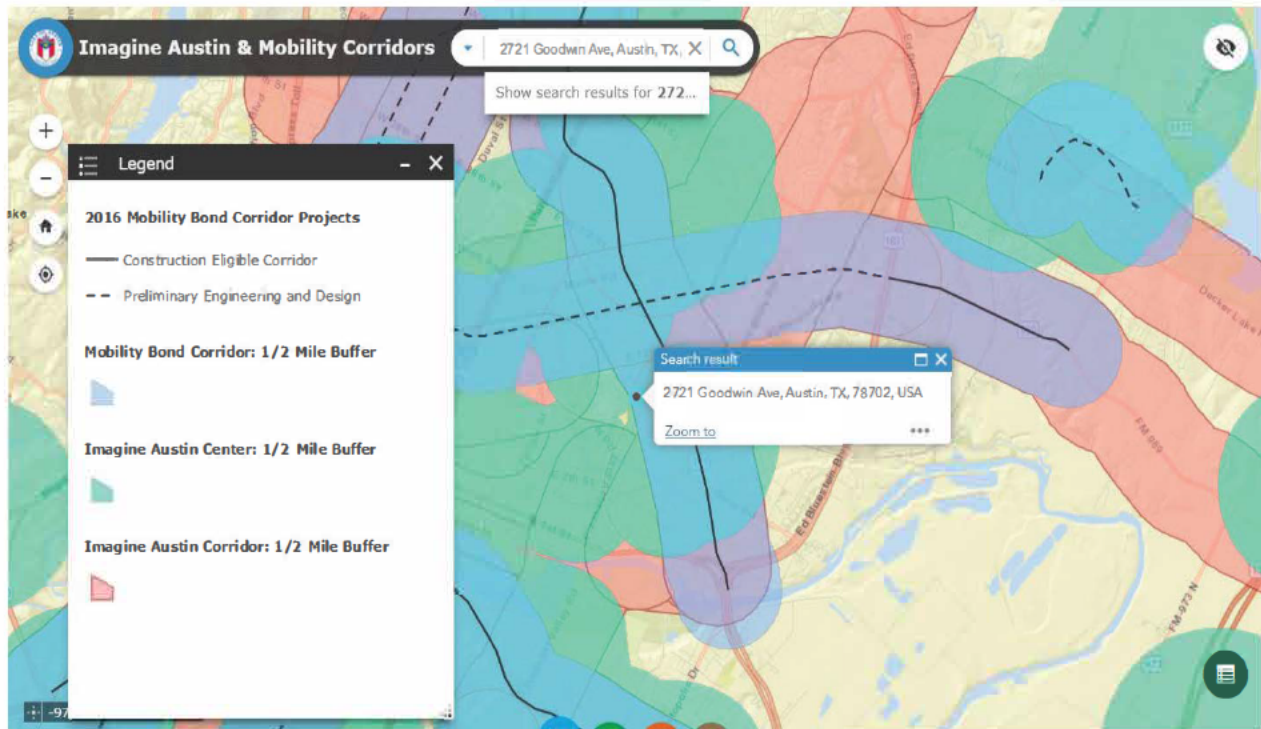
Healthy Food Access with 1 mile buffer

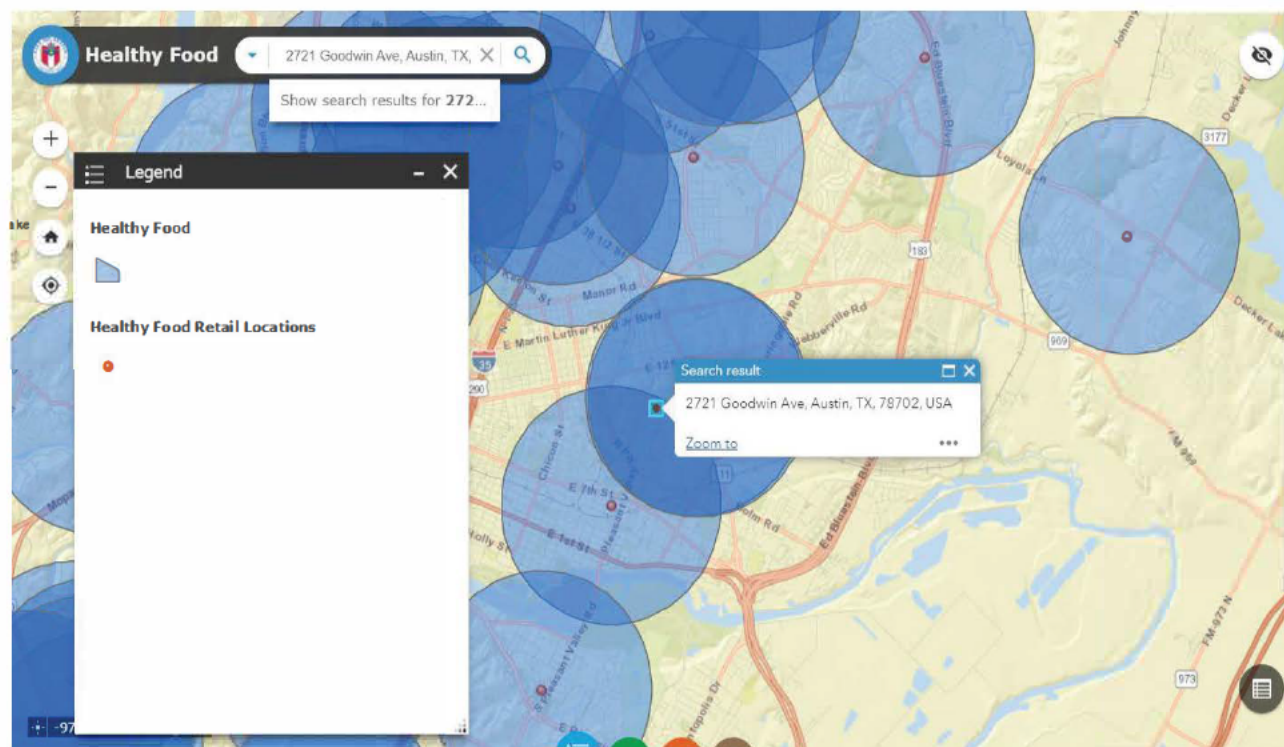
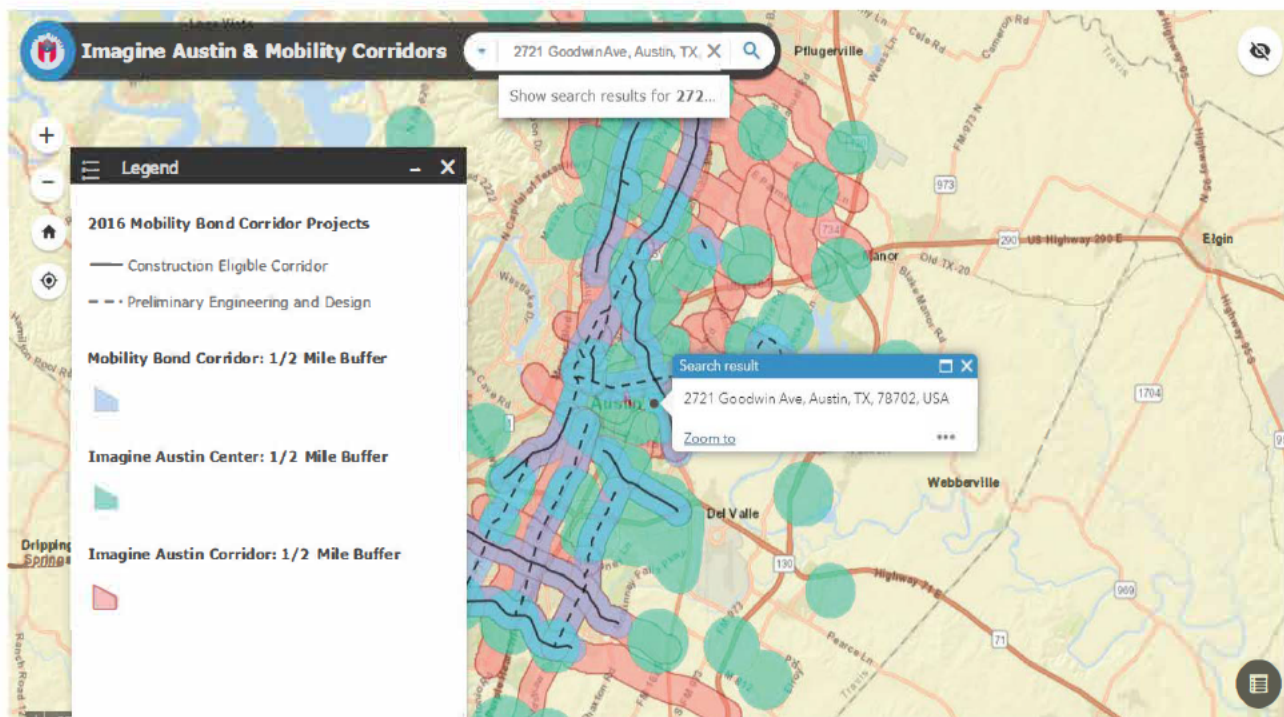
100 year Flood Plain

Zoning Verification Letter

Proof of Site Control









FloodPro

Find Floodplain Information

Address: 2721 GOODWIN AVE

Tax ID: 0207140143

Appraisal District: Travis

FEMA Floodplain

Flood Zone: X

Community Number: 480624

Panel Number: 48453C0465K

Effective Date: 1/21/2020

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](#)

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