

## APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER: Guadalupe Neighborhood Development C	OWNER/BORROWER NAME : Guadalupe Neighborhood Development
DEVELOPMENT NAME : GSNZ 7-Acres West	FUNDING CYCLE DEADLINE : August 6 2021
FEDERAL TAX ID NO: 74-2247265	DUNS NO: 015287795
PROJECT ADDRESS: 2721 Goodwin Ave 78702	PROGRAM : OHDA
CONTACT NAME : Rachel Stone	AMOUNT REQUESTED: \$3,511,270
CONTACT ADDRESS AND PHONE : 813 E. 8th Street Austin TX 78702	

## APPLICATION TABS

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		3.b.	Certified Financial Audit	MR
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		3.e.	Funding commitment letters	N/A
4	PROJECT INFORMATION	4.a.	Market Study	MR
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		4.c.	SMART Housing Letter	MR
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		4.e.	Resident Services	N/A
5	PROPERTY INFORMATION	5.a.	Appraisal	N/A
		5.b.	Property Maps	MR
		5.c.	Zoning Verification Letter	requested
		5.d.	Proof of Site control	MR
		5.e.	Phase I ESA	N/A
		5.f.	SHPO	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.*

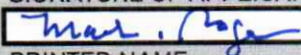
SIGNATURE OF APPLICANT

DATE AND TIME STAMP OF RECEIPT

PRINTED NAME

TITLE OF APPLICANT

DATE OF SUBMISSION


Mark C. Rogers
Executive Director
08/06/2021

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FOR AHFC USE ONLY

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

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2020 Audited Financial



# 1. Applicant Entity

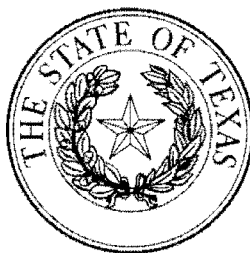
## Developers Experience

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.



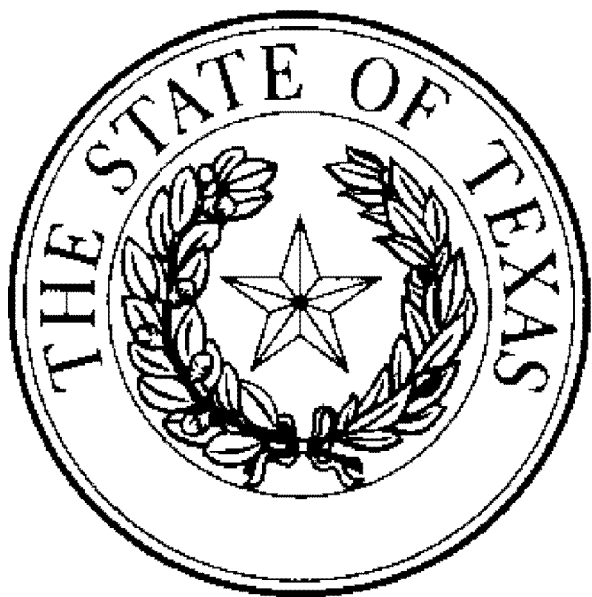
## Office of the Secretary of State

### 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.

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## PROJECTS LIST & COMPLETION DATE

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- |   |   |
|---|---|
| • 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

## 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



# JUSTIN N. GONZALES

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## **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/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

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**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

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## 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



G N D C

Guadalupe Neighborhood Development Corporation



Supporting affordable housing in East Austin since 1981.





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

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

For over 40 years, **GNDC** has been developing and managing high quality, affordable rental and ownership properties in East Austin. It currently owns and manages sixty-four single-family properties, two multi-family family properties and operates eighteen community land trust properties.



# Jeremiah Program Moody Campus

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

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

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



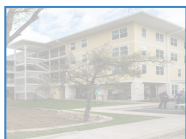
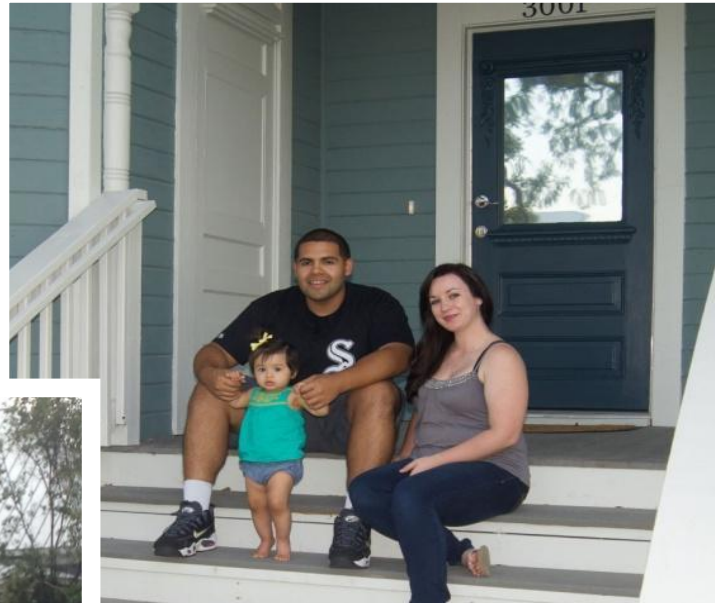


# GNDC Community Land Trust

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

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

**GNDC is AIA Austin 2014 Community Vision Award winner.**

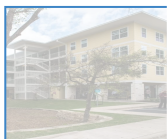


# GNDC Community Land Trust

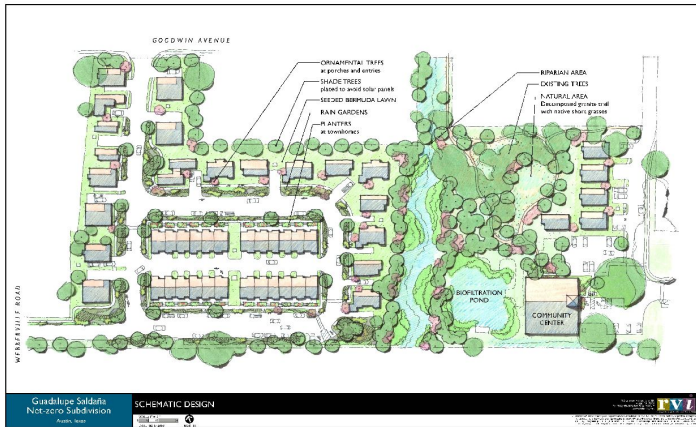
In 2014, **GNDC's** CLT program enabled the Hernandez Family, Jesse, Becky and their three sons, to purchase 807 Waller Street, which had a market value of \$565,000, for \$85,000. This was the first community land trust home in Texas to be purchased with a private mortgage.



