

AUSTIN HOUSING FINANCE CORPORATION
Application for Financing for Homeownership Projects

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2016-17 Action Plan goals and policy direction from the Austin City Council.

Project Name: Guadalupe-Saldana Net Zero Subdivision: Father Joe Street Phase III

Project Address: 3020, 3021, 3100, & 3101 Father Joe Znotas Street **Zip Code** 78702

City Council District Number: 3 **Census Tract Number:** 8.01

Total # units in project: 4 **Total # units to be assisted with AHFC Funding:** 4

Project type: ☐ Acquisition ☐ Rehabilitation ☐ Acquisition & Rehabilitation ☒ New construction

Amount of funds requested: \$370,000 **Terms Requested:** 0% interest, deferred forgivable

Role of applicant in Project (check all that apply): ☒ Owner ☒ Developer ☐ Sponsor

1. Applicant Information (If applicant is not acting as the developer, please provide all of the information below for the developer as well as for the applicant. If the developer involves multiple entities, is a partnership or joint venture, please provide duplicative information for each, and identify the entity that will serve as the "lead" organization).

Guadalupe Neighborhood Development Corporation
Name

813 East 8th Street
Street Address

Austin Texas, 78702 [REDACTED]
City **State, Zip** **Telephone #**

Mark C. Rogers [REDACTED] [REDACTED]
Contact Person **Contact Telephone #** **E-mail address**

015287795 [REDACTED]
DUNS Number (Required) **Federal Tax ID Number**

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

Guadalupe Neighborhood Development Corporation
Legal Name of Developer/Entity

Mark C. Rogers
Signature of Authorized Officer

November 7, 2017
Date

Executive Director
Title

City of Austin
NOV 13 2017
NHCD / AHFC

2. A. Non-profit applicants/developers, attached copies of the following:

1. A "certificate of status" issued by the Texas Secretary of State.
2. Federal IRS certification granting non-profit tax-exempt status.
3. Certified financial audit for most recent year which include the auditor's opinion and management letters.
4. Board resolution approving the proposed project and authorizing the request for funding

B. For-profit applicants/developers, attach copies of the following:

1. For Corporations, Limited Partnerships, and Limited Liability Companies, a copy of a "certificate of status" issued by the Texas Secretary of State.
2. A current financial statement
3. Proof of sufficient reserves or a line of credit available, if necessary, in order to complete the proposed project.
4. **Project Description** – Provide a brief project description that addresses items "A" through "G" below.

GNDC has partnered with Austin Habitat for Humanity for the construction and development of four single-family, net-zero energy homes that will be sold in a Community Land Trust arrangement to income eligible homebuyers at the Guadalupe-Saldaña Net-Zero Subdivision. Habitat is providing home buyer education and currently it appears Habitat also will be the mortgage lender for the home buyers. The combined expertise and resources provided by this partnership will allow for an expedient and cost efficient development process and will support the missions of both housing organizations and the City of Austin's affordable home ownership goals. A copy of the signed memorandum of understanding is included with this application.

GNDC is requesting \$370,000 in funds from AHFC to be applied as construction cost and associated soft cost assistance (\$92,500 per house) for the 4 net-zero energy homes described above.

GNDC has permit-ready building plans for 3020, 3021, 3100, and 3101 Father Joe Znotas Street. All four designs are for 3-bedroom/2.5 bath homes with approximately 1,374 square feet of conditioned space and are modeled as net-zero energy capable. The addition of photo voltaic arrays should result in net-zero energy homes.

All four home buyers will have households with incomes at or below 80% of the Austin-Round Rock – San Marcos Median Family Income (MFI) and at least one of the buyers will have a household income at or below 60% of the MFI. GNDC will give the highest priority to its current renters; especially those whose income are nearest 80% of the Austin MFI. GNDC's 2nd highest priority is to serve residents and former residents of the 78702 and 78721 zip code neighborhoods surrounding the site who have been displaced or are under pressures of displacement because of the high and increasing cost of housing in Austin. GNDC and Habitat aim to ensure that the mortgage payments (principal, taxes, insurance and other fees) will not exceed 30% of the monthly gross income of the buyers.

GNDC is identifying households with low-to-moderate incomes who would like to acquire the homes through a Community Land Trust sale. All prospective buyers at this time are current GNDC tenants. Most of these households have attempted pre-qualification through conventional mortgage lenders. However, for reasons including low credit scores, debt, and insufficient savings required for loan closing, they have been denied conventional mortgage lending. Austin Habitat for Humanity, an experienced mortgage lender to low-to-moderate income households, is working with these households and has approved two families so far as eligible for their mortgage lending program. Austin Habitat for Humanity is a HUD accredited housing counseling agency and is serving prospective buyers in this capacity as well.

The Guadalupe-Saldaña Net-Zero Subdivision (the Subdivision) is located near the intersections of Tillery Street, Goodwin Avenue, and Webberville Road in East Austin. This Subdivision is being developed with a 99-year affordability period, via a restrictive covenant running with the land, and GNDC is using a Community Land Trust for the home sales to qualified buyers while leasing the land via a long-term, 99-year ground lease. Four Subdivision CLT homes along Father Joe Znotas Street have been developed and sold to date and eight single-family homes currently under construction are expected to be sold early in 2018.

This project is unique because it is Austin's first 100% affordable subdivision using a community land trust and also aims for the highest level of green and sustainable building.

GNDC is proud to have developed the first Community Land Trust home in the State of Texas in 2012. Since that time, GNDC has developed 5 additional CLT homes, currently has 8 homes under construction, and is now prepared to develop the housing designed for the remaining 17 lots in phases over the next two years. GNDC is excited to develop additional Community Land Trust homes for sale at the Subdivision – GNDC’s cornerstone Community Land Trust project.

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

See attached location map for the Guadalupe-Saldaña Net-Zero Subdivision highlighting the general area of the four home-ownership lots referenced in this application.

b. Summarize the key financials of the project, clearly indicating total project cost, the amount and intended use of all AHFC funds requested, the amount(s) and provider(s) of other funding and the status of those commitments.

The total project cost is \$900,000. GNDC is requesting \$360,000 in AHFC funding to be applied to construction and development soft costs for 4 homes. An additional \$400,000 per home is being funded by Habitat for Humanity. Habitat for Humanity also is contributing volunteer labor that is valued at \$100,000 (\$25,000 per home). GNDC is providing \$40,000 (\$10,000 per home) toward project expenses paid out as architectural and engineering fees, carrying costs that include, but are not limited to, accounting, insurance and property maintenance. All funds are committed except AHFC’s.

c. Indicate the type of structure(s) (i.e., single-family detached, etc.), the number of units, the number of bedrooms and bathrooms in each type or style of unit, and the size of the units in square feet.

Unit #	Address	Type of Structure	Number of bedroom and bathrooms	Total SQFT
N/A	3020 Father Joe Znotas Street Austin, TX 78702	Single-Family detached	KRDB 3br/ 2.5 bath	1,374 (conditioned space) 1,671
N/A	3021 Father Joe Znotas Street Austin, TX 78702	Single-Family detached	KRDB 3br/ 2.5 bath	1,374 (conditioned space) 1,671
N/A	3100 Father Joe Znotas Street Austin, TX 78702	Single-Family detached	KRDB 3br/ 2.5 bath	1,374 (conditioned space) 1,671
N/A	3101 Father Joe Znotas Street Austin, TX 78702	Single-Family detached	KRDB 3br/ 2.5 bath	1,374 (conditioned space) 1,671

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

Address	Number of bedroom and bathrooms	Expected Sales Price
3020 Father Joe Znotas Street Austin, TX 78702	3br/ 2.5 bath	\$170,000
3021 Father Joe Znotas Street Austin, TX 78702	3br/ 2.5 bath	\$175,000
3100 Father Joe Znotas Street Austin, TX 78702	3br/ 2.5 bath	\$180,000
3101 Father Joe Znotas Street Austin, TX 78702	3br/ 2.5 bath	\$185,000

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

The sales prices will be based on the affordable mortgages for the eligible buyers with no more than 30% of the household's gross income being spent on the mortgage principal, interest and escrows for taxes and insurance. The sales prices, therefore, are below both the cost and market value of the houses. Eligible buyers will secure a 0% mortgage loan (1st lien) through Habitat that is based upon what they can afford, applying approximately 28% to 30% of their gross income towards principal, interest, taxes and insurance. Therefore, the actual, final sales prices cannot be determined until the buyer has secured the mortgage shortly before the sale. The sales prices given above are "expected sales prices".

GNDC aims to make the homes available to first-time homebuyers with a range of incomes between 50% and 80% of the Area Median Family Income. At least one household will have an income at or below 60% MFI of the Austin-Round-Rock MSA. The other 3 buyers will have incomes between 60% and 80% of the area MFI.

- f. **If there are existing structures, provide documentation from the taxing authority or other third-party source indicating the year the structure was built.** N/A
- g. **Demonstrate the development's compatibility with current Neighborhood Plan (if applicable).**

The proposed project is in compliance with the zoning and other elements of the adopted Govalle-Johnston Terrace Neighborhood Plan. The project has enjoyed the support of the Neighborhood Plan Contact Team, the Govalle Neighborhood Association and the Garden Neighborhood Association.

Please attach the following to the description of the above items.

- h. **Locate on the "Opportunity Map of Austin" the census tract in which the property lies.**
The map is attached to the Program Guidelines.

According to the Opportunity Map of Austin, the site is located in a low ranking area.

4. Site Control and Demonstration of Value

Include evidence of site control such as a warranty deed or a current, receipted earnest, and provide a real estate appraisal that is no older than six months and that uses 3 or more comparables, or current tax documentation that substantiates the value of the project.

See attached and current tax documentation for the subject home-ownership lots located at the Guadalupe Saldana Net Zero Subdivision.

Enclosed are appraisal summaries for the sale of comparable homes on the same street, within the Subdivision:

Address	Size of House	Full Appraisal Value	Improvement Value/sqft	
3000 Father Joe Znotas Street.	1,470 sqft	\$340,000	\$240,000	\$163/sqft
3001 Father Joe Znotas Street.	1,449 sqft	\$350,000	\$230,000	\$159/sqft
3004 Father Joe Znotas Street.	1,321 sqft	\$330,000	\$230,000	\$174/sqft
3005 Father Joe Znotas Street.	1,431 sqft	\$350,000	\$225,000	\$157/sqft

Average house value per square foot for improvements only = \$163.25/square foot

5. Zoning

Include a letter from the City of Austin's Planning and Development Review Department (PDRD) verifying that the current zoning of the site for the proposed project is compatible with the anticipated use, or include documentation verifying that a request to change current zoning has been submitted to PDRD. If the project is approved for funding, appropriate zoning must be in place prior to execution of loan documents.

See attached zoning letters.

6. **S.M.A.R.T. Housing™**

Include a copy of the letter that indicates the project has been reviewed and meets S.M.A.R.T. Housing requirements.

See attached SMART Housing Letter.

7. **Development Team and Capacity.** Identify below the persons or entities anticipated to be involved in the project, such as lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, property managers and consultants. Also, indicate if any person or entity involved is certified by the City of Austin as a minority or women-owned business enterprise (**MBE/WBE**), or if any of the entities are also **non-profit** organizations.

Please also provide narrative information about the skills you or your development team members have in the following areas:

- a. project management,
- b. market analysis,
- c. site selection and control,
- d. planning and construction,
- e. design, architecture and engineering,
- f. legal and accounting, and
- g. federal funding rules.

GNDC is a 501(c)(3) Texas non-profit corporation with over 35 years of service providing affordable housing. Since its formation in 1981, GNDC has rehabilitated over 100 homes and has made home owners of over 45 families. GNDC also offers an ongoing rental program with 58 single-family and 57 multi-family units that provide high quality, long-term affordable housing units to families from the Guadalupe Neighborhood service areas. GNDC provides property management services for all of its rental housing and has done so since the organization's inception.

Although GNDC is not a recognized supportive housing provider, the organization has over thirty years of experience serving several special needs populations that include the elderly, disabled, and single parent households. A small percentage of GNDC's tenants meet the City of Austin's qualifications for permanent supportive housing; including the homeless, near homeless, and persons with incarceration records. In 2013, GNDC completed construction on the first phase of rental housing at the Guadalupe-Saldana Net-Zero Subdivision. The housing consisted of 4 "net-zero" rental duplexes that provide affordable housing for 4 single parents participating in the Jeremiah Program, 1 formerly homeless, disabled Vietnam Veteran, one other disabled person, and one senior. GNDC's latest multi-family project, Jeremiah Program Moody Campus, opened its doors in April of 2017 and was developed in partnership with the Jeremiah Program Austin. The facility includes 35 affordable rental units, staff offices, several community spaces, and an accredited child development center that can serve up to 60 children from the Subdivision.

