

SUPPLEMENTAL BOARD BOOK OF JULY 28, 2016



J. Paul Ozer, Chair
Juan Muñoz, Vice-Chair
Leslie Bingham Escareño, Member
T. Tolbert Chisum, Member
Tom H. Gann, Member
J. B. Goodwin, Member

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BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 28, 2016

Presentation, Discussion, and Possible Action regarding Awards of Direct Loan funds from the 2016-1 Multifamily Direct Loan Notice of Funding Availability to 9% Housing Tax Credit Layered Applications

RECOMMENDED ACTION

WHEREAS, the Board previously authorized release of the 2016-1 Multifamily Direct Loan Notice of Funding Availability (“NOFA”) for up to \$23,109,096 with the application acceptance period beginning on January 4, 2016;

WHEREAS, the Department has received 26 eligible applications with requests totaling \$29,427,698 for Direct Loan awards under the NOFA;

WHEREAS, the Department has previously awarded \$4,857,698 in Direct Loan funds to five applications, leaving an available balance of \$18,251,398;

WHEREAS, of the fifteen 2016 9% HTC layered applications, seven are not currently competitive in the 9% round but may be competitive in the future if changes to the 9% HTC waiting list should prioritize those applications;

WHEREAS, eight applications have received reviews for compliance with program, underwriting, and previous participation requirements and are ranked as priority 9% HTC layered applications under the NOFA;

WHEREAS, of the eight priority 9% HTC layered applications, one totaling \$1,025,000 is located in a Participating Jurisdiction and therefore may be eligible only for Tax Credit Assistance Program Repayment Funds (“TCAP RF”), which may be considered state HOME match for a portion of the funds, and seven are eligible for HOME funds totaling no more than \$6,296,436 based upon current underwriting, which is being finalized;

WHEREAS, the NOFA called for recommended 9% HTC layered to be evaluated by underwriting and found to be able to support terms of 3% interest rate and a 30 year amortization with a maturity consistent with any first lien; and

WHEREAS, none of the 2016 9% HTC layered applications will receive a Direct Loan award unless the layered tax credits are also awarded as anticipated at the Board meeting of July 28, 2016.

NOW, therefore, it is hereby

RESOLVED, that awards of HOME and/or TCAP RF funding from the 2016-1 Multifamily Development Program NOFA totaling no more than \$7,321,436 for Merritt Heritage (16185), Timber Ridge Apartments (16108), The Village at Main (16113), The Cottages at Main (16116), The

Residence at Autumn Sage (16322), Havens of Hutto (16169), The Reserve at Dry Creek (16115), and Saralita Senior Village (16164) are hereby approved in the form presented at this meeting, and as amended by the Board for any appeals or tax credit allocation decisions previously heard and determined;

FURTHER RESOLVED, that changes to awarded amount as a result of completed underwriting may be approved by the Executive Director and reported to the Board, or the Executive Director may, in his or her sole discretion, bring the matter to the Board to approve, disapprove or otherwise address;

FURTHER RESOLVED, that failure by an awardee under the NOFA to enter into a binding agreement that it has, with respect to those funds, met HUD's commitment deadline within six months after award may result in the termination of the award; and

FURTHER RESOLVED, that the Board's approval is conditioned upon satisfaction of all conditions of underwriting and completion of any other reviews required to ensure compliance with the applicable rules and requirements for Direct Loan funds.

BACKGROUND

On November 12, 2015, the Board approved the issuance of a NOFA for up to \$23,109,096 designated as four setasides:

- \$3 million in Deferred Forgivable Loan set aside,
- \$3,236,344 in HOME Community Housing Development Organization ("CHDO") set aside,
- \$4 million in 4% HTC layered New Construction set aside,
- \$12,872,752 in the General set aside.

To date, \$4,857,698 has been awarded to five applications under the NOFA.

Staff is recommending the following awards of Multifamily Direct Loan funds from the General set aside:

TDHCA #	Property Name	Property City	Multifamily Direct Loan Request	Underwritten/ Recommended Amount
16108	Timber Ridge Apartments	Chandler	\$ 500,000	\$ 500,000
16113	The Village at Main	Bullard	\$ 500,000	\$ 227,400
16115	The Reserve at Dry Creek	Hewitt	\$ 1,000,000	\$ 1,000,000
16116	The Cottages at Main	Bullard	\$ 500,000	\$ 229,036
16164	Saralita Senior Village	Kerrville	\$ 1,140,000	\$ 1,140,000
16169	Havens of Hutto	Hutto	\$ 1,550,000	\$ 1,200,000
16185	Merritt Heritage *	Georgetown	\$ 2,000,000	\$ 2,000,000
16322	The Residence at Autumn Sage	Abilene	\$ 1,025,000	\$ 1,025,000

* These applications have been submitted under the CHDO set aside, availability of funds is dependent on the CHDO meeting all requirements.