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



# Guadalupe-Saldana Net-Zero Subdivision

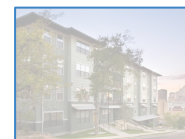


125 units of "super-green homes" are planned. **GNDC's** subdivision merges sustainable design and supportive social services with affordable rental and homeownership homes. The Enterprise Green Community certified development is transforming a former "brownfield" into one of the "greenest" developments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

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

**Envision Central Texas Community Stewardship Award: Innovation Winner 2011.**



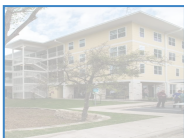


## La Vista de Guadalupe

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

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

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



# Alley Flat Initiative

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

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



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



## GNDC Staff + Board

### GNDC STAFF

Mark Rogers, Ph.D. – Executive Director

Rachel Stone – Assistant Executive Director

Yolanda Alemán-Limón – Property Manager

Linda Rodriguez – Assistant Property Management

Justin Gonzales – Administrative Coordinator

### CONSULTANTS

Marla Koosed – Financial Manager

Ignacio Treviño –GNDC Legal Counsel services  
provided by Texas Rio Grande Legal Aid

### GNDC BOARD

Joseph A. Martinez – President

Victoria Alvarez – Director

Michael Guajardo – Vice President

Marla Torrado – Director

Jesse Hernandez – Treasurer

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)



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.

Letter 1045(DO) (6-77)



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

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

**Date:** MAY 24 2000

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

**Employer Identification Number:**  
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)

## 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.

Please see Appendix for 2020 Audited Financials



# Guadalupe Neighborhood Development Corporation

## Sch A - Balance Sheet

As of June 30, 2021

	<u>Jun 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Horizon - Checking	27,853.49
Horizon - Security Deposit	44,275.00
Frost Restricted Funds	99,779.58
Frost Unrestricted Funds	305,768.38
Petty Cash	240.73
Total Checking/Savings	<u>477,917.18</u>
Accounts Receivable	
Accounts Receivable	18,302.84
Total Accounts Receivable	<u>18,302.84</u>
Other Current Assets	
ERC Receivable	57,327.11
Notes Receivable - Current	2,550.20
Prepaid Insurance	22,525.04
Prepaid Other	5,154.19
Total Other Current Assets	<u>87,556.54</u>
Total Current Assets	583,776.56
Fixed Assets	
Earnest Money	3,000.00
Land	1,081,141.00
Rental Property	
Housing Units	
Improvements	148,796.30
Housing Units - Other	6,680,806.51
Total Housing Units	<u>6,829,602.81</u>
Appliances	64,799.60
Accumulated Depreciation	<u>(2,718,521.18)</u>
Total Rental Property	4,175,881.23
Property and Equipment	
Office Furniture and Equipment	19,045.23
Accumulated Depreciation	<u>(14,558.00)</u>
Total Property and Equipment	4,487.23
Closing	
Closing Costs	
LISC predevelopment loan	7,500.00
6711 Porter	6,259.47
Closing Costs - Other	19,246.24
Total Closing Costs	<u>33,005.71</u>
Accumulated Depreciation	<u>(3,181.00)</u>
Total Closing	29,824.71
Construction in Progress	
809-A San Marcos	

# Guadalupe Neighborhood Development Corporation

## Sch A - Balance Sheet

As of June 30, 2021

	Jun 30, 21
Architect	600.00
Demolition	2,250.00
809-A San Marcos - Other	960.00
Total 809-A San Marcos	3,810.00
809 - B San Marcos St.	
Engineer	700.00
Survey	850.00
Architect	2,073.50
809 - B San Marcos St. - Other	2,697.76
Total 809 - B San Marcos St.	6,321.26
6711 Porter	
Fees	38.00
Demo	9,800.00
Architect	4,405.00
Engineering	1,800.00
Building and Land	170,000.00
Survey	1,300.00
Total 6711 Porter	187,343.00
1003 Tillery St.	
Market Study	29.99
Survey	1,500.00
Total 1003 Tillery St.	1,529.99
1103 Clermont Ave.	
Water/Wastewater Tap Plan	1,600.00
Demolition	2,250.00
Architect	4,025.50
Survey	750.00
1103 Clermont Ave. - Other	873.39
Total 1103 Clermont Ave.	9,498.89
1008 Brass	13,631.39
810 Lydia	
Fees	958.88
Architect	10,822.50
810 Lydia - Other	16,977.99
Total 810 Lydia	28,759.37
908 and 914 E. 7th St.	9,600.00
1113 E. 9th St.	
Fees	958.88
Architect	6,800.00
1113 E. 9th St. - Other	17,580.54
Total 1113 E. 9th St.	25,339.42
Escuela Nueva	
Other Professional Services	2,100.00
Project Engagement Facilitation	7,988.21