GNDC is widely regarded as a highly effective and active neighborhood development corporation in Austin that 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 in light of dramatic changes that include 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 has developed project management, market analysis, site selection and control, planning and construction experience throughout the past three decades. GNDC partners with equally experienced architects, engineers, and other development team members for projects. GNDC staff is knowledgeable of current state and federal funding rules and programs. It has experience with the Low Income Housing Tax Credit Program, having successfully secured a 2006 tax credit allocation to develop La Vista de Guadalupe that opened in 2008. GNDC staff has gained experience in TDHCA's Neighborhood Stabilization Program and have utilized these funds for housing at the Subdivision.

Austin Habitat for Humanity is partnering with GNDC in the capacity of general contractor, mortgage lender, and HUD accredited housing counselor. The Austin chapter is part of an international non-profit that has been in existence for over 40 years. Austin Habitat is the largest nonprofit provider of affordable homeownership opportunities in Central Texas, serving Travis, Caldwell, and Bastrop Counties.

7. Development Team and Capacity (continued).

	Development Team Name(s) and Contact Information	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non- profit? (Mark X if Yes)
Owner	Guadalupe Neighborhood Development Corp			X
Developer	Guadalupe Neighborhood Development Corp			X
Architects	KRDB			
Construction Lender	N/A			
Attorneys	Texas RioGrande Legal Aid; UT Community Law Clinic			X
Accountant	Montemayor Hill Company	x		
General Contractor and Mortgage lender	Austin Habitat for Humanity			X

- 8. Development Schedule.** Complete the grid below. Re-order the steps according to the appropriate sequence for your project, and add in any other significant steps integral to your project's development. If the development schedule differs across several properties to be involved in the project, provide a development schedule for each property. Please be as precise as possible, narrowing dates by 15 day intervals.

	DATE(S)
Acquisition and/or holding	completed
Environmental and/or historic review (AHFC)	completed
Securing and packaging project financing (construction financing)	pending
Architectural Drawings, Construction Specifications and Cost estimates	completed
Construction Bids	completed
Construction Start	February 2018
Anticipated Draws (list all)	March 2018, April 2018, May 2018, June 2018.
Income qualified home-buyers identified and completes home-ownership counseling	Partially completed
Completion of Construction	June 2018
Marketing and Sales	June 2018
Project Completion (i.e., all homes conveyed to low to moderate income buyers)	June 2018

- 9. Developer Capacity.** Provide narrative information on recent, similar, and successful experience in affordable housing development. Narrative should include information about experience from project conception, execution, and completion. Include experience using multiple fund sources, marketing and sale of homes, and previous working history with the Austin Housing Finance Corporation.

As noted above, GNDC has been developing affordable housing for over 35 years, providing high quality, affordable rental and home-ownership housing opportunities. Since its formation in 1981, GNDC has rehabilitated over 50 homes and has made home owners of over 45 families. The non-profit has developed excellent relationships with experienced professionals including architects, contractors, and lenders who specialize in affordable new construction and home sales. GNDC maintains a long and successful relationship with the Neighborhood Housing and Community Development office and the Austin Housing Finance Corporation.

- 10. Detailed Project Budget** - Use the following table, or comparable format, to provide a complete project budget. Add line-items as necessary to detail the specific funding being requested. Delineate all prior and currently requested A&D funding by individual line item.

DETAILED PROJECT BUDGET				
	Total Project Cost	Prior A&D Funds Used in Project	A&D Funds Being Requested	Description
PREDEVELOPMENT				
Appraisal				
Environmental Review				
Engineering	\$2,000			GNDC. Completed.
Survey	\$3,200			GNDC. Completed
Architectural	\$2,000			GNDC. Completed
TOTAL PREDEVELOPMENT				
ACQUISITION				
Site and/or Land				
Structures				
Other (specify)				
TOTAL ACQUISITION				
CONSTRUCTION	\$812,000		\$312,000	
Infrastructure				
Site work				
Demolition				
Concrete				
Masonry				
Rough carpentry				
Finish carpentry				
Waterproofing & Insulation				
Roofing & Sheet Metal				
Plumbing/Hot Water				
HVAC / Mechanical				
Electrical				
Doors/Windows/Glass				
Lath & Plaster/ Drywall & Acoustical				
Tile work				
Soft & Hard Floor				
Paint/Decorating/Blinds/Shades				
Specialties/Special Equipment				
Cabinetry/Appliances				
Carpet				
Other (Please specify)				
Construction Contingency	\$28,000		\$28,000	
TOTAL CONSTRUCTION				
SOFT & CARRYING COSTS				
Legal	\$3,800			GNDC. UT Law Clinic donated
Audit/Accounting	\$500			GNDC
Title/Recording	\$1,500			GNDC
Architectural (Inspections)	\$2,000			GNDC
Carrying Costs: Insurance, taxes, maintenance, etc.	15,000			GNDC
Other: Developer Fee	\$30,000		\$30,000	
TOTAL PROJECT BUDGET	\$900,000		\$370,000	

11. Funds Proposal - Provide the following information to facilitate financial review of the proposed project:

- a. **Sources and Uses of Funds** - Complete Tables A & B below, identifying all sources and uses of funds to implement project and include evidence of funds anticipated (financial statements, commitment letters, etc.).

TABLE A: SOURCES OF FUNDS SUMMARY					Intended Use of Funds (Predevelopment, Acquisition, Construction, Soft Costs)
	Amount	Term	Interest Rate	Evidence (Deed, Sales Contract)	
Owner Equity	\$30,000			Invoices/receipts	Predevelopment & Soft costs
Buyers and other volunteer labor as part of the Habitat program	\$100,000				Construction
Austin Habitat for Humanity contribution towards construction.	\$400,000			MOU	Construction
Private Financing (List Below)					
Other Sources (List Below)					
Proposed AHFC Funds	\$370,000				Construction & Soft Costs
TOTAL	\$900,000				

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment	\$7,200	\$1,800
Acquisition	\$0	\$0
Hard Costs	\$840,000	\$210,000
Soft & Carrying Costs	\$52,800	\$13,200
Other Costs	\$0	\$0
Total Project Costs	\$900,000	\$225,000

- b. **Leveraging** - Complete Table C below. Include evidence of other funds leveraged by AHFC funds to implement the project such as owner equity and commitments from private and/or other public resources.

TABLE C: LEVERAGE SUMMARY	
TOTAL AHFC FUNDS	\$370,000
TOTAL OTHER FUNDS	\$530,000
LEVERAGE % - AHFC FUNDS	41%

TABLE D: AFFORDABILITY DATA

	House Model One	House Model Two	House Model Three	House Model Four
*home sale is improvements only *assuming 30% of monthly income is going towards housing	*assuming 3-4 person household @ 55% MFI	*assuming 3-4 person household @ 60% MFI	*assuming 3-4 person household @ 70% MFI	*assuming 3-4 person household @ 80% MFI
Number of Bedrooms	3	3	3	3
Square Footage (Conditioned Space)	1,374	1,374	1,374	1,374
Anticipated Sale Price	\$170,000	\$175,000	\$180,000	\$185,000
Borrower Contribution (Mortgage)	\$170,000	\$175,000	\$180,000	\$185,000
Homebuyer Subsidy (List all sources separately)	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$170,000	\$175,000	\$180,000	\$185,000
Anticipated Interest Rate	0%	0%	0%	0%
Term (years)	30	30	30	30
Monthly Principal and Interest Amount	\$472	\$487	\$500	\$515
Estimated Monthly Taxes	\$330	\$330	\$335	\$340
Stewardship Fee	\$30	\$30	\$30	\$30
Land Lease	\$25	\$25	\$25	\$25
Estimated Monthly Insurance	\$63	\$63	\$65	\$70
TOTAL Estimated PITI and fees	\$920	\$935	\$955	\$980

- 13. Partnership with Non-profit entities.** Include commitments from other non-profit organizations or a City of Austin-certified Community Housing Development Organization (CHDO) to partner on the project in some way.

GNDC has a Memorandum of Understanding from the Austin Habitat for Humanity related to the construction and sale of these four homes. See attached.

- 14. Good Neighbor Policy.** Please refer to the City's Good Neighbor Guidelines and demonstrate compliance with the Good Neighbor Policy by completing the Good Neighbor Checklist and providing the documentation requested. See attached neighborhood support letters.

ATTENTION:

Please submit with the Application a completed "self-evaluation" using the following Scoring Criteria.



Scoring Criteria Acquisition & Development Program

REQUIRED INFORMATION:

- | | |
|---|---|
| 1. Applicant Information _____
2a. Non-profit List of Items _____
or _____
2b. For-profit List of Items _____
3. Project Description _____
4. Site Control/Value _____
5. Zoning _____
6. S.M.A.R.T. Housing _____
7. Development Team _____
8. Development Schedule _____ | 9. Developer Capacity _____
10. Project Budget _____
11. Funds Proposal: _____
a. Sources _____
b. Uses _____
c. Leveraging _____
12. Good Neighbor Checklist _____ |
|---|---|

EVALUATION CRITERIA:

Applications for proposed projects will be reviewed and scored on a competitive basis per the evaluation criteria below. Applications must receive a minimum score of **100** points out of a maximum score of **165** points. PLEASE NOTE: A score above the minimum score does not guarantee funding.

1. **DEVELOPER EXPERIENCE AND QUALIFICATIONS** (maximum 15 points) 15
 - 15 points:** Developer has recent, similar, and successful completion of a development **similar** in size and scope with income-restricted units.
 - 10 points:** Developer has recent, similar, and successful completion of a development **smaller** in size and scope with income-restricted units.
 - 8 points:** **Consultant** directly involved who has successfully completed a development similar in size and scope with income-restricted units.
 - 5 points:** Developer has recent, similar, and successful completion of a development similar in size and scope **without** income-restricted units

2. **SOURCES & USES OF FUNDS** (maximum 10 points) 10
 - 10 points:** All sources and uses of funds are clearly indicated and sufficient evidences of funding availability and/or commitments are included.
 - 5 points:** All sources and uses of fund are clearly indicated, but evidence of funding availability or commitments are incomplete.

3. **LEVERAGE** (maximum 10 points) 4

AHFC funding relative to Total Project Costs equals:

 - 10 points:** 25% or less
 - 8 points:** 26% - 30%
 - 6 points:** 31% - 35%
 - 4 points:** 36% - 50%
 - 2 points:** 51% - 54%
 - 0 points:** 55% or greater

4. **AFFORDABLE UNITS** (maximum 25 points)

25

If the development has a mix of units at different income levels, add the results for the percentage of units in each income category up to the maximum of 25 points. If the project has a percentage of units in a given income category that is not an exact multiple of ten as shown in the chart, please round up to the next multiple of 10 and use that point value.

% of Affordable Units in Project (only include units for 80% MFI or below)										
% of MFI	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
80%	0	5	7	10	12	15	17	20	22	25
65%	5	7	10	12	15	17	20	22	25	
60%	7	10	12	15	17	20	22	25		
50%	10	12	15	17	20	22	25			
30%	12	15	17	20	22	25				

5. **AVERAGE INVESTMENT PER UNIT** (maximum 20 points)

0

	Single-Unit Structures	Multi-Unit Structures
10 points	<\$40,000/unit	<\$25,000/unit
8 points	<\$50,000/unit	<\$30,000/unit
6 points	<\$60,000/unit	<\$40,000/unit
4 points	<\$70,000/unit	<\$50,000/unit
2 points	<\$80,000/unit	<\$60,000/unit
0 points	>\$80,000/unit	>\$60,000/unit

6. **AFFORDABILITY PERIOD** (maximum 25 points)

25

25 Points: Affordability of project is for 99-years or project is in a Community Land Trust.

20 Points: Affordability period of less than 99 years but enforced through "re-sale" provisions, i.e., home must be re-sold to low- to moderate-income buyer during the affordability period.