Staff is recommending the following Applications for Multifamily Direct Loan funds be maintained on the Wait List, pending the outcome of the 9% HTC Application:

TDHCA#	Property Name	Property City	Multifamily Direct Loan Request
16011	Homestead Prairie Senior Apartments	Ponder	\$ 1,000,000
16184	Reserve at Hagan	Whitehouse	\$ 1,000,000
16196	Merritt Starlight *	Wimberley	\$ 2,000,000
16210	Merritt Monument *	Midland	\$ 2,000,000
16213	Villas on Flint	Wolfforth	\$ 1,000,000
16260	Churchill at Golden Triangle Community	Fort Worth	\$ 1,500,000
16319	The Residence at Coulter	Amarillo	\$ 975,000

* These applications have been submitted under the CHDO set aside, availability of funds is dependent on the CHDO meeting all requirements.

Two Applications (16113 and 16116) requested the \$500,000 minimum in the NOFA, but the final underwriting did not support an award of Direct funds at that level. Although the award is less than \$500,000, the application submitted was compliant with NOFA minimum request requirements and therefore are being recommended for an award herein.

Staff continues to review six additional applications that are not layered with 9% Housing Tax Credits, and will review any additional applications received prior to the extended deadline of August 31, 2016, to determine if they meet program, NOFA, set-aside, and underwriting requirements. Sufficient funding is available to recommend additional applications for awards at future Board meetings.

The recommended applications and award amounts are outlined in the attached award recommendations log. Five of the recommended applications propose new construction and three of the applications propose rehabilitation. In total, these eight applications will result in 122 Direct Loan-assisted units and further support a total of 590 units. Each of the recommended applications has been or is being underwritten and determined to meet the Real Estate Analysis rules and requirements and each has received an acceptable previous participation review.

Should the recommended awards be approved, approximately \$10,929,962 million will remain available under the NOFA with \$142,302 under the Deferred Forgivable Loan Set-Aside, \$2 million under the 4% HTC layered New Construction Set-Aside, \$7,551,316 under the General Set-Aside and \$1,236,344 under the CHDO Set-Aside. Last month the Board approved extension of the NOFA until August 31, 2016, to encourage additional applications.

APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION						
Application #	16108	TDHCA Program	Request	Approved				
Development	Timber Ridge		LIHTC (9% Credit)	\$276,679	\$263,062	\$5,979/Unit	\$0.90	
City / County	Chandler / Henderson	Private Activity Bonds	Amount	Rate	Amort	Term	Lien	
Region/Area	4 / Rural		MDLP (Repayable)	\$500,000	3.00%	30	30	Parity 1st
Population	Elderly Preference		MDLP (Cash Flow)					
Set-Aside	USDA	CHDO Expenses						
Activity	Acquisition/Rehab (Built in 1991)							

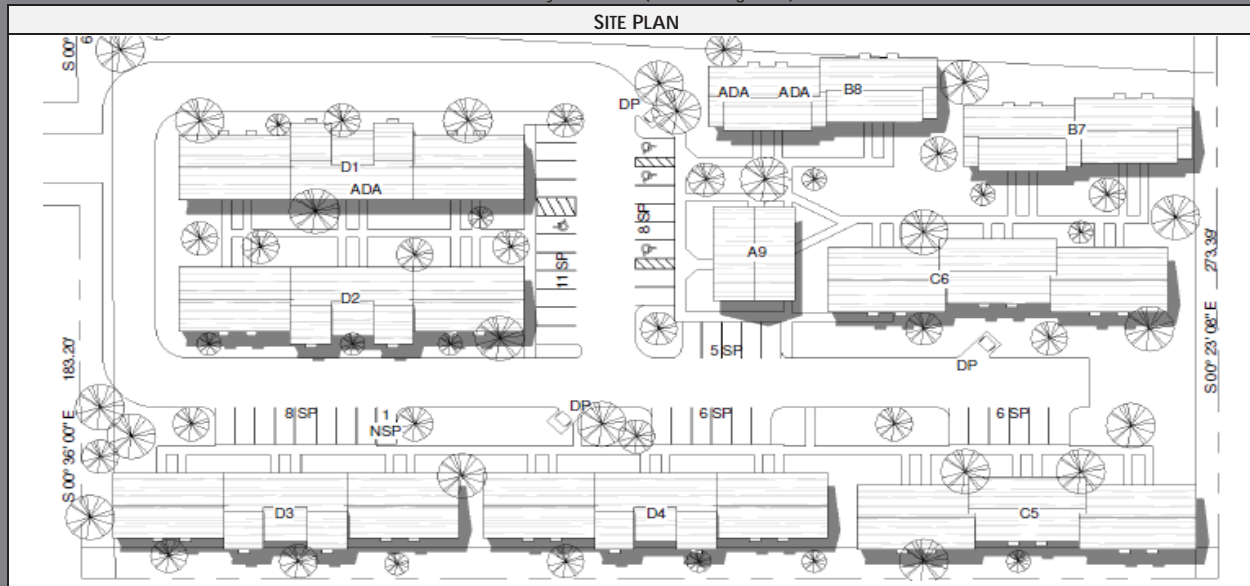
KEY PRINCIPAL / SPONSOR(S)		
Jim Fieser		
James (Jamie) Fieser		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	9%
1	36	82%	40%	-	0%
2	8	18%	50%	9	20%
3	-	0%	60%	31	70%
4	-	0%	MR	-	✓
TOTAL	44	100%	TOTAL	44	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.27	Expense Ratio	✗ 70.5%
Breakeven Occ.	✓ 86.7%	Breakeven Rent	\$406
Average Rent	\$433	B/E Rent Margin	⚠ \$28
Property Taxes	\$256/unit	Exemption/PILOT	0%
Total Expense	\$3,458/unit	Controllable	\$1,998/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	
Highest Unit Capture Rate	
Dominant Unit Cap. Rate	
Premiums (↑60% Rents)	
Rent Assisted Units	26 | 59% Total Units