# Guadalupe Neighborhood Development Corporation

## Sch A - Balance Sheet

As of June 30, 2021

	Jun 30, 21
Consulting	1,000.00
Landscape Design	2,500.00
Survey	750.00
Engineering	7,569.00
Architect	337,340.02
Total Escuela Nueva	359,247.23
La Vista de Lopez	
Fees	140.00
Other Professional Services	60,115.00
Landscape Design	2,500.00
Architect	270,873.30
Engineering	102,007.02
Total La Vista de Lopez	435,635.32
FJZ - Phase II	
Developer Fee	50,000.00
Horizon Bank Interest Expense	93.19
Architect	747.34
Loan Closing Costs	8,731.35
Mailboxes	80.64
Plumbing	9,595.00
Utilities - Water	31.05
Total FJZ - Phase II	69,278.57
FJZ - Phase III	
Developer Fee	70,000.00
Appraisals	400.00
Loan Closing Costs	404.67
Survey	2,200.00
Acquisition Improvements	300,000.00
Architect	1,944.00
Engineering	2,000.00
Mailboxes	1,048.21
Total FJZ - Phase III	377,996.88
FJZ - Phase IV	
Fencing	31,032.90
Gutters	1,200.00
Landscaping	8,000.00
Underpinning	889.00
Solar Panel	5,149.00
Contractor Profit	5,000.00
House Cleaning	450.00
Hardware door and bath	500.00
Appliances	2,550.00
Trim material Cabinets & Labor	3,000.00
Builder Risk Insurance	1,450.00
3rd Party Inspection Fees	300.00

# Guadalupe Neighborhood Development Corporation

## Sch A - Balance Sheet

As of June 30, 2021

	Jun 30, 21
Heating & Air Conditioning	4,981.00
Building Materials & Labor	1,097.80
Retainage	16,429.62
Trash	500.16
HVAC	(4,981.00)
Architect	398.50
Total FJZ - Phase IV	77,946.98
FJZ - Phase V	
1126 Tillery #1	
Permits and Fees	34.00
Water/Wastewater Tap Plan	1,600.00
Survey	850.00
Demolition	6,017.00
Engineering	3,200.00
House Relocation	28,921.71
Architect	29,976.00
1126 Tillery #1 - Other	3,266.50
Total 1126 Tillery #1	73,865.21
3128 FJZ	
Permits and Fees	76.00
Architect	6,675.00
Engineering	4,100.00
3128 FJZ - Other	1,300.35
Total 3128 FJZ	12,151.35
Total FJZ - Phase V	86,016.56
Held for Sale	(373,408.00)
Construction in Progress - Other	37,965.00
Total Construction in Progress	1,356,511.86
Total Fixed Assets	6,650,846.03
Other Assets	
Investment in La Vista de Lopez	770.25
Investment in Guad Jeremiah LP	2,520,865.50
Investment in Partnership	2,125,879.33
Interest Receivable	1,407,927.23
Due to/from GFC, LP	58,907.47
NOTES RECEIVABLE	
GFC, LP - solar panels	75,640.00
L/T Note Receivable - Arredondo	11,548.48
L/T Note Receivable - Fielden	9,701.44
L/T Note Receivable - M. Ybarra	108,760.00
L/T Note Receivable - Ruiz	9,026.54
L/T Note Receivable - Tyner	9,136.09
Note Rec. - GFC, LP Loan Payoff	257,961.41
Discount on Note Receivable	(155,596.00)



# Guadalupe Neighborhood Development Corporation

## Sch A - Balance Sheet

As of June 30, 2021

	Jun 30, 21
Note Receivable- Long Term	94,375.11
Note Receivable - GFC, LP	2,548,207.07
Note Receivable - Guadalupe Sal	1,550,000.00
Total NOTES RECEIVABLE	4,518,760.14
Total Other Assets	10,633,109.92
TOTAL ASSETS	17,867,732.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Current Liabilities	
Other Current Liabilities	2,132.00
Escrow and Maintenance Deposits	6,760.30
Notes Payable - Current	52,744.50
Payroll Liabilities	85,370.10
Total Current Liabilities	147,006.90
Deferred Revenue	9,540.53
Property Taxes Payable	3,479.83
Total Other Current Liabilities	160,027.26
Total Current Liabilities	160,027.26
Long Term Liabilities	
Security Deposits	44,545.00
Long Term Notes	
Frost Loan \$571k Closing Costs	(6,497.70)
Frost Loan - \$571,000	559,279.47
Frost Loan - 1112 East 8th St.	3,255.05
Frost Loan 1112 E. 8th. closing	(3,255.65)
AHFC Note - \$1,235,200 - FJZ Ph	1,235,200.00
AHFC Note - \$240k	85,000.00
AHFC Note - \$240K Closing Costs	(2,960.29)
2019 Horizon Loan Closing Costs	0.34
3121 Horizon Bank Loan - 115k	(181.15)
3116 Horizon Bank Loan - 115k	(900.31)
3113 Horizon Bank Loan - 115k	(154.29)
3112 Horizon Bank Loan - 115k	(125.31)
3109 Horizon Bank Loan - 115k	33.91
3108 Horizon Bank Loan - 115k	(834.50)
3105 Horizon Bank Loan - 115k	(149.84)
3104 Horizon Bank Loan - 115k	(133.83)
AHFC Note - FJZ Phase III	370,000.00
AHFC Note - \$1,281,460	1,281,460.00
AHFC - \$2M - Guadalupe Jeremiah	2,000,000.00
AHFC Note-\$1.5 mill - Conting.	1,396,154.00
AHFC Note-\$555,000-Contingent	555,000.00
AHFC Note-1126 Tillery - Cont.	1,000,000.00