7. **PRIORITY LOCATION** (10 points)

10

10 points: Housing is

- ☐ located in a Vertical Mixed-Use (VMU) Corridor, or
☐ a Planned-Unit Development (PUD), or
☐ located within a Transit-Oriented Development (TOD) area, or
☒ located 0.25 miles (1,320 feet) or less from a transit stop

8. **ACCESSIBILITY AND HOUSING FOR PERSONS WITH DISABILITIES** (20 points)

0

20 points: Applicant has a program in place to facilitate ownership opportunities for persons with disabilities, or has an existing written agreement with an organization (non-profit or for-profit) specifically to help facilitate ownership opportunities for persons with disabilities.

9. **GEOGRAPHIC DISPERSION** (maximum 25 points)

10

Project is located in an area identified according to the Kirwan Institute's Comprehensive Opportunity Map of Austin as having greater opportunity for low-income households.

- 25 points:** Very High
20 points: High
15 points: Moderate
10 points: Low
5 points: Very Low

10. **PROJECT READINESS** (maximum 10 points)

8

New construction

2 points each; maximum 10 points

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

Acquisition and Rehab

2 points each; maximum 10 points

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

Acquisition of Completed Units

2.5 points each (round up to nearest whole number); maximum 10 points

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

11. **MBE/WBE PROJECT PARTICIPATION** (5 points)

0

5 points: Development team includes registered City of Austin minority or women-owned business enterprises (M/WBE).

TOTAL SCORE

107

August 22, 2017

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU), signed the 22 day of August, 2017, serves as an agreement of understanding between Guadalupe Neighborhood Development Corporation (GNDC) and Austin Habitat for Humanity (AHFH), outlining the responsibilities and expectations of both in regards to the Guadalupe-Saldaña Net Zero subdivision.

Guadalupe Neighborhood Development Corporation will:

- 1) While retaining ownership, provide land for the construction of four single-family homes in the Guadalupe-Saldana Net Zero development;
- 2) Provide building plans for the units to be constructed;
 - a. Plans may be altered or adjusted by mutual consent of both parties.
- 3) Provide a "Residential Construction Contract" to be executed by GNDC and AHFH;
- 4) Direct clients from the GNDC program to AHFH for approval and mortgage underwriting;
- 5) Assist AHFH in securing additional funding (DPA, construction assistance, etc.) through the City of Austin/Austin Housing Finance Corporation and other sources;
- 6) Handle all post-purchase management of the CLT properties;
- 7) Receive a Developer Fee of at least \$7,000 upon each home closing, totaling at least \$28,000 when all units are sold.
- 8) Enter TREC "New Home (Incomplete Construction Contracts)" sales contracts with four buyers determined to be eligible for the AHFH program, GNDC's Ownership Program and the Austin Housing Finance Corporation.

Austin Habitat for Humanity will:

- 1) Secure a minimum of \$100,000 in funding to build each of the homes through private sponsorships of the homes;
- 2) Execute a "Residential Construction Contract" essential the same as those used by GNDC with other builders prior to beginning construction;
- 3) Build the homes using, in part, volunteer labor to the specifications agreed upon based on the building plans provided and negotiated;



We build strong, stable and self-reliant communities

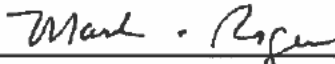
- 4) Qualify the eligible GNDC-directed families for the AHFH program;
- 5) Set the home price and secure mortgage financing, either in-house or third party, at a monthly cost not to exceed 30% of the family's monthly income including PITI plus fees (Ground Lease, Stewardship, Servicing, etc.)
 - a. Any third party financing will be required to meet the same 30% housing ratio standard.

Both GNDC and AHFH also understand that:

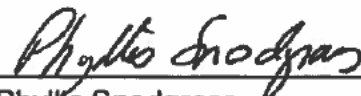
- 1) Home prices will be agreed upon by the two parties;
- 2) All families buying the homes that AHFH builds must complete 300 hours of sweat equity as well as complying with all other aspects of the Austin Habitat for Humanity Homeownership program (pre-purchase counseling & education, etc.);
- 3) The income of each family buying a home must not exceed 80% of the Median Family Income for Austin and must be sufficient to pay for the home;
- 4) Both GNDC and AHFH agree and consent to usage of each other's names and logos when promoting and fundraising to support this partnership.

By signing below, each organization agrees to the outlined responsibilities and understandings.

Signed,



Mark C. Rogers
Guadalupe Neighborhood Development
Corporation



Phyllis Snodgrass
Austin Habitat for Humanity

**Franchise Tax Account Status**

As of : 11/07/2017 11:13:47

This Page is Not Sufficient for Filings with the Secretary of State**GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION****Texas Taxpayer Number** 17422472658**Mailing Address** 813 E 8TH ST AUSTIN, TX 78702-3282**Right to Transact Business in Texas** ACTIVE**State of Formation** TX**Effective SOS Registration Date** 04/06/1981**Texas SOS File Number** 0055666001**Registered Agent Name** MARK ROGERS**Registered Office Street Address** 813 E. 8TH STREET AUSTIN, TX 78702

Internal Revenue Service
District Director

FEB 9 1983

Date: FEB 04 1983

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

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:
BO TECHNICAL ASSISTANT
Contact Telephone Number:
(214) 767-2728
EO:7215:NEJ

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. FIFER

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)



Montemayor Britton Bender PC

CERTIFIED PUBLIC ACCOUNTANTS

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

CONSOLIDATED FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT

DECEMBER 31, 2016 AND 2015



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Guadalupe Neighborhood Development Corporation

INDEPENDENT AUDITOR'S REPORT

We have audited the accompanying consolidated financial statements of Guadalupe Neighborhood Development Corporation (GNDC), a nonprofit organization, which comprise the consolidated statement of financial position as of December 31, 2016 and 2015, and the related consolidated statements of activities and cash flows for each year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

2525 WALLINGWOOD DRIVE
BUILDING 1, SUITE 200
AUSTIN, TEXAS 78746
PHONE: 512.442.0380
FAX: 512.442.0317
www.montemayor.team



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

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of GNDC as of December 31, 2016 and 2015, and changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements taken as a whole. The accompanying schedule of expenditures of federal awards (page 22), as required by Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for additional analysis and is not a required part of the consolidated financial statements. The supplemental schedule of Community Land Trust sources and uses (page 25) is presented for additional analysis as required by Texas property tax code 11.1827, and is also not a required part of the consolidated financial statements. The supplemental financial statements of Guadalupe Jeremiah LP (pages 26 -27) are presented for additional analysis, and are also not a required part of the consolidated financial statements. The schedule of expenditures of federal awards, the supplemental schedule of Community Land Trust sources and uses, and the supplemental financial statements of Guadalupe Jeremiah LP are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the consolidated financial statements. Such information has been subjected to the auditing procedures applied in the audit of the consolidated financials and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards, the supplemental schedule of Community Land Trust sources and uses, and the financial statements of Guadalupe Jeremiah LP are fairly stated in all material respects in relation to the consolidated financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated 14 June 2017, on our consideration of GNDC's internal control over financial reporting on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering GNDC's internal control over financial reporting and compliance.

Montemayor Britton Bender PC

14 June 2017
Austin, Texas

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
CONSOLIDATED STATEMENT OF FINANCIAL POSITION,
DECEMBER 31, 2016 AND 2015

	<u>2016</u>	<u>2015</u>
ASSETS		
CURRENT ASSETS		
Cash	\$1,991,394	\$441,026
Current portion of notes receivable	5,100	5,100
Prepaid insurance and accounts receivable	<u>70,321</u>	<u>17,797</u>
	2,066,815	463,923
NONCURRENT ASSETS		
Long-term portion of notes receivable	3,051,119	3,085,939
Long-term interest receivable	986,693	881,235
Construction in progress (including land of \$1,001,078)	9,532,201	3,481,831
Rental real estate	<u>3,725,122</u>	<u>3,607,190</u>
	<u>\$19,361,950</u>	<u>\$11,520,118</u>
CURRENT LIABILITIES		
Accounts payable	\$291,665	\$0
Accrued liabilities and deferred revenue	90,546	84,883
Retainage payable	598,884	0
Current portion of notes payable	<u>34,226</u>	<u>132,075</u>
	1,015,321	216,958
LONG-TERM LIABILITIES		
Minority interest liabilities	4,945,239	61,296
Long-term portion of notes payable	<u>10,359,200</u>	<u>8,297,435</u>
	<u>16,319,760</u>	<u>8,575,689</u>
NET ASSETS		
Unrestricted	2,916,790	2,929,029
Temporarily restricted	<u>125,400</u>	<u>15,400</u>
	<u>3,042,190</u>	<u>2,944,429</u>
	<u>\$19,361,950</u>	<u>\$11,520,118</u>

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

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION**CONSOLIDATED STATEMENT OF ACTIVITIES****YEAR ENDED DECEMBER 31, 2016**

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

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

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

CONSOLIDATED STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2015

	<u>Unrestricted</u>	Temporarily <u>Restricted</u>	<u>Total</u>
REVENUE			
Rent	\$438,776	\$0	\$438,776
Contributions including \$116,719 in contributed services	248,063	0	248,063
Interest	105,458	0	105,458
Foundation contributions	78,297	20,000	98,297
Management fees	14,400	0	14,400
Other	8,712	0	8,712
Net assets released from restriction	<u>22,000</u>	<u>(22,000)</u>	<u>0</u>
	<u>915,706</u>	<u>(2,000)</u>	<u>913,706</u>
EXPENSES			
Payroll	215,017	0	215,017
Depreciation	163,990	0	163,990
Legal fees	116,719	0	116,719
Insurance	44,137	0	44,137
Repairs and maintenance	40,240	0	40,240
Interest	23,973	0	23,973
Utilities	20,851	0	20,851
Professional services	19,732	0	19,732
Property taxes	17,048	0	17,048
Other	<u>20,959</u>	<u>0</u>	<u>20,959</u>
	<u>682,666</u>	<u>0</u>	<u>682,666</u>
CHANGE IN NET ASSETS, prior to loss on sale of asset	233,040	<u>(2,000)</u>	231,040
LOSS ON SALE OF ASSET	<u>(309,029)</u>	<u>0</u>	<u>(309,029)</u>
CHANGE IN NET ASSETS, after loss on sale of asset	<u>(75,989)</u>	<u>(2,000)</u>	<u>(77,989)</u>
BEGINNING NET ASSETS	<u>3,005,018</u>	<u>17,400</u>	<u>3,022,418</u>
ENDING NET ASSETS	<u>\$2,929,029</u>	<u>\$15,400</u>	<u>\$2,944,429</u>

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

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
CONSOLIDATED STATEMENT OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2016 AND 2015

CASH FLOWS FROM OPERATING ACTIVITIES	<u>2016</u>	<u>2015</u>
Change in net assets	\$97,761	(\$77,989)
Depreciation	174,622	163,990
Amortization	7,297	6,081
Forgiveness of debt	(21,100)	(5,000)
Discount on note payable	0	(131,344)
Net loss on sale of asset	0	309,029
Change in prepaid insurance and accounts receivable	(52,524)	(9,430)
Change in interest receivable	(105,458)	(105,458)
Change in accrued liabilities	5,663	3,084
Change in retainage payable	598,884	0
Change in accounts payable	<u>291,665</u>	<u>(82,650)</u>
	<u>996,810</u>	<u>70,313</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Notes receivable principal payments received	34,820	5,101
Proceeds from sale of asset	0	424,978
Additions to construction in progress	(6,050,370)	(5,619)
Purchase of housing units and fixed assets	<u>(292,554)</u>	<u>(280,906)</u>
	<u>(6,308,104)</u>	<u>143,554</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Capital contribution to Guadalupe Jeremiah LP from limited partner	4,883,943	0
Principal payments on debt	(72,281)	(75,996)
Proceeds from debt	<u>2,050,000</u>	<u>0</u>
	<u>6,861,662</u>	<u>(75,996)</u>
NET CHANGE IN CASH	1,550,368	137,871
BEGINNING CASH	<u>441,026</u>	<u>303,155</u>
ENDING CASH	<u>\$1,991,394</u>	<u>\$441,026</u>
SUPPLEMENTARY INFORMATION:		
Cash paid for interest	<u>\$20,590</u>	<u>\$23,973</u>
Acquisition of property with debt	<u>\$0</u>	<u>\$261,000</u>

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

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1: ORGANIZATION

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

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

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

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

FINANCIAL STATEMENT PRESENTATION

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

BASIS OF ACCOUNTING

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

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

REVENUE

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

SUBSEQUENT EVENTS

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

ESTIMATES

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

FUNCTIONAL EXPENSE ALLOCATION

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

OTHER PROPERTY

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

REAL ESTATE

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

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

RENTAL OPERATIONS

GNDC leases its real estate properties as single family residences under noncancellable operating leases. There were 58 available housing units for lease in 2016 and 2015. Generally, these leases have twelve month terms, automatically renewing on a month-to-month basis thereafter.