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on PCA	
Avg. Unit Size	690 SF	Density 11.7/acre
Acquisition	\$28K/unit	\$1,214K
Building Cost	\$30.87/SF	\$21K/unit \$938K
Hard Cost	\$26K/unit	\$1,124K
Total Cost	\$88K/unit	\$3,870K
Developer Fee	\$550K (0% Deferred)	Paid Year: 1
Contractor Fee	\$196K	30% Boost Yes

REHABILITATION COSTS / UNIT

Site Work	\$1K 5%	Finishes/Fixtures	\$11K 43%
Building Shell	\$6K 23%	Appliances	\$1K 5%
Amenities	\$1K 2%	HVAC	\$3K 12%
Total Exterior	\$8K 31%	Total Interior	\$15K 60%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA	30/50	1.00%	\$969,245	2.58	City of Chandler	0/0	0.00%	\$100	1.27	WNC	\$2,365,191
TDHCA	30/30	3.00%	\$500,000	1.27	PDG Architects	0/0	0.00%	\$25,000	1.27	Fieser Development, Inc.	\$0
					Transfer of Reserves	0/0	0.00%	\$10,555	1.27		
TOTAL DEBT (Must Pay)			\$1,469,245		CASH FLOW DEBT / GRANTS			\$35,655		TOTAL EQUITY SOURCES	\$2,365,191
										TOTAL DEBT SOURCES	\$1,504,900
										TOTAL CAPITALIZATION	\$3,870,091

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
- 2 Receipt and acceptance by 10% test:
 - a: Approved rents
 - b: Approved acquisition price
 - c: Rates and terms of the proposed loan transfer
 - d: USDA reserve requirements

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer
 Expiration Date
 Bond Amount
 BRB Priority
 Expected Close
 Bond Structure

RISK PROFILE

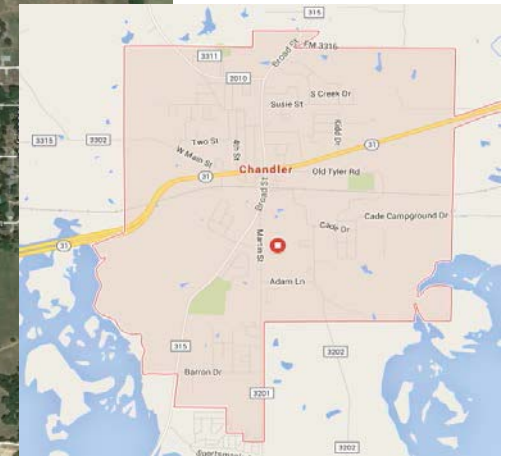
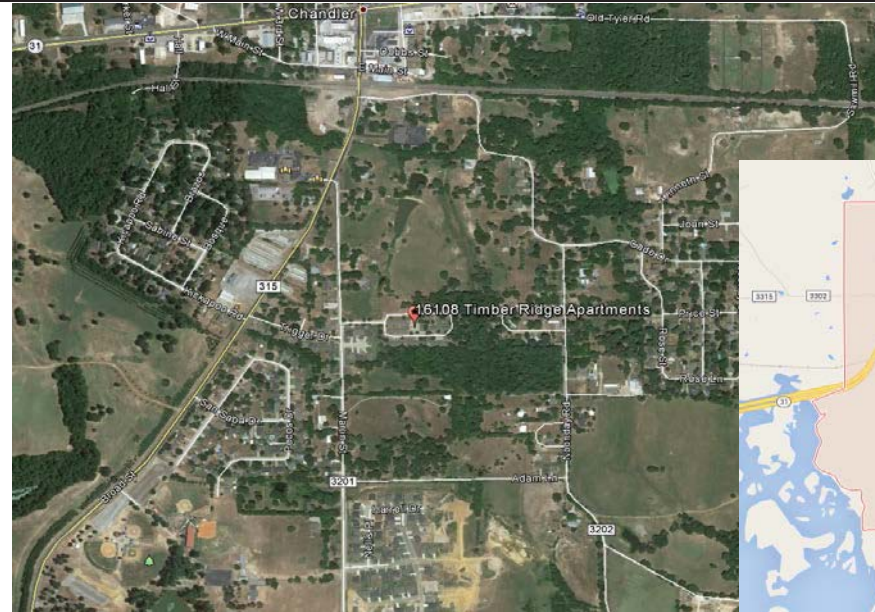
STRENGTHS/MITIGATING FACTORS