# Guadalupe Neighborhood Development Corporation

## Sch A - Balance Sheet

As of June 30, 2021

	Jun 30, 21
AHFC Note - \$600,000 - conting.	600,000.00
AHFC Note - RHDA - Contingent	395,000.00
AHFC Note (FJZ-Phase II)	208,333.33
AHFC Note (GFC) - Contingent	2,138,239.00
AHFC Note (SOL)- \$435,500	435,500.00
AHFC Note 809 E. 9th - \$50,000	50,000.00
AHFC Note(SOL)- \$850,000 - Cont	850,000.00
COA-904-B Lydia- AFI-Contingent	60,000.00
COA - Balmuth - Contingent	83,601.72
COA - West 50 X 138- Contingent	18,753.00
Frost Loan - \$604,901.94	(1,042.75)
Frost Loan Closing Costs-contr	1,042.90
Frost Loan - \$75k	(184.81)
Frost Loan 75K Closing Costs	184.67
Mary Helen Lopez Note - 809 E 9	208,149.82
Discount on M.H. Lopez Note	(88,778.00)
Notes Payable - Long Term	(1,287,020.80)
TDHCA Loan - \$162,000	125,550.00
TDHCA Loan - Conting. portion	123,523.31
Wells Fargo	(4,909.74)
WF - 2800 Prado & 705 Lydia	(95.61)
Long Term Notes - Other	(99,165.32)
Total Long Term Notes	12,286,870.62
Total Long Term Liabilities	12,331,415.62
Total Liabilities	12,491,442.88
Equity	
Net Assets with Donor Restrict.	109,332.86
Net Assets w/o Donor Restrict.	5,332,714.47
Net Income	(65,757.70)
Total Equity	5,376,289.63
TOTAL LIABILITIES & EQUITY	17,867,732.51

# Guadalupe Neighborhood Development Corporation

## Sch B - Current Month and Year-to-Date Profit & Loss

January - June 2021

	<u>Jun 21</u>	<u>Jan - Jun 21</u>
Ordinary Income/Expense		
Income		
Rental Income		
Tenant Portion Rent	36,116.00	215,280.00
Rent Subsidy	8,578.00	51,806.00
Utilities	803.66	4,604.78
Returned Check Fees	0.00	25.00
Non-Refundable/Forfeited Dep.	0.00	125.00
Total Rental Income	<u>45,497.66</u>	<u>271,840.78</u>
Ground Lease Income	700.00	4,075.00
Management Fee	3,700.00	22,200.00
Contributions		
General Contribution	0.00	13,000.00
Total Contributions	<u>0.00</u>	<u>13,000.00</u>
Grants/Restricted Contributions	7,500.00	9,477.92
Property Sales		
Property Sale Proceeds	0.00	555,000.00
Cost of Sales	0.00	(698,272.13)
Total Property Sales	<u>0.00</u>	<u>(143,272.13)</u>
Stewardship/Escrow Funds-Restr.	810.00	4,710.00
Other Income	1,756.97	3,435.36
Total Income	<u>59,964.63</u>	<u>185,466.93</u>
Gross Profit	59,964.63	185,466.93
Expense		
Accounting	23,350.00	27,400.00
Bad Debt Expense	0.00	75.76
Bank Service Charges	22.10	155.30
Dues & Subscriptions	108.13	759.37
Educational Expense	0.00	180.00
Insurance	3,146.75	26,257.28
Interest Expense	1,903.29	13,161.87
Legal Fees	0.00	26.00
Loan Service Fee	0.00	5,000.00
Meeting Expense	132.11	214.15
Office Supplies	112.97	3,542.55
Payroll Expenses		
Salaries	26,313.33	145,804.44
Payroll Taxes	1,983.45	12,446.96
Employee Health Insurance	4,014.37	21,749.57
Total Payroll Expenses	<u>32,311.15</u>	<u>180,000.97</u>
Postage and Delivery	26.35	136.35
Professional Fees	50.40	199.60
Property Taxes	0.00	(4,499.87)
Repair & Maint - supplies	310.03	2,211.53

# Guadalupe Neighborhood Development Corporation

## Sch B - Current Month and Year-to-Date Profit & Loss

January - June 2021

	<u>Jun 21</u>	<u>Jan - Jun 21</u>
Repair and Maintenance	3,440.00	45,856.60
Telephone and Internet	724.74	4,441.33
Utilities	2,900.16	11,487.88
Total Expense	<u>68,538.18</u>	<u>316,606.67</u>
Net Ordinary Income	(8,573.55)	(131,139.74)
Other Income/Expense		
Other Income		
Employee Retention Credit	4,439.56	83,000.00
Total Other Income	<u>4,439.56</u>	<u>83,000.00</u>
Other Expense		
Storm-Related Expenses	0.00	8,606.64
COVID-19 Expenses	0.00	9,011.32
Total Other Expense	<u>0.00</u>	<u>17,617.96</u>
Net Other Income	<u>4,439.56</u>	<u>65,382.04</u>
Net Income	<u>(4,133.99)</u>	<u>(65,757.70)</u>



**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.**

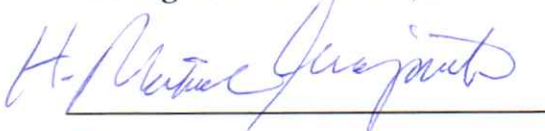
**Item A. Guadalupe-Saldana Subdivision update- Resolution to submit application for \$2.7 million dollars in GO Bond and/or other funds from the City for infrastructure development at the Guadalupe-Saldana Subdivision.**

**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.**

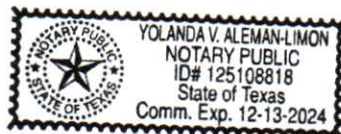


**H. Michael Guajardo, Vice President**

**August 6, 2021**

**Date**

**This instrument was acknowledged before me on the 6<sup>th</sup> 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**

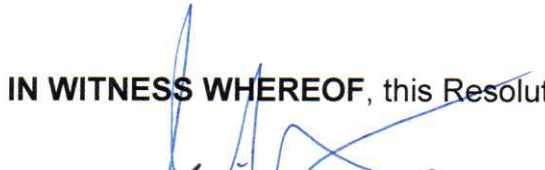
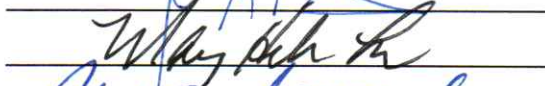