INCOME TAXES

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

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

At December 31, 2016 and 2015, respectively, no interest, penalties, federal taxes, or state taxes have been or are required to be accrued. GNDC's policy is to record interest and penalties related to income taxes as interest and other expense and federal or state taxes as tax expense. GNDC, generally, is no longer subject to income tax examinations by federal authorities for years prior to December 31, 2014.

NOTE 3: CONTINGENCY

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

As part of a development agreement, GNDC guaranteed to fund operating deficits, if any, of La Vista apartments up to \$85,000 via an unsecured loan to La Vista with interest at 8%. As of December 31, 2016 and 2015, no operating deficits have been incurred.

NOTE 4: COMMITMENTS

Under the terms of various agreements with funding agencies, GNDC is required to provide certain services including, but not limited to, using certain properties for low income housing and maintaining certain levels of insurance. GNDC has a verbal agreement with another non-profit organization to jointly develop low-income properties.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 5: RELATED PARTY TRANSACTIONS

As of December 31, 2016 and 2015, GNDC had interest receivable of \$986,693 and \$881,235, respectively, and notes receivable of \$2,673,487, due from Guadalupe Family Community, L.P., an organization with common officers.

During the years ended December 31, 2016 and 2015, GNDC paid Saldana Homes, LLC, a related party, \$87,304 and \$121,933, respectively, for repairs and improvements and to construct two houses. Saldana Homes, LLC invested \$63,000 in Guadalupe-Saldana to purchase land.

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

NOTE 6: RENTAL REAL ESTATE

	<u>2016</u>	<u>2015</u>
58 housing units in 2016 and 2015 (with \$927,500 and \$666,500 in land in 2016 and 2015, respectively)	\$5,282,377	\$4,746,269
Construction in progress	34,740	279,145
Closing costs	19,247	18,396
Land	409,147	409,147
Other property	0	4,522
Accumulated depreciation	<u>(2,020,389)</u>	<u>(1,850,289)</u>
	<u>\$3,725,122</u>	<u>\$3,607,190</u>

NOTE 7: CONCENTRATIONS

93% and 89% of notes payable are due to one lender as of December 31, 2016 and 2015. See Note 14.

At December 31, 2016 and 2015, GNDC had cash balances in excess of FDIC insurance amounted to \$1,430,300 and \$192,176. GNDC has not experienced any losses due to this credit risk.

NOTE 8: FINANCING RECEIVABLE

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

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 9: CONTRIBUTED SERVICES

During the years ended December 31, 2016 and 2015, GNDC received \$111,960 and \$116,719, respectively, in contributed legal services.

NOTE 10: FUNCTIONAL EXPENSES

	<u>2016</u>	<u>2015</u>
Program	\$644,812	\$613,485
Management	74,300	69,181
Fundraising	<u>7,264</u>	<u>0</u>
	<u>\$726,376</u>	<u>\$682,666</u>

NOTE 11: REAL ESTATE SALES

During 2015, GNDC sold 4 houses with a total sales value of \$425,000.

Father Joe Znotas Houses

Sales price recorded as revenue in 2015	\$425,000
Forgiveness of debt	153,846
Less closing costs	(9,119)
Construction costs written off	<u>(878,756)</u>
	(309,029)
Grant recorded as revenue in 2014	<u>426,703</u>
	<u>\$117,674</u>

NOTE 12: CONSTRUCTION CONTRACT COMMITMENT

In 2016, Guadalupe Jeremiah LP entered into a contract with EBCO General Contractor, Ltd., related to the construction of a residential rental housing project. The total contract commitment is approximately \$6.3 million. At December 31, 2016, a balance of approximately \$351,000 remained.

NOTE 13: NOTES RECEIVABLE

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

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 13: NOTES RECEIVABLE

	<u>2016</u>	<u>2015</u>
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, bearing an interest rate of 4%. See note 14 for the related note payable to the City of Austin in the same amount.	\$2,138,239	\$2,138,239
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, note bears a 1.5% interest rate.	185,248	185,248
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, note bears a 0% interest rate.	77,457	77,457
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, note bears a 4.9% interest rate	350,000	350,000
Notes receivable agreements (5 in 2016 and 6 in 2015), collateralized by real estate, note bears a 0% interest, monthly payments are scheduled to begin in 2040. In the event of default, the receivable will begin to accrue interest at 10%.	176,150	205,870
Note receivable from one borrower, collateralized by real estate, note bears an interest rate of 0%.	<u>129,125</u>	<u>134,225</u>
	3,056,219	3,091,039
Less current portion of notes receivable	<u>(5,100)</u>	<u>(5,100)</u>
Long-term portion of notes receivable	<u>\$3,051,119</u>	<u>\$3,085,939</u>

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

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 14: NOTES PAYABLE

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

	<u>2016</u>	<u>2015</u>
Construction in progress (including land of \$1,001,078 in 2016 and 2015)	\$3,477,345	\$3,476,520
Land	409,147	409,147
Rental real estate (with \$807,750 and \$544,500 in land in 2016 and 2015, respectively)	3,053,300	2,723,578
Note receivable (see Note 13)	<u>2,138,239</u>	<u>2,138,239</u>
	<u>\$9,078,031</u>	<u>\$8,747,484</u>
	<u>2016</u>	<u>2015</u>
Various notes payable to the City of Austin, collateralized by rental real estate, with interest at 6%. Repayment is waived as scheduled, provided GNDC maintains this property for low income families. Repayment waived for the year is disclosed in the statement of activities as forgiveness of debt. The note matures February 2027.	\$25,000	\$30,000
Note payable to Austin Housing Finance, with a 0% interest, collateralized by real estate. The note will be forgiven as each of the housing units are sold. The remaining balance will be forgiven in its entirety if on August 31, 2110, GNDC is in compliance with all terms and conditions of the Loan Agreement.	1,396,154	1,396,154
Note payable to Mary Helen Lopez (a board member), at 0% interest, payable in monthly payments of \$1,450 starting March 2018 until March 2033, discounted to present value at a rate of 6%.	135,134	127,837
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on March 31, 2112, GNDC is in compliance with all terms and conditions of the Loan Agreements.	600,000	600,000
Note payable to the Austin Housing Finance, collateralized by rental real estate, bearing interest at 0%, due in monthly installments through 2023.	22,750	26,000

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 14: NOTES PAYABLE

	<u>2016</u>	<u>2015</u>
Notes payable to Austin Housing Finance, collateralized by rental real estate. The notes bear a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on March 1, 2107, GNDC is in compliance with all terms and conditions of the Loan Agreements.	102,354	100,674
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on April 23, 2108, GNDC is in compliance with all terms and conditions of the Loan Agreement.	850,000	850,000
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety on November 11, 2049 if GNDC is in compliance with all terms and conditions of the loan.	435,500	435,500
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety on February 1, 2027. GNDC is in compliance with all terms and conditions for repayment.	395,000	395,000
Note payable to Austin Housing Finance, collateralized by GNDC's note receivable from Guadalupe Family Community, L.P. which in turn, is collateralized by the underlying rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on September 1, 2049, GNDC is in compliance with all terms and conditions of the Loan Agreement. See Note 13 for related note receivable.	2,138,239	2,138,239
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on January 31, 2108, GNDC is in compliance with all terms and conditions of the Loan Agreement.	1,000,000	1,000,000
Note payable to Austin Housing Finance, collateralized by real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on April 30, 2049, GNDC is in compliance with all terms and conditions of the Loan Agreement.	60,000	60,000

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 14: NOTES PAYABLE

	<u>2016</u>	<u>2015</u>
Note payable to Austin Housing Finance, collateralized by real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on December 20, 2108, GNDC is in compliance with all terms and conditions of the Loan Agreement.	555,000	555,000
Note payable to Wells Fargo, collateralized by real estate. The note bears a 5.65% interest rate, payable in monthly installments until February 24, 2021. Subsequent to year-end, this note was refinanced with Frost Bank.	273,248	332,858
Note payable to Wells Fargo, collateralized by real estate. The note bears a 4.5% interest rate, payable in monthly installments until September 1, 2016. The loan was extended to December 31, 2016. Subsequent to year-end, in February 2017, this loan, as well as the Wells Fargo loan due in 2021, were refinanced. Subsequent to year-end, this note was refinanced with Frost Bank.	62,886	66,898
Notes payable to Texas Department of Housing and Community Affairs, with a 0% interest, collateralized by real estate. \$162,000 of the note is payable in monthly installments beginning August 1, 2014 until maturity July 1, 2044. \$161,000 is forgiven in annual increments of \$5,368, through maturity on August 1, 2043, provided GNDC is in compliance with all terms and conditions of the loan agreement.	292,161	315,350
Note payable to Austin Housing Finance, collateralized by real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on December 31, 2032, GNDC is in compliance with all terms and conditions of the Loan Agreement.	50,000	0
Note payable to Austin Housing Finance, collateralized by real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on December 31, 2114, GNDC is in compliance with all terms and conditions of the Loan Agreement.	<u>2,000,000</u>	<u>0</u>
	<u>\$10,393,426</u>	<u>\$8,429,510</u>

Subsequent to year-end, on February 10, 2017, the two notes with Wells Fargo were refinanced, along with new debt, in a \$604,902 note with Frost Bank. The new note is collateralized by real estate, bears a 4.75% interest rate, is payable in monthly installments until maturity on February 10, 2027.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 14: NOTES PAYABLE

<u>Maturities:</u>	Debt Outstanding <u>12/31/16</u>	Additional Debt Acquired <u>2/10/17</u>	<u>Total</u>
2017	\$78,560	\$17,683	\$96,243
2018	97,321	22,163	119,484
2019	104,295	23,239	127,534
2020	108,601	24,367	132,968
2021	36,987	25,550	62,537
Thereafter	<u>9,967,662</u>	<u>155,766</u>	<u>10,123,428</u>
	<u>\$10,393,426</u>	<u>\$268,768</u>	<u>\$10,662,194</u>

NOTE 15: TEMPORARILY RESTRICTED NET ASSETS

	<u>2016</u>	<u>2015</u>
Jeremiah project	\$100,000	\$0
Home ownership	15,400	15,400
Affordable housing	<u>10,000</u>	<u>0</u>
	<u>\$125,400</u>	<u>\$15,400</u>

NOTE 16: FAIR VALUE DISCLOSURES

	<u>Amount</u>	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Discounted note payable (2015)	<u>\$135,134</u>	N/A	<u>\$135,134</u>	N/A

The discount on a long-term note payable was valued by management based on market rates for similar organizations (see Note 14).

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 17: FEDERAL INCOME TAXES

Guadalupe Saldana and Guadalupe Jeremiah are pass-through entities. GNDC is the general partner for both entities. Texas state taxes are imposed at the entity level and recognized, when applicable, in GNDC's financial statements as tax expense. In contrast, Federal income taxes are passed-through to individual partners and expense is paid by the partners. GNDC recognizes its portion of income tax in its financial statements as tax expense. As of December 31, 2016 and 2015, GNDC has determined that there are no uncertain tax positions that would result in interest or penalties, and accordingly no such accruals have been made. Additionally, there are no tax positions for which it is reasonably possible that the total amounts of unrecognized tax benefits will significantly increase or decrease within 12 months of the reporting date.



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Guadalupe Neighborhood Development Corporation

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of Guadalupe Neighborhood Development Corporation (GNDC) which comprise the consolidated statement of financial position as of December 31, 2016, and the related consolidated statements of activities and cash flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated 14 June 2017.

Internal Control Over Financial Reporting

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

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



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

Compliance and Other Matters

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

Purpose of this Report

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

Montemayor Britton Bender PC

14 June 2017
Austin, Texas



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Guadalupe Neighborhood Development Corporation

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

Report on Compliance for Each Major Federal Program

We have audited Guadalupe Neighborhood Development Corporation's (GNDC) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of GNDC's major federal programs for the year ended December 31, 2016. GNDC's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

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

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



Opinion on Each Major Federal Program

In our opinion, GNDC complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2016.