- ▣ Experienced developer (LIHTC & USDA)
- ▣ High Occupancy
- ▣ USDA Rental Assistance

WEAKNESSES/RISKS

- ▣ Expense Ratio
- ▣ Year 15 DCR
- ▣ Low B/E Rent Margin

AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

REAL ESTATE ANALYSIS DIVISION
May 31, 2016

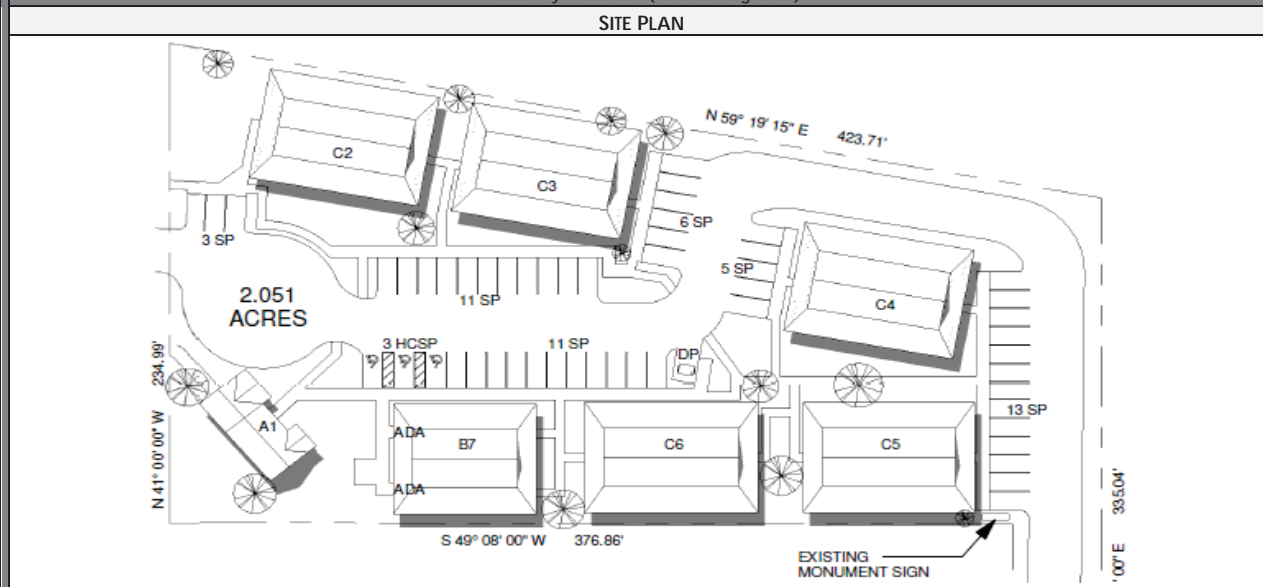
PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16113	TDHCA Program	Request	Approved			
Development	Village at Main			LIHTC (9% Credit)	\$234,602	\$225,583	\$20,000/Unit	$0.90
City / County	Bullard / Smith	Private Activity Bonds	Amount	Rate	Amort	Term	Lien
Region/Area	4 / Rural		MDLP (Repayable)	\$227,400	3.00%	30	30	Parity 1st
Population	General	MDLP (Cash Flow)					
Set-Aside	USDA	CHDO Expenses					
Activity	Acquisition/Rehab (Built in 1994)						

KEY PRINCIPAL / SPONSOR(S)		
Jim Fieser		
James (Jamie) Fieser		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	2	8%
1	4	17%	40%	-	0%
2	20	83%	50%	5	21%
3	-	0%	60%	17	71%
4	-	0%	MR	-	0%
TOTAL	24	100%	TOTAL	24	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.29	Expense Ratio	76.4%
Breakeven Occ.	87.6%	Breakeven Rent	\$519
Average Rent	\$548	B/E Rent Margin	\$29
Property Taxes	\$248/unit	Exemption/PILOT	0%
Total Expense	\$4,685/unit	Controllable	\$2,482/unit