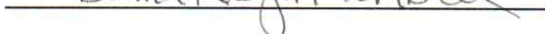
**RESOLUTION BY THE  
GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION  
TO REQUEST FUNDING**

**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:

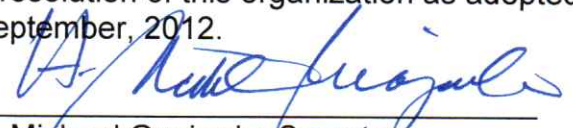
**WHEREAS**, for the purpose of acquiring financing the construction of community land trust home-ownership unit(s) (the "Project") to be located at the Guadalupe-Saldana Net Zero Subdivision, at a regular meeting of the Board of Directors held on September 24, 2012, unanimously approve that the Executive 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 24<sup>th</sup> 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 24<sup>th</sup> day of September, 2012.

  
\_\_\_\_\_  
H. Michael Guajardo, Secretary

## Project Information: GSNZ 7-Acres West

GNDC is excited to introduce the beginning of the completion of our 11-acre, 124-unit Guadalupe-Saldaña Net Zero (GSNZ) 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 winding 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.

The final 3 phases of the Subdivision include building 51 additional CLT homes on the west side of the multi-family zoned site. This Phast 1 West in this proposal will complete the infrastructure and site work for all 51 units and construct 24 townhomes. The townhomes, 2.5 story walk-ups designed by Nelsen Partners, will have a 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.

Whereas this funding request supports the development of the 24 townhomes, the infrastructure work that is also in this request includes 4 new private streets that will serve 27 additional homes. The addresses and housing within this request are as follows:

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

In this phase, GNDC will serve 19 households with incomes at or below 80% and 5 households with incomes 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.

The designs for this phase are complete and nearly permit ready. The site plan and permit were approved in 2011 and, in 2015, received a 10-year extension to July 2025. The total project cost for this phase is \$8,075,045. GNDC is requesting \$3,511,270 in AHFC funds to be applied to construction costs of infrastructure and for some hard costs related to the 24 townhomes. An additional \$4,270,320 will be financed with private debt. The private financing will be used almost entirely for hard costs related to the townhomes and will be repaid with the mortgages secured by the homebuyers.

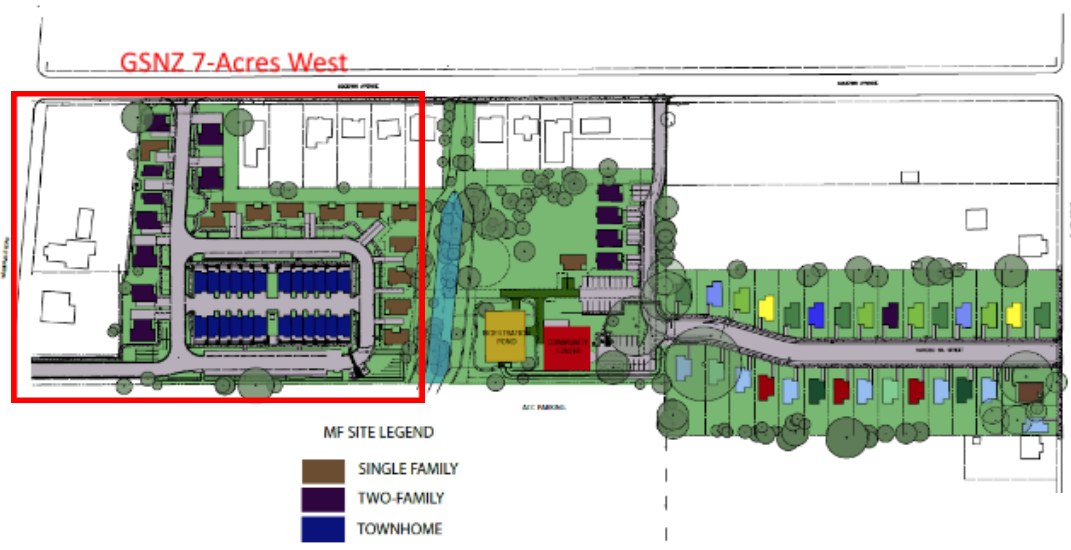


GNDC is providing \$293,455 toward project expenses. All funds are essentially committed except the requested AHFC funds. Horizon Bank has provided financing on 3 phases of the subdivision and a number of other lenders have expressed interest in providing GNDC with this type of financing.





## GUADALUPE-SALDANA NET-ZERO SUBDIVISION SITE PLAN



### History of the Guadalupe-Saldana Net Zero Subdivision

GNDC's work on the Guadalupe-Saldana Net Zero Subdivision began in 2005 when GNDC purchased 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 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. 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, 10 ownership homes in Phase IV. These 26 homes were completed between 2015 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 an 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 are being currently being rehabbed for sale. The one remaining vacant lot will be developed in 2022-23.

## 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](http://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](mailto: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](mailto: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 Moleri, 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](mailto: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