Report on Internal Control Over Compliance

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

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

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

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

Montemayor Britton Bender PC

14 June 2017
Austin, Texas

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED DECEMBER 31, 2016

Federal Grantor/ Pass-through Grantor/ Program Title	Federal CFDA Number	Agency or Pass-through Number	Original Loan Amount	Loan Balance at beginning of year	Rental Assistance	Total
U.S. Department of Housing & Urban Development:						
HUD Section 8- Rental Assistance Passed Through the Austin Housing Finance Corporation:	14.195		\$0		<u>\$99,037</u>	<u>\$99,037</u>
Community Housing Development Organization	14.218		\$1,550,000	<u>1,396,154</u>		<u>1,396,154</u>
Home Investment Partnerships Program	14.239	GNDC 5-La Vista	2,138,239	2,138,239		2,138,239
Home Investment Partnerships Program	14.239	GNDC 6	395,000	395,000		395,000
Home Investment Partnerships Program	14.239	728LN000202-A	100,000	30,000		30,000
Home Investment Partnerships Program	14.239	SOL RENTAL	850,000	850,000		850,000
Home Investment Partnerships Program	14.239	728EX000308	65,000	26,000		26,000
Home Investment Partnerships Program	14.239	SOL RENTAL	200,000	<u>200,000</u>		<u>200,000</u>
				<u>3,639,239</u>		<u>3,639,239</u>
Passed Through Texas Department of Housing and Community Affairs Neighborhood Stabilization Program	14.239		<u>323,000</u>	<u>315,350</u>		<u>315,350</u>
			<u>\$5,621,239</u>	<u>\$5,350,743</u>	<u>\$99,037</u>	<u>\$5,449,780</u>

This schedule is prepared on the same basis of accounting as described in the notes to the financial statements on pages 7 through 17. See Note 14 for ending loan balances. GNDC did not elect to use the 10% de minimis indirect cost rate.

See independent auditor's report.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2016

I. SUMMARY OF AUDITOR'S RESULTS

A. FINANCIAL STATEMENTS

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

B. FEDERAL AWARDS

- | | |
|---|------------|
| 1. Internal controls over major programs: | |
| a. Material weakness(es) identified? | No |
| b. Significant deficiency(s) identified that are not considered material weakness(es)? | None noted |
| 2. Type of auditor's report issued on compliance with major programs: | Unmodified |
| 3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)? | No |
| 4. Major program: | CFDA |
| Home Investment Partnerships Program | #14.239 |
| Community Housing Development Organization | #14.218 |
| 5. Dollar threshold used to distinguish between Type A and Type B programs: | \$750,000 |
| 6. Auditee qualified as a low-risk auditee? | Yes |

II. FINANCIAL STATEMENT FINDINGS

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

III. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None noted.

See independent auditor's report.



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Guadalupe Neighborhood Development Corporation

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

We have audited the compliance of Guadalupe Neighborhood Development Corporation (GNDC) with types of compliance requirements described in Sections 11.182 and 11.1825 of the Texas Property Tax Code, *Organizations Constructing or Rehabilitating Low-Income Housing: Property Not Previously Exempt*, for the year ended December 31, 2016. Compliance with the requirements of the Texas Property Tax Code is the responsibility of GNDC's management. Our responsibility is to express an opinion on GNDC's compliance based on our audit.

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

In our opinion, GNDC complied, in all material respects, with the requirements referred to above for the year ended December 31, 2016.

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

Montemayor Britton Bender PC

14 June 2017
Austin, Texas

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GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

SUPPLEMENTAL SCHEDULE OF COMMUNITY LAND TRUST SOURCES AND USES

YEAR ENDED DECEMBER 31, 2016

Sources of funds:

GNDC Funds 809 E. 9 th Street	\$141,819
AHFC Loan 809 E. 9 th Street	50,000
1313 Willow mortgage principal	5,100
1313 Willow property tax & insurance escrow	3,775
1313 Willow maintenance escrow	600
1313 ground lease fee	300
807 Waller ground lease fee	300
3005 FJZontas ground lease fee	300
3001 FJZontas ground lease fee	300
3000 FJZontas ground lease fee	300
3004 FJZontas ground lease fee	<u>300</u>
	<u>203,094</u>

Uses of funds:

809 E 9 th St. Construction	187,176
1313 Willow principal reduction	5,100
809 E 9 th St. Construction	4,643
GNDC ground lease income	1,800
1313 Willow property taxes	1,710
1313 Willow escrow refund	1,121
1313 Willow insurance	785
1313 Willow escrow deposit	480
1313 Willow maintenance escrow expense	<u>279</u>
	<u>\$203,094</u>

See independent auditor's report.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

SUPPLEMENTAL BALANCE SHEET

GUADALUPE JEREMIAH LP

DECEMBER 31, 2016

ASSETS

CURRENT ASSETS

Cash	\$1,618,786
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CONSTRUCTION IN PROGRESS	<u>6,360,579</u>
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	<u>\$7,979,365</u>
--	--------------------

LIABILITIES AND PARTNERS' EQUITY

CURRENT LIABILITIES

Accounts payable	\$291,665
------------------	-----------

Retainage payable	<u>598,884</u>
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	890,549
--	---------

PARTNERS' EQUITY	<u>7,088,816</u>
------------------	------------------

	<u>\$7,979,365</u>
--	--------------------

See independent auditor's report.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

SUPPLEMENTAL STATEMENT OF NET INCOME AND CHANGES IN PARTNERS' EQUITY

GUADALUPE JEREMIAH LP

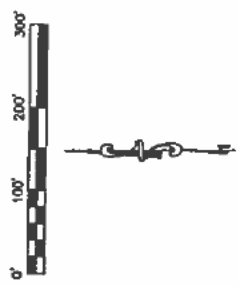
YEAR ENDED DECEMBER 31, 2016

INCOME	<u>\$606</u>
EXPENSES	
Utilities	1,012
Accounting	600
Licenses and permits	300
Office supplies	221
Other	<u>100</u>
	<u>2,233</u>
NET INCOME	(1,627)
BEGINNING PARTNERS' EQUITY	0
PARTNERS' CAPITAL CONTRIBUTIONS	
General partner - GNDC	2,206,500
Limited partner - Jeremiah Program Austin, LLC	<u>4,883,943</u>
	<u>7,090,443</u>
ENDING PARTNERS' EQUITY	<u>\$7,088,816</u>

See independent auditor's report.

201100006

**GUADALUPE-SALDANA
NET ZERO SUBDIVISION**
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LOT #	LOT ACRES
LOT 1 BLOCK A	0.129 ACRES
LOT 2 BLOCK A	0.104 ACRES
LOT 3 BLOCK A	0.104 ACRES
LOT 4 BLOCK A	0.104 ACRES
LOT 5 BLOCK A	0.104 ACRES
LOT 6 BLOCK A	0.104 ACRES
LOT 7 BLOCK A	0.104 ACRES
LOT 8 BLOCK A	0.104 ACRES
LOT 9 BLOCK A	0.104 ACRES
LOT 10 BLOCK A	0.104 ACRES
LOT 11 BLOCK A	0.097 ACRES
LOT 12 BLOCK A	0.086 ACRES
LOT 13 BLOCK A	0.086 ACRES
LOT 14 BLOCK A	0.086 ACRES
LOT 15 BLOCK B	0.086 ACRES
LOT 16 BLOCK B	0.104 ACRES
LOT 17 BLOCK B	0.128 ACRES
LOT 18 BLOCK B	0.104 ACRES
LOT 19 BLOCK B	0.104 ACRES
LOT 20 BLOCK B	0.104 ACRES
LOT 21 BLOCK B	0.104 ACRES
LOT 22 BLOCK B	0.104 ACRES
LOT 23 BLOCK B	0.106 ACRES
LOT 24 BLOCK B	0.112 ACRES
LOT 25 BLOCK B	0.123 ACRES
LOT 26 BLOCK B	0.134 ACRES
LOT 27 BLOCK B	0.318 ACRES
LOT 28 BLOCK C	7.752 ACRES
FATHER JOE ENGLISH STREET	0.759 ACRES
TOTAL AREA	11.785 ACRES
TOTAL NO. OF LOTS	31

LINE	BEARING	DISTANCE
L1	N 68°17'16" W	57.60'
L9	S 69°17'16" E	58.11'
L3	S 69°30'20" E	1.11'
L4	E 66°31'20" E	0.94'

CURVE	NUMBER	TIME	AVC	CHD	CHD BEARING
C1	15.00	37.15	37.00	1	CHD 15.00
C2	17.00	50.00	51.3	1	CHD 17.00
C3	17.00	2.50	2.50	1	CHD 17.00
C4	17.00	48.74	49.37	1	CHD 17.00
C5	17.00	11.85	11.85	1	CHD 17.00
C6	17.00	31.15	31.02	1	CHD 17.00
C7	15.00	31.15	31.02	1	CHD 15.00
C8	15.00	17.77	17.72	1	CHD 15.00
C9	15.00	23.17	23.05	1	CHD 15.00
C10	17.00	33.07	31.63	1	CHD 17.00
C11	17.00	11.74	11.86	1	CHD 17.00
C12	17.00	49.54	50.55	1	CHD 17.00
C13	15.00	18.77	18.77	1	CHD 15.00
C14	13.00	23.45	23.45	1	CHD 13.00
C15	18.00	24.85	24.81	1	CHD 18.00

[illegible]

SHEET 1 OF 2

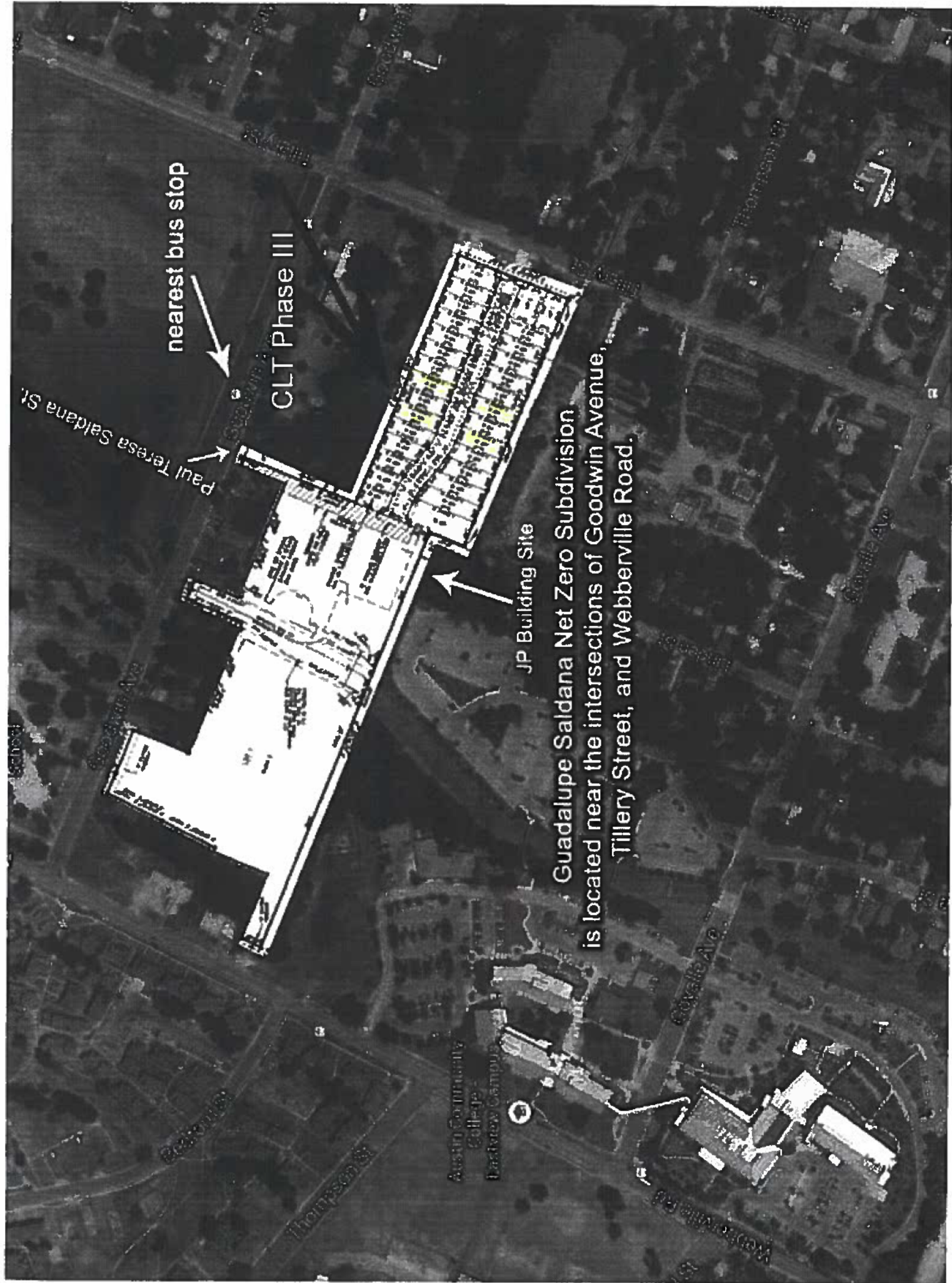
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**GUADALUPE-SALDANA
NET ZERO SUBDIVISION**

ENGINEER:
J. J. JONES & CARTER, INC.
ENGINEERS-PLANNERS-SUPERVISORS
Trans. Board of Professional Engineers Registration No. P-219
1701 DIRECTORS BLVD., ST. 400 AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2708 (Fax)

terra
firma
SURVEYORS
LAND SURVEYING

DEVELOPER/DENISER:
GUADALUPE - SALDANA
AFFORDABLE HOMES, L.P.
813 E 8TH ST.
AUSTIN, TX 78702
(512) 478-6273 (Phone)



nearest bus stop

CLT Phase III

JP Building Site

Guadalupe Saldana Net Zero Subdivision
is located near the intersections of Goodwin Avenue,
Tillery Street, and Webberville Road.