MARKET FEASIBILITY INDICATORS	
Gross Capture Rate (30% Maximum)	
Highest Unit Capture Rate	
Dominant Unit Cap. Rate	
Premiums (↑60% Gross)	
Rent Assisted Units	19 | 79% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	773 SF	Density	11.7/acre
Acquisition		\$33K/unit	\$797K
Building Cost	\$39.80/SF	\$31K/unit	\$738K
Hard Cost		\$38K/unit	\$922K
Total Cost		\$121K/unit	\$2,898K
Developer Fee	\$420K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$166K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$2K	5%	Finishes/Fixtures \$15K 40%
Building Shell	\$10K	25%	Appliances \$2K 4%
Amenities	\$2K	6%	HVAC \$4K 11%
Total Exterior	\$14K	36%	Total Interior \$21K 55%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
USDA	30/50	1.00%	\$611,878	2.24	City of Bullard	0/0	0.00%	\$20	1.29	WNC	\$2,030,038	
TDHCA	30/30	3.00%	\$227,400	1.29	Transfer Replacement Reserves	0/0	0.00%	\$4,153	1.29	Deferred Developer Fee	\$0	
					PDG Architects	0/0	0.00%	\$25,000	1.29	TOTAL EQUITY SOURCES	\$2,030,038	
TOTAL DEBT (Must Pay)			\$839,278		CASH FLOW DEBT / GRANTS			\$29,173		TOTAL DEBT SOURCES	\$868,451	
											TOTAL CAPITALIZATION	\$2,898,489

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
- 2 Receipt and acceptance by Commitment:
 - a: A letter from the City of Bullard stating that the community building expansion will be eligible for a building permit.
- 3 Receipt and acceptance by 10% test:
 - a: Approved rents
 - b: Approved acquisition price
 - c: Rates and terms of the proposed loan transfer
 - d: USDA reserve requirements

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH / AREA MAP	
Issuer			
Expiration Date			
Bond Amount			
BRB Priority			
Expected Close			
Bond Structure			
RISK PROFILE			
<i>STRENGTHS/MITIGATING FACTORS</i>			
<ul style="list-style-type: none"> ▫ Experienced developer (LIHTC & USDA) ▫ High Occupancy ▫ USDA Rental Assistance 			
<i>WEAKNESSES/RISKS</i>			
<ul style="list-style-type: none"> ▫ Break-Even Vacancy ▫ Expense Growth Sensitivity ▫ Expense Ratio 			

APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16115	TDHCA Program		Request		Approved	
Development	The Reserve at Dry Creek	LIHTC (9% Credit)		\$1,294,481	\$1,284,953	\$11,371/Unit	\$0.97
City / County	Hewitt / McLennan			Amount	Rate	Amort	Term
Region/Area	8 / Urban	Private Activity Bonds					
Population	Elderly Limitation	MDLP (Repayable)		\$1,000,000	3.00%	30	18
Set-Aside	General	MDLP (Cashflow)					
Activity	New Construction	CHDO Expenses					

KEY PRINCIPALS / SPONSORS		
Diana McIver		
Janine Sisak		
DMA Development		
Related-Parties	Contractor - No	Seller - No