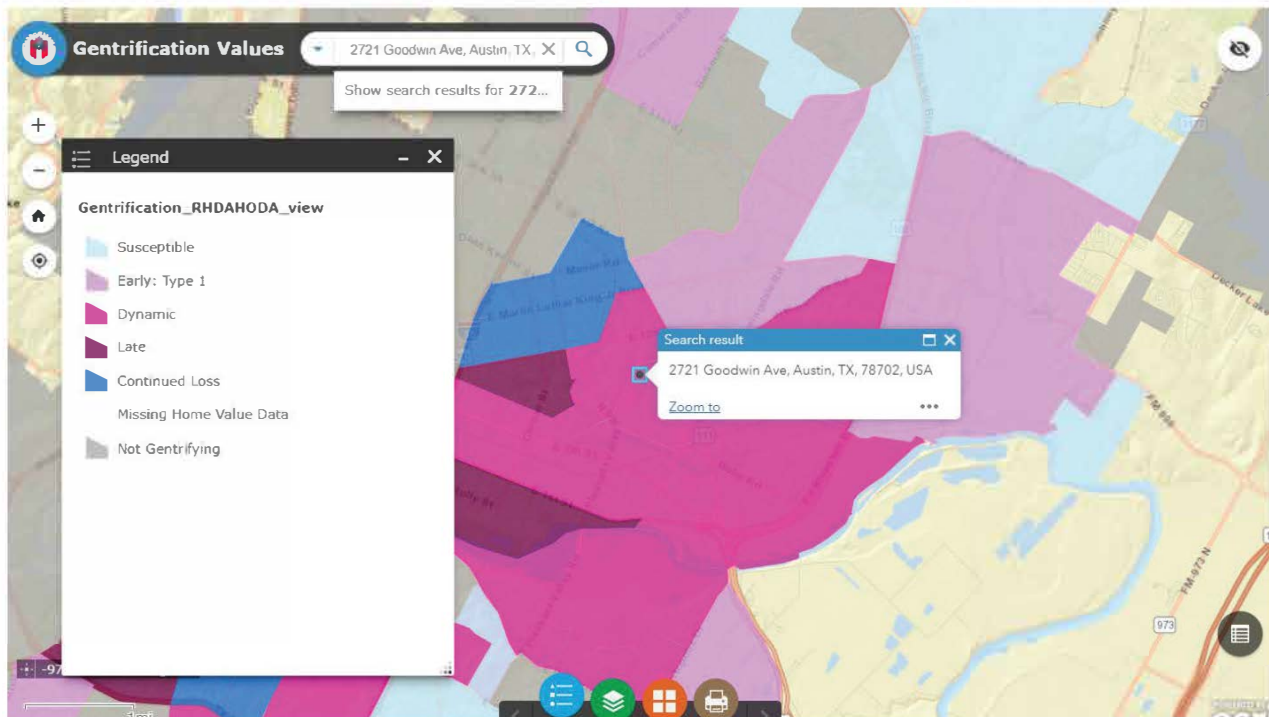
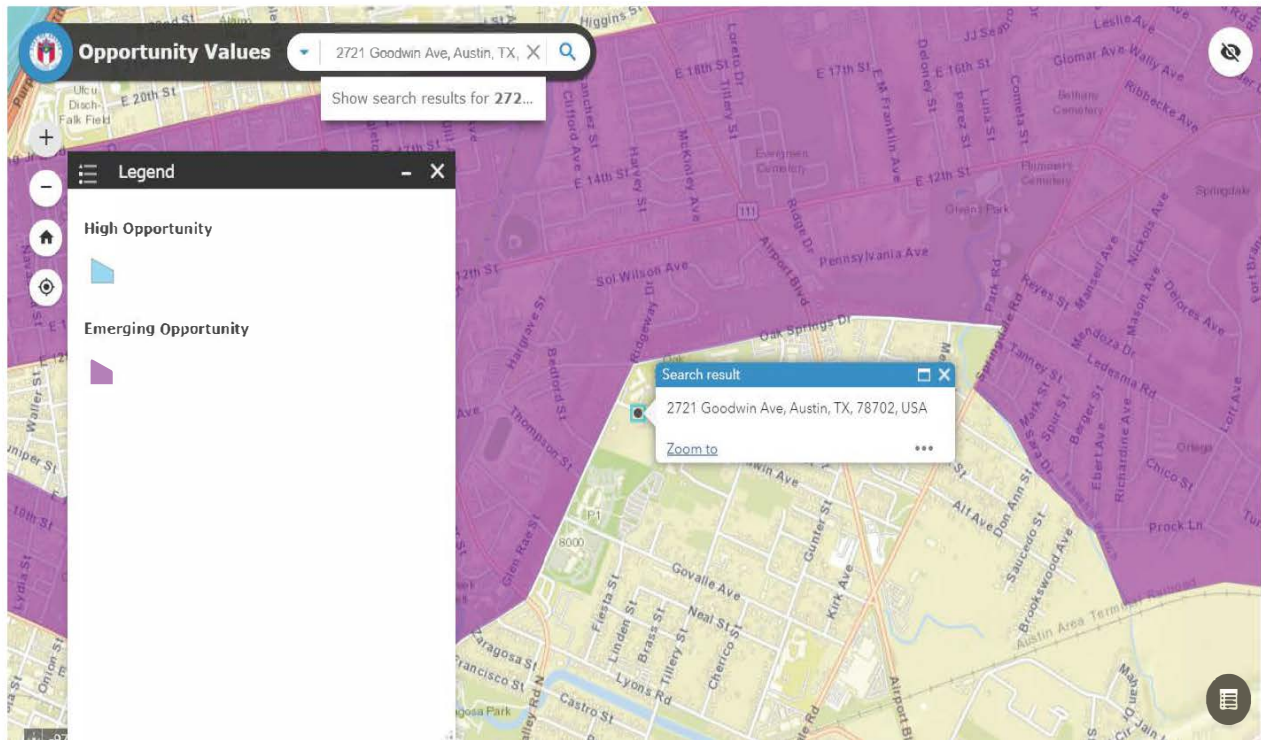
Healthy Food Access with 1 mile buffer