Austin Community
College -
Eastview Campus

**RESOLUTION BY THE
GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
TO APPLY FOR FUNDING AND EXECUTE A LOAN AGREEMENT
WITH THE AUSTIN HOUSING FINANCE CORPORATION**

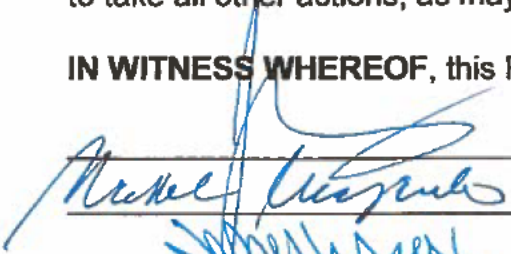
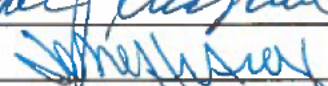
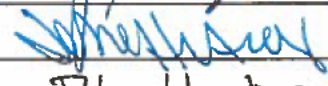
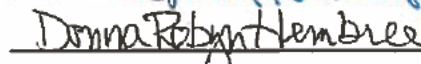
WHEREAS, the undersigned Officers of the Guadalupe Neighborhood Development Corporation (the "Corporation"), a Texas non-profit corporation, do hereby take the actions set forth below:

WHEREAS, the Corporation seeks to secure construction financing for the purpose of constructing four (4) home ownership units at the Guadalupe-Saldaña Net-Zero Subdivision at 3020, 2021, 3100 and 3101 Father Joe Znotas Street,

BE IT RESOLVED THAT, for the purpose of securing construction financing, at a meeting of the Board of Directors held on November 8, 2017, the Board of Directors hereby does authorize the Executive Director, on behalf of the Corporation, to submit an application with the Austin Housing Finance Corporation, with terms favorable to the Corporation, in the amount of \$370,000,.

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

IN WITNESS WHEREOF, this Resolution is made this November 8, 2017


_____, President

_____, Vice President

_____, Secretary

_____, Treasurer

I, Jesse Hernandez, Secretary of the Guadalupe Neighborhood Development Corporation, do hereby certify the foregoing is a true and complete copy of the construction loan resolution of this organization as adopted by the Board of Directors on the November 8, 2017.



Jesse Hernandez, Secretary

Travis CAD

Property Search Results > 809898 GUADALUPE-SALDANA AFFORDABLE HOMES for Year 2017

Tax Year: 2017

Property

Account

Property ID:	809898	Legal Description:	LOT 10 BLK A GUADALUPE-SALDANA NET ZERO SUBD
Geographic ID:	0207140346	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	3020 FATHER JOE ZNOTAS ST TX 78702	Mapsc0:	
Neighborhood:	E0190	Map ID:	020211
Neighborhood CD:	E0190		

Owner

Name:	GUADALUPE-SALDANA AFFORDABLE HOMES	Owner ID:	1284187
Mailing Address:	813 E 8TH ST AUSTIN , TX 78702-3282	% Ownership:	100.0000000000%
		Exemptions:	LIH

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$63,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$63,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$63,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$63,000	

Taxing Jurisdiction

Owner:	GUADALUPE-SALDANA AFFORDABLE HOMES
% Ownership:	100.0000000000%
Total Value:	\$63,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$63,000	\$0	\$0.00
02	CITY OF AUSTIN	0.444800	\$63,000	\$0	\$0.00
03	TRAVIS COUNTY	0.369000	\$63,000	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$63,000	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$63,000	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.100800	\$63,000	\$0	\$0.00
Total Tax Rate:		2.213985			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$1,394.81

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1040	4530.24	0.00	0.00	\$63,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$0	\$63,000	0	63,000	\$0	\$63,000
2016	\$0	\$170,000	0	170,000	\$0	\$170,000
2015	\$0	\$63,000	0	63,000	\$0	\$63,000
2014	\$0	\$63,000	0	63,000	\$0	\$63,000
2013	\$0	\$63,000	0	63,000	\$0	\$63,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (512) 834-9317

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Travis CAD

Property Search Results > 809910 GUADALUPE-SALDANA AFFORDABLE HOMES for Year 2017

Tax Year: 2017

Property

Account

Property ID:	809910	Legal Description:	LOT 10 BLK B GUADALUPE-SALDANA NET ZERO SUBD
Geographic ID:	0207140357	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	3021 FATHER JOE ZNOTAS ST TX 78702	Mapsc:	
Neighborhood:	E0190	Map ID:	020211
Neighborhood CD:	E0190		

Owner

Name:	GUADALUPE-SALDANA AFFORDABLE HOMES	Owner ID:	1284187
Mailing Address:	813 E 8TH ST AUSTIN , TX 78702-3282	% Ownership:	100.0000000000%
		Exemptions:	LIH

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$63,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$63,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$63,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$63,000	

Taxing Jurisdiction

Owner:	GUADALUPE-SALDANA AFFORDABLE HOMES
% Ownership:	100.0000000000%
Total Value:	\$63,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$63,000	\$0	\$0.00
02	CITY OF AUSTIN	0.444800	\$63,000	\$0	\$0.00
03	TRAVIS COUNTY	0.369000	\$63,000	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$63,000	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$63,000	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.100800	\$63,000	\$0	\$0.00
Total Tax Rate:		2.213985			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$1,394.81

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1040	4530.24	0.00	0.00	\$63,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$0	\$63,000	0	63,000	\$0	\$63,000
2016	\$0	\$170,000	0	170,000	\$0	\$170,000
2015	\$0	\$63,000	0	63,000	\$0	\$63,000
2014	\$0	\$63,000	0	63,000	\$0	\$63,000
2013	\$0	\$63,000	0	63,000	\$0	\$63,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (512) 834-9317

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Travis CAD

Property Search Results > 809896 GUADALUPE-SALDANA AFFORDABLE HOMES for Year 2017

Tax Year: 2017

Property

Account

Property ID:	809896	Legal Description:	LOT 8 BLK A GUADALUPE-SALDANA NET ZERO SUBD
Geographic ID:	0207140344	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	3100 FATHER JOE ZNOTAS ST TX 78702	Map ID:	020211
Neighborhood:	E0190		
Neighborhood CD:	E0190		

Owner

Name:	GUADALUPE-SALDANA AFFORDABLE HOMES	Owner ID:	1284187
Mailing Address:	813 E 8TH ST AUSTIN , TX 78702-3282	% Ownership:	100.0000000000%
		Exemptions:	LIH

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$63,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$63,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$63,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$63,000	

Taxing Jurisdiction

Owner:	GUADALUPE-SALDANA AFFORDABLE HOMES
% Ownership:	100.0000000000%
Total Value:	\$63,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$63,000	\$0	\$0.00
02	CITY OF AUSTIN	0.444800	\$63,000	\$0	\$0.00
03	TRAVIS COUNTY	0.369000	\$63,000	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$63,000	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$63,000	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.100800	\$63,000	\$0	\$0.00
Total Tax Rate:		2.213985			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$1,394.81

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1040	4530.24	0.00	0.00	\$63,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$0	\$63,000	0	63,000	\$0	\$63,000
2016	\$0	\$170,000	0	170,000	\$0	\$170,000
2015	\$0	\$63,000	0	63,000	\$0	\$63,000
2014	\$0	\$63,000	0	63,000	\$0	\$63,000
2013	\$0	\$63,000	0	63,000	\$0	\$63,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (512) 834-9317

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Travis CAD

Property Search Results > 809912 GUADALUPE-SALDANA AFFORDABLE HOMES for Year 2017

Tax Year: 2017

Property

Account

Property ID:	809912	Legal Description:	LOT 8 BLK B GUADALUPE-SALDANA NET ZERO SUBD
Geographic ID:	0207140359	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	3101 FATHER JOE ZNOTAS ST TX 78702	Mapsc0:	
Neighborhood:	E0190	Map ID:	020211
Neighborhood CD:	E0190		

Owner

Name:	GUADALUPE-SALDANA AFFORDABLE HOMES	Owner ID:	1284187
Mailing Address:	813 E 8TH ST AUSTIN , TX 78702-3282	% Ownership:	100.000000000000%
		Exemptions:	LIH

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$63,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$63,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$63,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$63,000	

Taxing Jurisdiction

Owner:	GUADALUPE-SALDANA AFFORDABLE HOMES
% Ownership:	100.000000000000%
Total Value:	\$63,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$63,000	\$0	\$0.00
02	CITY OF AUSTIN	0.444800	\$63,000	\$0	\$0.00
03	TRAVIS COUNTY	0.369000	\$63,000	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$63,000	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$63,000	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.100800	\$63,000	\$0	\$0.00
Total Tax Rate:		2.213985			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$1,394.81

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1040	4530.24	0.00	0.00	\$63,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$0	\$63,000	0	63,000	\$0	\$63,000
2016	\$0	\$170,000	0	170,000	\$0	\$170,000
2015	\$0	\$63,000	0	63,000	\$0	\$63,000
2014	\$0	\$63,000	0	63,000	\$0	\$63,000
2013	\$0	\$63,000	0	63,000	\$0	\$63,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (512) 834-9317

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Supplemental Addendum

File No. 449r15

Borrower/Client	[REDACTED]				
Property Address	3000 Father Joe Znotas St				
City	Austin	County	Travis	State	TX
Zip Code	78702				
Lender	Banc of California, NA				

market data.

SIZE OF IMPROVEMENTS: All comparables were adjusted accordingly for size differences.

The comparable sales used in the report were all closed, except #4-#6. After adjusting the comparable sales for all of the factors stated above, they form a value range of \$323,400 to \$415,400 which translates into a per square foot range of \$220.00 to \$282.59. The estimated value of the subject property is \$355,000 (\$241.50 psf) for fee simple value and \$340,000 (\$231.29 psf) for leasehold value. The estimated value is considered appropriate due to the subject's size, age and amenity package. All of the sales, when adjusted, indicate a limited range of value for the subject and received equal weight in my conclusions. It is my opinion that the estimated market value of the report is well supported by the Sales Comparison Analysis presented in this report.

COMMUNITY LAND TRUST/GROUND RENT COMMENTS

The subject is a community land trust where, typically, a non-profit organization acquires the land for the purpose of affordable housing and/or other community uses. While the improvements are sold to a qualifying household, the land is held as a leasehold interest by the CLT which offers a long term (99 year), renewable land lease to the owner of the improvements. The removal of the land cost from the overall transaction allows for both present and future affordability for the community at large. The current ground rent for the subject property is \$25.00 per month with a 99 year, non-escalating lease term. The lease can only be terminated by a violation of the lease terms. The appraisal is based on the following hypothetical condition:

This appraisal is made on the basis of a hypothetical condition that the property rights being appraised are the leasehold interest without resale and other restrictions that are removed by the Uniform Community Land Trust Ground Lease rider.