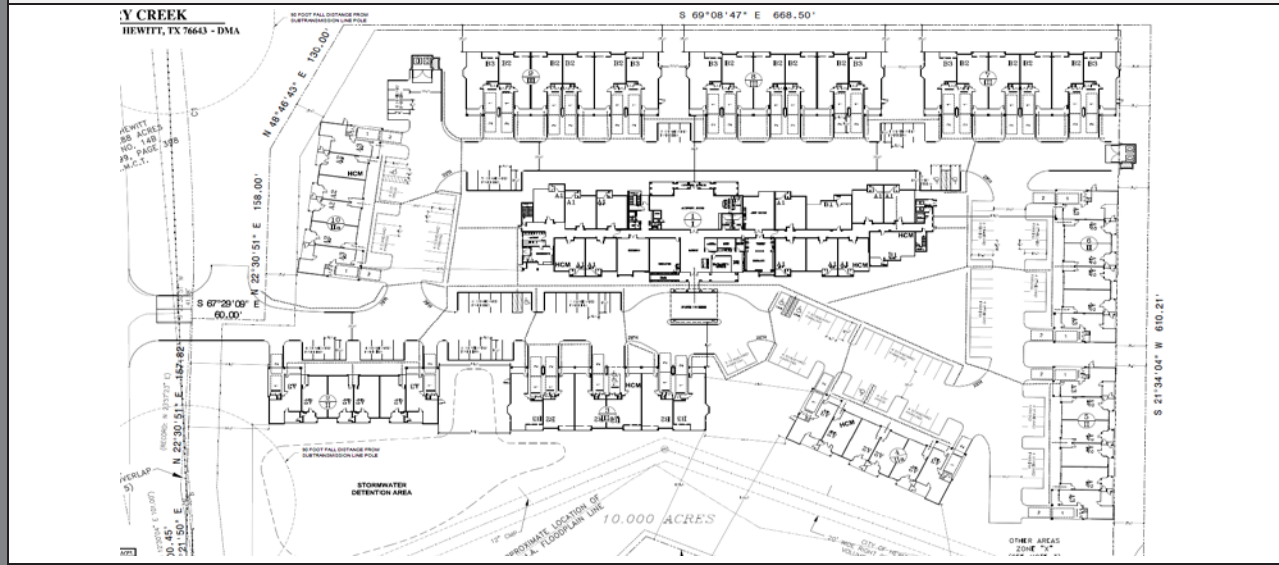
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	8%
1	83	73%	40%	-	0%
2	30	27%	50%	18	16%
3	-	0%	60%	63	56%
4	-	0%	MR	23	20%
TOTAL	113	100%	TOTAL	113	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.16	Expense Ratio	64.9%
Breakeven Occ.	88.0%	Breakeven Rent	\$560
Average Rent	\$588	B/E Rent Margin	\$29
Property Taxes	\$653/unit	Exemption/PILOT	0%
Total Expense	\$4,278/unit	Controllable	\$2,697/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	2.5%		
Highest Unit Capture Rate	7%	1 BR/60%	50
Dominant Unit Cap. Rate	7%	1 BR/60%	50
Premiums (↑60% Rents)	Yes		\$210/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	841 SF	Density	11.3/acre
Acquisition		\$12K/unit	\$1,357K
Building Cost	\$73.63/SF	\$62K/unit	\$7,000K
Hard Cost		\$77K/unit	\$8,661K
Total Cost		\$143K/unit	\$16,126K
Developer Fee	\$1,834K	(17% Deferred)	Paid Year: 9
Contractor Fee	\$1,213K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Chase Bank, N.A.	18/30	6.50%	\$2,300,000	1.50	City of Hewitt	0/0	0.00%	\$500	1.16	First Sterling	\$12,462,798
TDHCA	18/30	3.00%	\$1,000,000	1.16	Kelly Grossman	0/0	0.00%	\$55,000	1.16	Deferred Developer Fee	\$307,820
TOTAL DEBT (Must Pay)			\$3,300,000		CASH FLOW DEBT / GRANTS			\$55,500		TOTAL EQUITY SOURCES	\$12,770,618
										TOTAL DEBT SOURCES	\$3,355,500
										TOTAL CAPITALIZATION	\$16,126,118

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Senior loan documents (and/or partnership documents) must contain a provision(s) that any stabilization resizing on the senior debt includes the debt service on the TDHCA MDL at a 1.15 DCR.
 - e: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.

- 2 Receipt and acceptance by Commitment:
 - Documentation from City of Hewitt approving zoning change (parking variance no later than Carryover).

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE

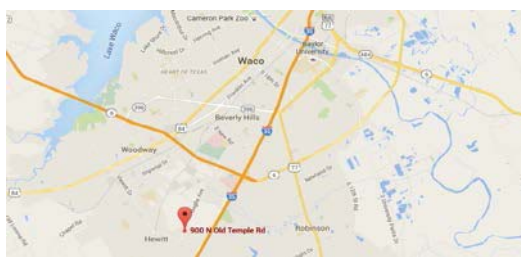
STRENGTHS/MITIGATING FACTORS

- Developer experience
- Use of known building designs increases confidence in construction cost estimates
- Secondary income expected to be higher and provide