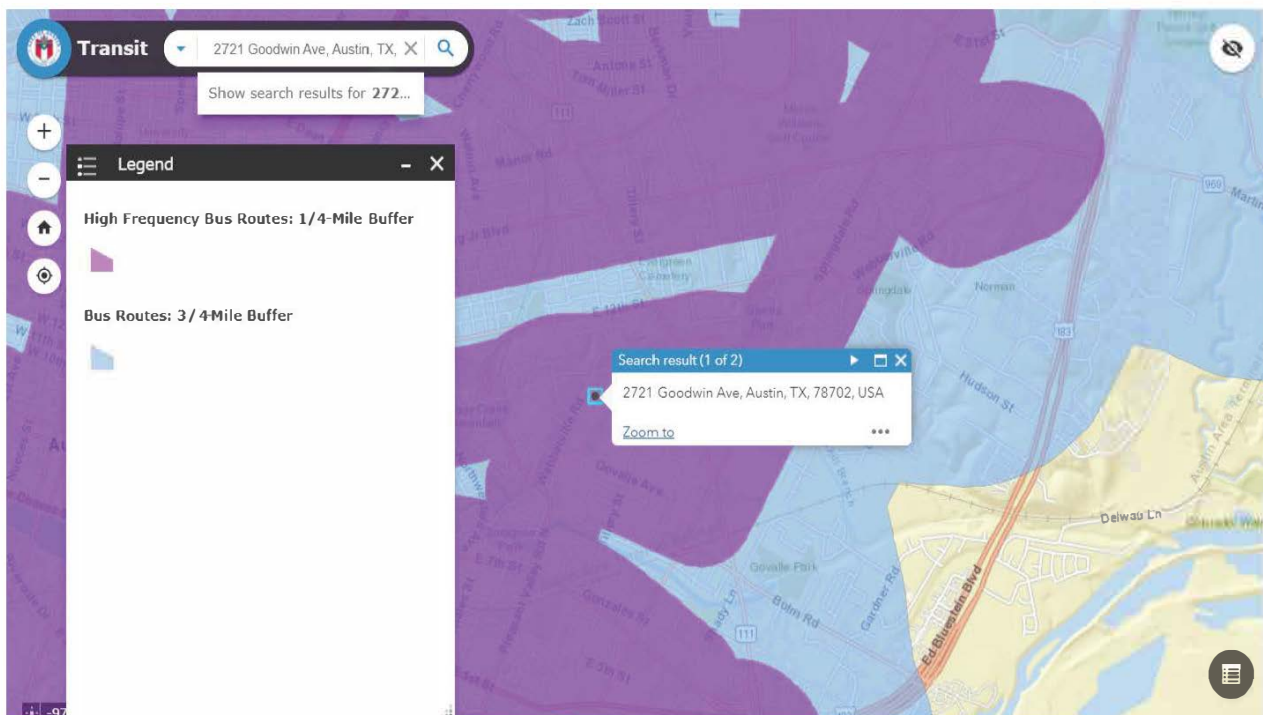
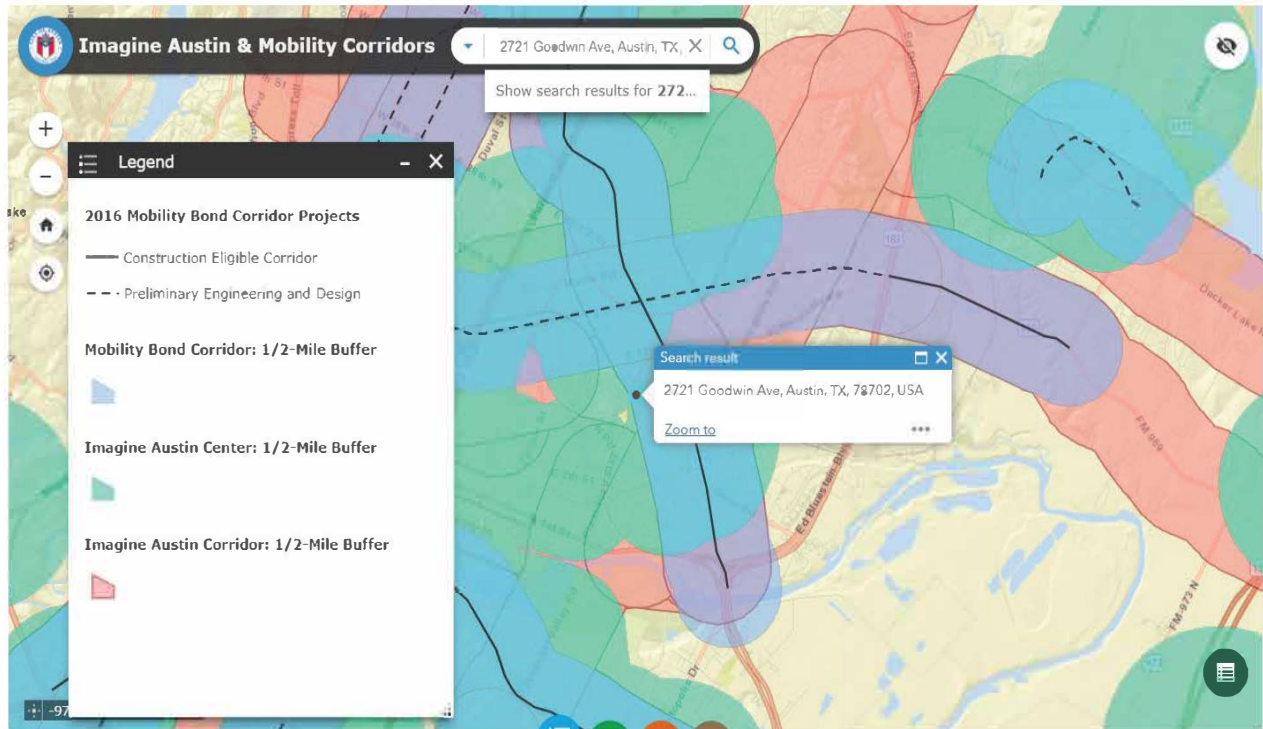
100 year Flood Plain