CAPITALIZATION RATE

There were no comparable sales of Community Land Trust or other leasehold interest sales in the area market. The Fannie Mae guidelines accept an alternative method of determining the applicable capitalization rate which is to compare both national and regional market rates for similar investments. According to local commercial appraisers, the typical capitalization rate for the area ranges from 5-7% for leasehold properties. Current (as of the date of appraisal) Treasury bond long term rates for 5-year, 10-year, 20-year and 30-year bonds are 1.72%, 2.32%, 2.76% and 3.10%, respectively. The average national 5-year Certificate of Deposit rate is 2.25% and the local average rate is 2.27%. Analysis of the above information indicates that, due to the long term of the subject lease and the absence of escalation, the "safe rate" of return is considered to be 2%.

DETERMINATION OF LEASEHOLD VALUE FOR SUBJECT

Annual rent (\$25.00/month x 12 months) = \$300
 Market determined capitalization rate = 2%
 Annual rent divided by capitalization rate (\$300 divided by 2%) = \$15,000
 Fee simple value of subject = \$355,000
 \$355,000 minus \$15,000 = \$340,000
Leasehold value of subject = \$340,000

FIRREA/USPAP ADDENDUM**APPRAISAL PURPOSE / INTENDED USER:**

The purpose of this appraisal is to provide an opinion of market value of the subject for the client listed on page one. This report is not intended for any other use.

SCOPE OF WORK:

The scope of this appraisal was to examine the interior and exterior of the subject, hand measure the improvements (except in the case of new construction where builder's plans and specifications were utilized) and analyze those market forces impacting the value. Square footage figures for subject property are derived from actual measurements taken at the time of the site visit, are an ESTIMATE ONLY and are not guaranteed or warranted. They should not be considered accurate for any other purposes other than this appraisal analysis. A professional engineer/architect should be consulted for actual living area measurements. Pertinent market data was collected and analyzed in such a manner that conforms with ordinary appraisal standards prevalent within the industry. MLS sales/listings, agent data, builder data, tax records, Marshall and Swift, property owners, and other publicly available sources were researched within the defined sub-market area (neighborhood) of the subject. The final estimate of value stated in this report is the Market Value as defined by the Uniform Standards of Professional Appraisal Practice.

EXPOSURE TIME/MARKETING TIME:

The estimated marketing time is based on an observation of the exposure time of MLS sales and listings within the subject area. It is assumed that the subject is competitively priced and competently marketed.

PERSONALTY (non-realty) TRANSFERS:

The appraiser is not aware of any non-realty items that were transferred that would impact the value as delineated in this report.

ADDITIONAL COMMENTS:

Supplemental Addendum

File No. 311r15

Borrower/Client				
Property Address	3001 Father Joe Znoske St			
City	Austin	County	Travis	State TX Zip Code 78702
Lender	Banc of California, NA			

The comparable sales used in the report were all closed, except #5 and #6 (active/pending listing). After adjusting the comparable sales for all of the factors stated above, they form a value range of \$304,800 to \$416,400 which translates into a per square foot range of \$210.35 to \$387.37. The estimated value of the subject property is \$365,000 (\$251.90 psf) for fee simple value and \$350,000 (\$241.55 psf) for leasehold value. The estimated value is considered appropriate due to the subject's size, age and amenity package. All of the sales, when adjusted, indicate a limited range of value for the subject and received equal weight in my conclusions. It is my opinion that the estimated market value of the report is well supported by the Sales Comparison Analysis presented in this report.

COMMUNITY LAND TRUST/GROUND RENT COMMENTS

The subject is a community land trust where, typically, a non-profit organization acquires the land for the purpose of affordable housing and/or other community uses. While the improvements are sold to a qualifying household, the land is held as a leasehold interest by the CLT which offers a long term (99 year), renewable land lease to the owner of the improvements. The removal of the land cost from the overall transaction allows for both present and future affordability for the community at large. The current ground rent for the subject property is \$25.00 per month with a 99 year, non-escalating lease term. The lease can only be terminated by a violation of the lease terms. The appraisal is based on the following hypothetical condition:

This appraisal is made on the basis of a hypothetical condition that the property rights being appraised are the leasehold interest without resale and other restrictions that are removed by the Uniform Community Land Trust Ground Lease rider.

CAPITALIZATION RATE

There were no comparable sales of Community Land Trust or other leasehold interest sales in the area market. The Fannie Mae guidelines accept an alternative method of determining the applicable capitalization rate which is to compare both national and regional market rates for similar investments. According to local commercial appraisers, the typical capitalization rate for the area ranges from 5-7% for leasehold properties. Current (as of the date of appraisal) Treasury bond long term rates for 5-year, 10-year, 20-year and 30-year bonds are 1.61%, 2.2%, 2.54% and 2.84%, respectively. The average national 5-year Certificate of Deposit rate is 2.23% and the local average rate is 2.2%. Analysis of the above information indicates that, due to the long term of the subject lease and the absence of escalation, the "safe rate" of return is considered to be 2%.

DETERMINATION OF LEASEHOLD VALUE FOR SUBJECT

Annual rent (\$25.00/month x 12 months)= \$300
 Market determined capitalization rate= 2%
 Annual rent divided by capitalization rate (\$300 divided by 2%)= \$15,000
 Fee simple value of subject= \$365,000
 \$365,000 minus \$15,000= \$350,000
Leasehold value of subject= \$350,000

FIRREA/USPAP ADDENDUM**APPRAISAL PURPOSE / INTENDED USER:**

The purpose of this appraisal is to provide an opinion of market value of the subject for the client listed on page one. This report is not intended for any other use.

SCOPE OF WORK:

The scope of this appraisal was to examine the interior and exterior of the subject, hand measure the improvements (except in the case of new construction where builder's plans and specifications were utilized) and analyze those market forces impacting the value. Square footage figures for subject property are derived from actual measurements taken at the time of the site visit, are an ESTIMATE ONLY and are not guaranteed or warranted. They should not be considered accurate for any other purposes other than this appraisal analysis. A professional engineer/architect should be consulted for actual living area measurements. Pertinent market data was collected and analyzed in such a manner that conforms with ordinary appraisal standards prevalent within the industry. MLS sales/listings, agent data, builder data, tax records, Marshall and Swift, property owners, and other publicly available sources were researched within the defined sub-market area (neighborhood) of the subject. The final estimate of value stated in this report is the Market Value as defined by the Uniform Standards of Professional Appraisal Practice.

EXPOSURE TIME/MARKETING TIME:

The estimated marketing time is based on an observation of the exposure time of MLS sales and listings within the subject area. It is assumed that the subject is competitively priced and competently marketed.

PERSONALTY (non-realty) TRANSFERS:

The appraiser is not aware of any non-realty items that were transferred that would impact the value as delineated in this report.

ADDITIONAL COMMENTS:

The appraiser's engagement and/or compensation in this assignment was not contingent upon developing or reporting predetermined results, nor from directions by the client regarding the attainment of a stipulated conclusion, nor the occurrence of a subsequent event directly related to the intended use of this report.

Supplemental Addendum

File No. 411r15

Borrower/Client	[REDACTED]			
Property Address	3004 Father Joe Znoles St			
City	Austin	County	Travis	State TX Zip Code 78702
Lender	Banc of California, NA			

\$239.59 to \$305.37. The estimated value of the subject property is \$345,000 (\$261.17 psf) for fee simple value and \$330,000 (\$249.81 psf) for leasehold value. The estimated value is considered appropriate due to the subject's size, age and amenity package. All of the sales, when adjusted, indicate a limited range of value for the subject and received equal weight in my conclusions. It is my opinion that the estimated market value of the report is well supported by the Sales Comparison Analysis presented in this report.

COMMUNITY LAND TRUST/GROUND RENT COMMENTS

The subject is a community land trust where, typically, a non-profit organization acquires the land for the purpose of affordable housing and/or other community uses. While the improvements are sold to a qualifying household, the land is held as a leasehold interest by the CLT which offers a long term (99 year), renewable land lease to the owner of the improvements. The removal of the land cost from the overall transaction allows for both present and future affordability for the community at large. The current ground rent for the subject property is \$25.00 per month with a 99 year, non-escalating lease term. The lease can only be terminated by a violation of the lease terms. The appraisal is based on the following hypothetical condition:

This appraisal is made on the basis of a hypothetical condition that the property rights being appraised are the leasehold interest without resale and other restrictions that are removed by the Uniform Community Land Trust Ground Lease rider.

CAPITALIZATION RATE

There were no comparable sales of Community Land Trust or other leasehold interest sales in the area market. The Fannie Mae guidelines accept an alternative method of determining the applicable capitalization rate which is to compare both national and regional market rates for similar investments. According to local commercial appraisers, the typical capitalization rate for the area ranges from 5-7% for leasehold properties. Current (as of the date of appraisal) Treasury bond long term rates for 5-year, 10-year, 20-year and 30-year bonds are 1.29%, 1.99%, 2.42% and 2.84%, respectively. The average national 5-year Certificate of Deposit rate is 2.08% and the local average rate is 2.17%. Analysis of the above information indicates that, due to the long term of the subject lease and the absence of escalation, the "safe rate" of return is considered to be 2%.

DETERMINATION OF LEASEHOLD VALUE FOR SUBJECT

Annual rent (\$25.00/month x 12 months)= \$300
 Market determined capitalization rate= 2%
 Annual rent divided by capitalization rate (\$300 divided by 2%)= \$15,000
 Fee simple value of subject= \$345,000
 \$345,000 minus \$15,000= \$330,000
Leasehold value of subject= \$330,000

FIRREA/USPAP ADDENDUM**APPRAISAL PURPOSE / INTENDED USER:**

The purpose of this appraisal is to provide an opinion of market value of the subject for the client listed on page one. This report is not intended for any other use.

SCOPE OF WORK:

The scope of this appraisal was to examine the interior and exterior of the subject, hand measure the improvements (except in the case of new construction where builder's plans and specifications were utilized) and analyze those market forces impacting the value. Square footage figures for subject property are derived from actual measurements taken at the time of the site visit, are an ESTIMATE ONLY and are not guaranteed or warranted. They should not be considered accurate for any other purposes other than this appraisal analysis. A professional engineer/architect should be consulted for actual living area measurements. Pertinent market data was collected and analyzed in such a manner that conforms with ordinary appraisal standards prevalent within the industry. MLS sales/listings, agent data, builder data, tax records, Marshall and Swift, property owners, and other publicly available sources were researched within the defined sub-market area (neighborhood) of the subject. The final estimate of value stated in this report is the Market Value as defined by the Uniform Standards of Professional Appraisal Practice.

EXPOSURE TIME/MARKETING TIME:

The estimated marketing time is based on an observation of the exposure time of MLS sales and listings within the subject area. It is assumed that the subject is competitively priced and competently marketed.

PERSONALTY (non-realty) TRANSFERS:

The appraiser is not aware of any non-realty items that were transferred that would impact the value as delineated in this report.

ADDITIONAL COMMENTS:

The appraiser's engagement and/or compensation in this assignment was not contingent upon developing or reporting predetermined results, nor from directions by the client regarding the attainment of a stipulated conclusion, nor the occurrence of a subsequent event directly related to the intended use of this report.

The appraisal should not be considered a report on the physical items that are a part of the property. Although the appraisal may contain information about the physical items being appraised (including their

Supplemental Addendum

File No. 106r15

Borrower/Client				
Property Address	3005 Feather Joe Znotes Street			
City	Austin	County	Travis	State TX Zip Code 76702
Lender	Banc of California, NA			

COMMENTS ON THE SALES COMPARISON APPROACH

The subject is a one story house containing approximately 1,431 square feet of living area. The exterior features wood frame and siding exterior walls, standing seam metal roof, a pier and beam foundation and a parking pad for 2 vehicles. The subject is an older house (circa 1927) that has been moved to the site, totally renovated with a new section added at the rear. The subject, in good condition and is considered functional, marketable, and in conformity with its surroundings. The lack of a carport or garage is not atypical for the area and is not felt to adversely affect marketability. All utilities were on and systems appear to be functioning.

The comparable sales, drawn from the subject's immediate and general neighborhood, were adjusted accordingly for dissimilar features and were felt to most accurately reflect the current market in the area. Since this is an older section of Austin, subdivisions tend to be fairly small but all of the comparables used would be considered in the subject's neighborhood. Attempts were made to bracket the subject in terms of age, size and other features was made. The estimated value of the subject is higher than the predominant value for the area due to its age, quality and size.