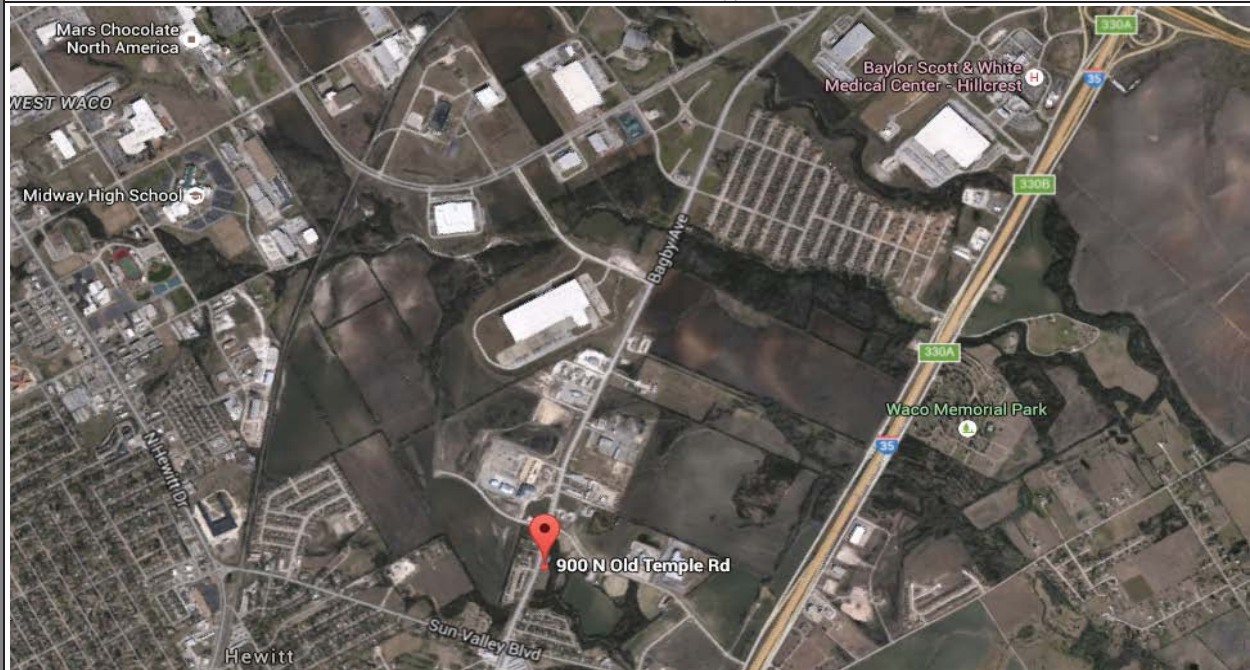
WEAKNESSES/RISKS

- Reliant on market premiums on market units
- Expense Ratio at 64.95%
- 1.15 times DCR in year 15

AREA MAP



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

REAL ESTATE ANALYSIS DIVISION
May 31, 2016

PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPAL / SPONSOR(S)			
Application #	16116	TDHCA Program	Request	Approved			Jim Fieser James (Jamie) Fieser Related-Parties Contractor - Yes Seller - No			
Development	Cottages at Main	LIHTC (9% Credit)	\$197,264	\$194,178	\$8,091/Unit	\$0.90				
City / County	Bullard / Smith		Amount	Rate	Amort	Term				Lien
Region/Area	4 / Rural	Private Activity Bonds								
Population	Elderly Preference	MDLP (Repayable)	\$229,036	3.00%	30	30				Parity 1st
Set-Aside	USDA	MDLP (Cash Flow)								
Activity	Acquisition/Rehab (Built in 1994)	CHDO Expenses								

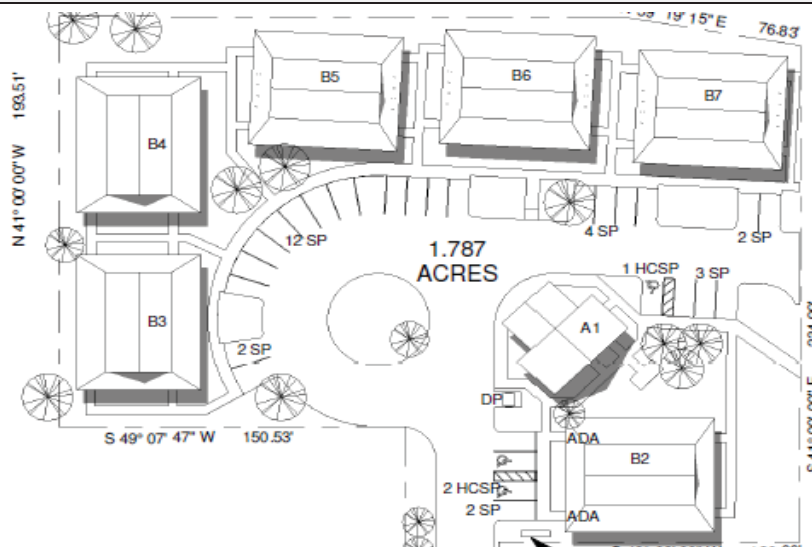
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	2	8%
1	24	100%	40%	-	0%
2	-	0%	50%	5	21%
3	-	0%	60%	17	71%
4	-	0%	MR	-	0%
TOTAL	24	100%	TOTAL	24	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.26	Expense Ratio	75.6%
Breakeven Occ.	90.3%	Breakeven Rent	\$460
Average Rent	\$484	B/E Rent Margin	\$24
Property Taxes	\$257/unit	Exemption/PILOT	0%
Total Expense	\$4,219/unit	Controllable	\$2,407/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS	
Gross Capture Rate (30% Maximum)	
Highest Unit Capture Rate	
Dominant Unit Cap. Rate	
Premiums (↑60% Gross)	
Rent Assisted Units	19 79% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	632 SF	Density	13.4/acre
Acquisition	\$31K/unit		\$752K
Building Cost	\$40.74/SF		\$618K
Hard Cost	\$31K/unit		\$752K
Total Cost	\$108K/unit		\$2,589K
Developer Fee	\$366K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$131K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$2K	5%	Finishes/Fixtures \$14K 44%
Building Shell	\$7K	23%	Appliances \$2K 5%
Amenities	\$1K	4%	HVAC \$3K 10%
Total Exterior	\$10K	32%	Total Interior \$19K 59%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA	30/50	1.00%	\$565,614	2.27	City of Bullard	0/0	0.00%	\$20	1.26	WNC	\$1,747,430
TDHCA	30/30	3.00%	\$229,036	1.26	Reserve Transfer	0/0	0.00%	\$22,281	1.26	Deferred Developer Fee	\$0
					PDG Architects	0/0	0.00%	\$25,000	1.26	TOTAL EQUITY SOURCES	\$1,747,430
TOTAL DEBT (Must Pay)			\$794,650		CASH FLOW DEBT / GRANTS			\$47,301		TOTAL DEBT SOURCES	\$841,951
TOTAL CAPITALIZATION											\$2,589,381