### Zoning Verification Letter

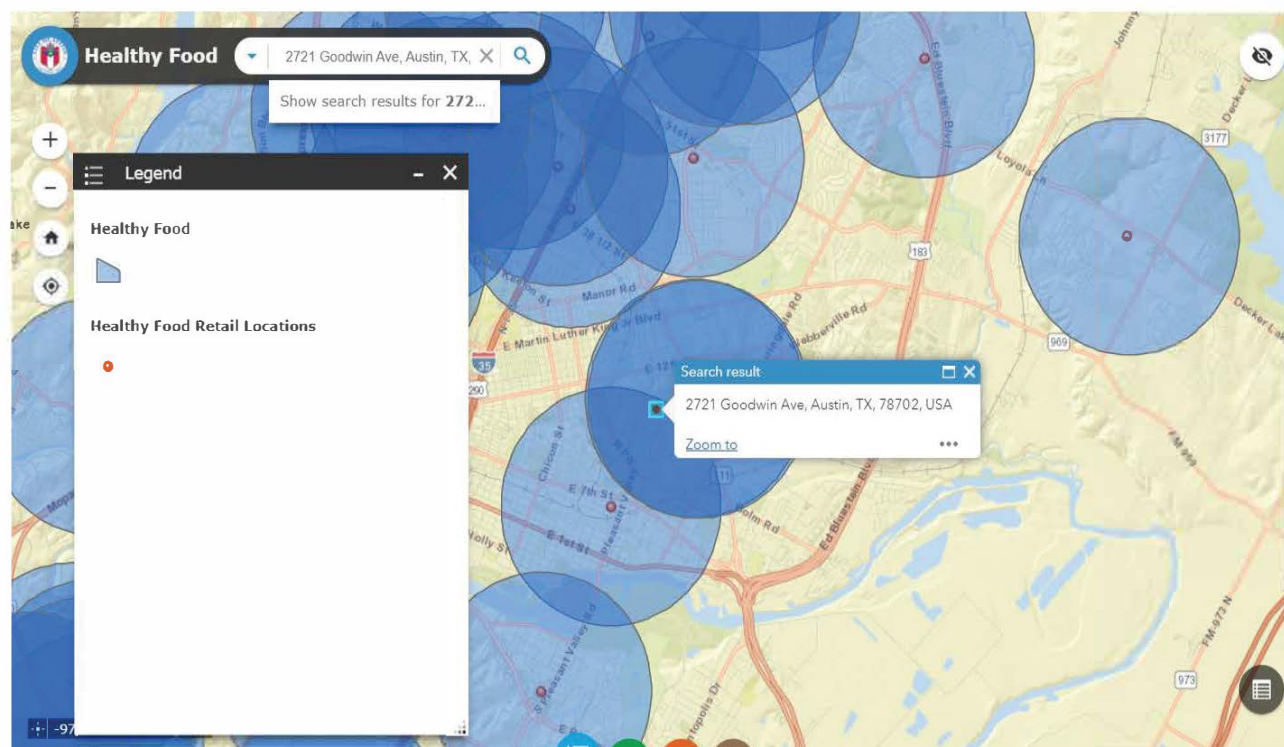
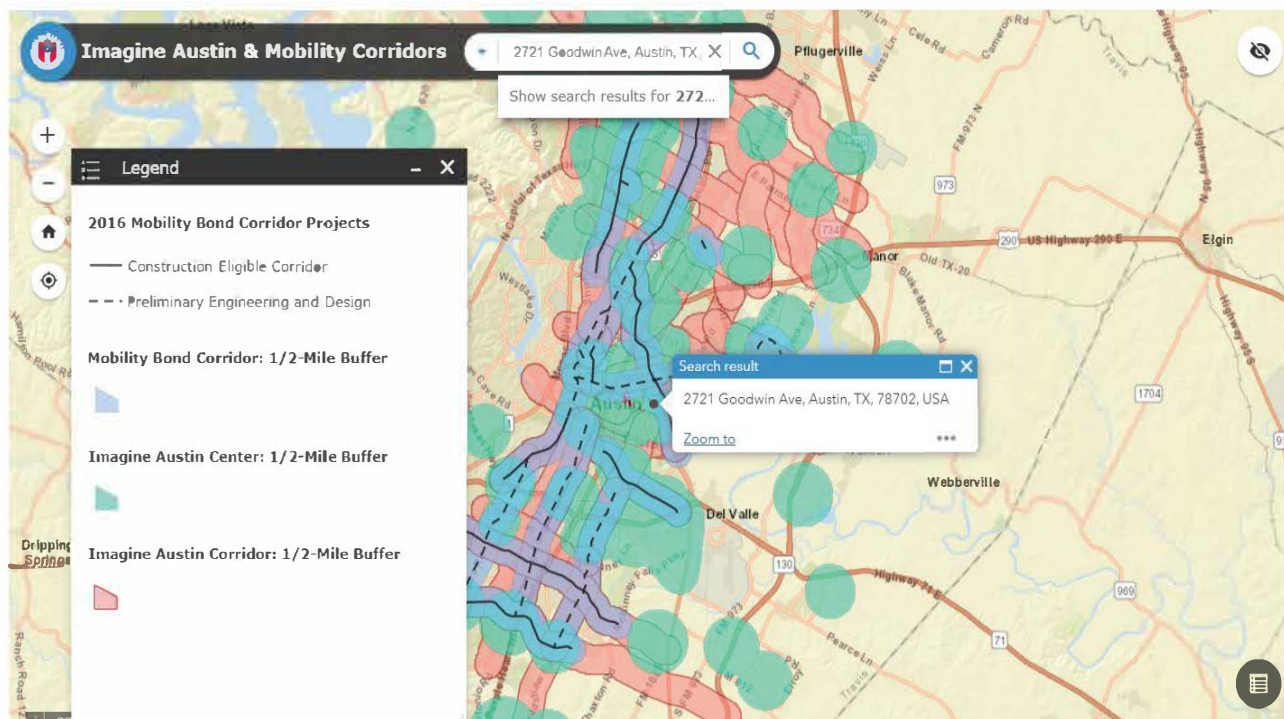
### Proof of Site Control













## 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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