Adjustments made in the sales comparison approach were based on the following: \$15,000 for the difference between the fee simple and leasehold interest to the property, \$5,000 per bathroom and \$75.00 per square foot of living area. A \$200 per year adjustment was made for age all of the comparables have been renovated and their economic ages are closer to the subject. A 1% adjustment was made for listings based on data from the 1004mc form.

NEIGHBORHOOD CHARACTERISTICS

The subject is situated in an established residential neighborhood, just west of Airport Boulevard and north of East 7th Street. This area is currently in the process of revitalization as the older homes are being either removed or completely renovated. There is strong demand due to the proximity to downtown and within easy commuting distance to the University of Texas and Austin Community College, the Capital complex and other employment centers. Access to the freeway system and other major thoroughfares is good. The neighborhood is known for its community atmosphere with local shops and cultural amenities. Due to these factors, the neighborhood has traditionally maintained higher land and overall property values due to its location, neighborhood features and constant demand for properties in the area. The land to improvement ratio in the area is characterized by more value being attributed to the land due to high demand and limited supply.

NOTES ON SALE PRICE/APPAISED VALUE DIFFERENCE

The seller of the subject property is the Guadalupe Neighborhood Development Corporation (GNDC), a non-profit organization that has been a leader in providing affordable housing in the area market. This organization has been in existence since the early 1980's and owns numerous properties throughout the immediate neighborhood as well as significant holding in surrounding neighborhoods. The mission of GNDC is to provide quality, affordable housing in an area that has, since the 1930's, been predominantly minority owned/occupied. Over time, as revitalization has occurred in the area, land and housing values along with concomitant property tax increases have risen above the means of lower income households, forcing families to leave the area. Land prices, especially in the subject's area, have risen to the extent that buying residential tracts is becoming less feasible for community organizations. Using the Community Land Trust approach, GNDC as well as other community groups, can separate the high land cost from the improvement cost and therefore keep units of housing both available and affordable for the future. The sales price of the subject is less than the appraised value of the property due to the desire of the seller to keep this property available to qualified, lower income households, into the long term future.

ADJUSTMENTS:

SALES AND FINANCING: Listing sales #5 and #8 were adjusted to reflect typical actions in the market. Homes typically do not sell for full asking price per the 1004 MC form.

LEASEHOLD/FEE SIMPLE: There were no sales of leasehold interest properties in the market. All comparables were adjusted downward for leasehold interest.

LOT SIZE: No adjustments were made for lot size since the lots were all felt to be equal in value in the market.

AGE: Comparables #2-6 were adjusted for differences in age related depreciation.

ROOM COUNT: Comparable #5 was adjusted for differences in the number of bathrooms available. No adjustment was made for number of bedrooms since value differences between 3 and 4 bedroom houses could not be extrapolated from market data.

SIZE OF IMPROVEMENTS: All comparables were adjusted accordingly for size differences.

PARKING: Comparable #4 was adjusted for differences in parking facilities.

The comparable sales used in the report were all closed, except #5 and #8 (active listing). After adjusting the comparable sales for all of the factors stated above, they form a value range of \$328,800 to \$402,100 which translates into a per square foot range of \$229.77 to \$280.99. The estimated value of the subject property is \$365,000 (\$255.07 psf) for fee simple value and \$350,000 (\$244.58 psf) for leasehold value. The estimated value is considered appropriate due to the subject's size, age and amenity package. All of the sales, when adjusted, indicate a limited range of value for the subject and received equal weight in my conclusions. It is my opinion that the estimated market value of the report is well supported by the Sales Comparison Analysis presented in this report.

COMMUNITY LAND TRUST/GROUND RENT COMMENTS

The subject is a community land trust where, typically, a non-profit organization acquires the land for the purpose of affordable housing and/or other community uses. While the improvements are sold to a qualifying household, the land is held as a leasehold interest by the CLT which offers a long term (99 year), renewable land lease to the owner of the improvements. The removal of the land cost from the overall transaction allows for both present and future affordability for the community at large. The current ground rent for the subject property is \$25 per month with a 99 year, non-escalating lease term. The lease



CITY OF AUSTIN - ZONING VERIFICATION LETTER

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation
Mailing Address:
813 E. 8th St.
Austin, TX. 78702

Tax Parcel Identification Number

3121 Father Joe Zoatus St

Agency: TCAD
Parcel ID: 0207140357

Zoning Classification(s)

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

SF-3-NP

Zoning Case Number(s)

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

C14-02-0183.001

Zoning Ordinance Number(s)

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

030327-11a

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

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

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

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

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

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

I, Tony Castro, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

11/22/2013

727873



CITY OF AUSTIN - ZONING VERIFICATION LETTER

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation
Mailing Address:
813 E. 8th St.
Austin, TX. 78702

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 0207140359

3101 Father Joe Zotas St.

Zoning Classification(s)

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

SF-3-NP

Zoning Case Number(s)

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

C14-02-0183.001

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To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:
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<http://austintexas.gov/department/zoning>

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11/22/2013

727875



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation
Mailing Address:
813 E. 8th St.
Austin, TX. 78702

Tax Parcel Identification Number 3100 Farmers & Enochs St.

Agency: TCAD
Parcel ID: 0207140344

Zoning Classification(s)

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

SF-3-NP

Zoning Case Number(s)

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

C14-02-0183.001

Zoning Ordinance Number(s)

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For Address Verification visit:
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<http://austintexas.gov/department/zoning>

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

I, Tony Castro, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

11/20/2013

726915



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: Guadalupe Neighborhood Development Corporation
Mailing Address:
813 E. 8th St.
Austin, TX. 78702

Tax Parcel Identification Number

3120 Father Joe Zotes St

Agency: TCAD
Parcel ID: 0207140339

Zoning Classification(s)

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

SF-3-NP

Zoning Case Number(s)

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

C14-02-0183.001

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

I, Tony Castro, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

11/20/2013

726907



City of Austin

Founded by Congress, Republic of Texas, 1839
Planning and Development Review Department
P.O. Box 1088, Austin, Texas 78767

December 2, 2013

Cassandra Ramirez
Guadalupe Neighborhood Development Corporation
813 East 8th Street Austin, TX 78702

Dear Ms. Ramirez;

Please be advised that the properties locally known as 1126 Tillery Street and 3000-3128 Father Joe Znotas Street are currently zoned Family Residential - Neighborhood Plan (SF-3-NP). The properties are not a part of a Planned Unit Development and there do not appear to be any current Code violations.

The final plat of the preliminary plan C8-2009-01121A.SH was approved on January 7, 2009. A correction to the site plan was approved November 30, 2012. These approved plans reflect a development built to Single Family Residence Small Lot (SF-4A) site development standards, as per the City of Austin's Land Development Code Section 25-2-566 (Special Requirements for Affordable Housing in Certain Single Family Districts).

Provided that the construction is built in full compliance with the approved plans, relocated homes or homes built on-site would be in compliance with the requirements of zoning as specified in the City of Austin's Land Development Code.

If you need further assistance, please contact me at (512) 974-2330.

Sincerely,

Robert Heil
Development Assistance Center



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, gina.copic@austin.tx.us

October 25, 2013 (revised from April 21, 2010)

S.M.A.R.T. Housing Certification (#60349)
GNDC Tillery 4-Acre Project

TO WHOM IT MAY CONCERN:

The Guadalupe Neighborhood Development Corporation (development contact: Mark Rogers; 512-479-6275 (o); gndc@sbcglobal.net) is planning to develop a 28 to 30 unit single family development in the Govalle Neighborhood Planning Area at 1126 Tillery Street and 3000-3128 Father Joe Znotas Street. The revision updated the Father Joe Znotas Street addresses.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because 100% of the units will serve a household with income at or below 80% MFI, the development will be eligible for 100% waiver of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council. Expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit
Site Plan Review

Misc. Site Plan Fee
Building Plan Review
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification
Demolition Permit Fee

Move House onto Lot
Move House onto City Right
-of-Way Fee
Land Status Determination
Board of Adjustment Fee
Parkland Dedication (by
separate ordinance)

Prior to issuance of building permits and starting construction, the developer must:

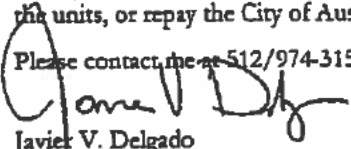
- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer 482-5449).
- ◆ Submit plans demonstrating compliance with visitability and transit-oriented standards.

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

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

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

Please contact me at 512/974-3154 if you need additional information.


Javier V. Delgado
Neighborhood Housing and Community Development

Cc:
Laurie Shaw, Capital Metro
Cande Coward, PDR
Alma Nobert, PDRD
Chris Yanez, PARD
M. Simmons Smith, PDRD

Susan Kneel NHCD
Gina Copic, NHCD
John McDonald, WPDR
Robby McArthur, AWU
Danny McNabb, WPDR

Maureen Meredith, PDRD
George Zapala, PDR
H. Kasper, AEGB
Bryan Bomer, AEGB
John Umphress, AEGB

The Gardens Neighborhood Association

908 Calle Limon Austin, TX 78702

Phone: 512-385-2629

September 26, 2011

To Whom It May Concern:

I am writing on behalf of The Gardens Neighborhood Association to express support for the Guadalupe Neighborhood Development Corporation's funding application to develop much needed affordable rental and home-ownership opportunities at the Guadalupe-Saldana Net Zero Subdivision. The "Net-Zero" designation is made possible through a generous donation of solar arrays from Austin Energy that make sixty homes capable of producing as much energy as consumed on an annual basis.

GNDC is a 501(c)(3) neighborhood-based nonprofit corporation dedicated to improve the residential character of the neighborhoods and the quality of life of the residents it serves. During the past 30 years GNDC has emerged as a model for community-based development. It was one of the first non-profit organizations to build affordable new single-family housing in Austin, and it was the first non-profit to develop single-family housing as part of the City of Austin's S.M.A.R.T. Housing™ developer incentive program. GNDC has also moved to a leading position among the builders of "green" affordable housing in Austin, Texas.

GNDC has been easily one of the most active and productive non-profit affordable housing providers in Austin and our neighborhood organization welcomes the additional affordable housing that GNDC has proposed and is very much needed in the east Austin.

Funding support from the Austin Housing Finance Corporation can help ensure that GNDC will continue providing very affordable, high-quality housing in a market that is no longer affordable for many working families in its service area.

Thank you for your consideration, and please contact me with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Johnny Limon".

Johnny Limon

President

City of Austin
Planning and Development Review Department
C/o Susan Walker
PO Box 1088
Austin, TX 78767-8810

September 10, 2009

Dear Ms. Walker,

I'm writing in support of the two variances sought by the Austin Community Design and Development Center (ACDDC) and the Guadalupe Neighborhood Development Corporation (GNDC) for the Guadalupe/Saldana Net-Zero Subdivision at 2721 Goodwin in East Austin (Case #C15-2009-0099).

I understand that these variances are asking for the following two provisions: a parking reduction from multi-family requirements (135 spaces) to single-family requirements (120 spaces), since the uses (single-family, two-family, and townhome) are all low density and compatible with single-family type development; and, in order to access the homes that are located to the east of the open space/drainage basin, a variance to put the private drive in the compatibility setback which is normally required (25') between multi-family and single-family zoning districts.

In the past few months, ACDDC and GNDC have organized several charrettes with our neighborhood residents through the Govalle Neighborhood Association (GNA). As Co-Presidents of the (GNA), both Corinne Carson and I have publicized these group-think meetings and have attended several of them along with our fellow residents.

The exchanges were informative, inclusive and remained open to input. As a result, I feel comfortable in speaking on behalf of our neighborhood in saying that we see no issue with the two variances requested.

We are excited about the new development, love the idea that it will provide affordable housing to keep east side residents in the area and are pleased with the level of cooperation sought by the ACDDC/GNDC team.

We are proud to have one of Austin's first net-zero, environmentally friendly developments in our midst.

Please know that we support for the variances requested for case #C15-2009-0099).

Coordially,

Nine Francois, Co-President, GNA
3301 Govalle Avenue
Austin, TX 78702
512.391.1591

Corinne Carson, Co-President, GNA
3611 Govalle Avenue
Austin, TX 78702