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
- 2 Receipt and acceptance by 10% test:
 - a: Approved rents
 - b: Approved acquisition price
 - c: Rates and terms of the proposed loan transfer
 - d: USDA reserve requirements

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer
Expiration Date
Bond Amount
BRB Priority
Expected Close
Bond Structure

RISK PROFILE

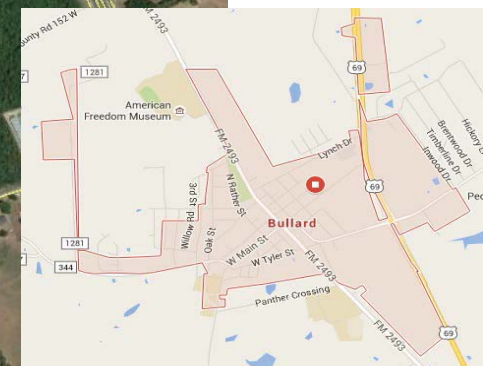
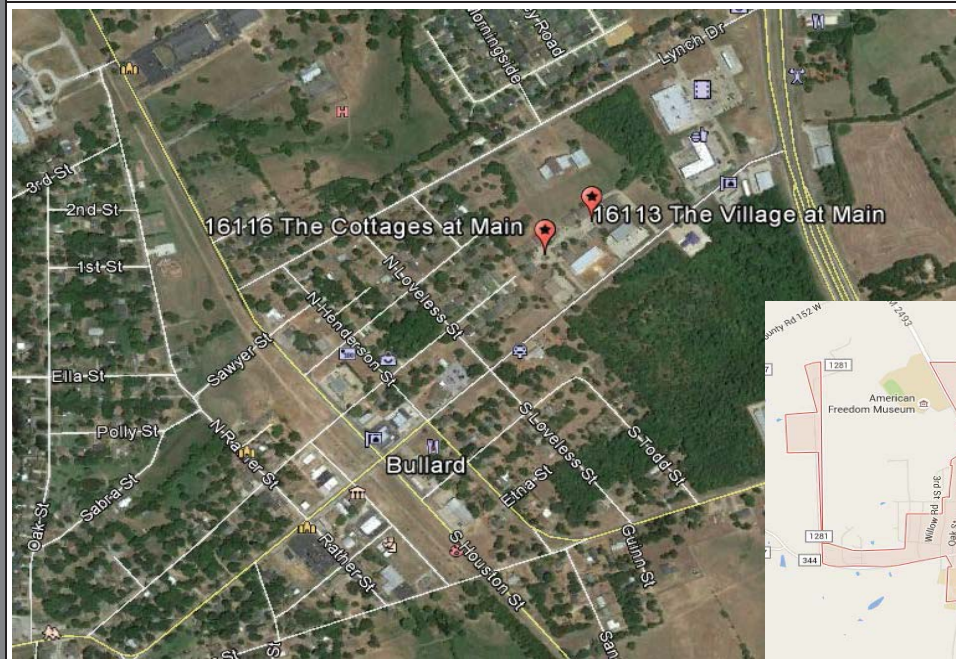
STRENGTHS/MITIGATING FACTORS

- Experienced developer (LIHTC & USDA)
- High Occupancy
- USDA Rental Assistance

WEAKNESSES/RISKS

- Break-Even Vacancy
- Rent Increase Required
- Expense Ratio

AERIAL PHOTOGRAPH / AREA MAP

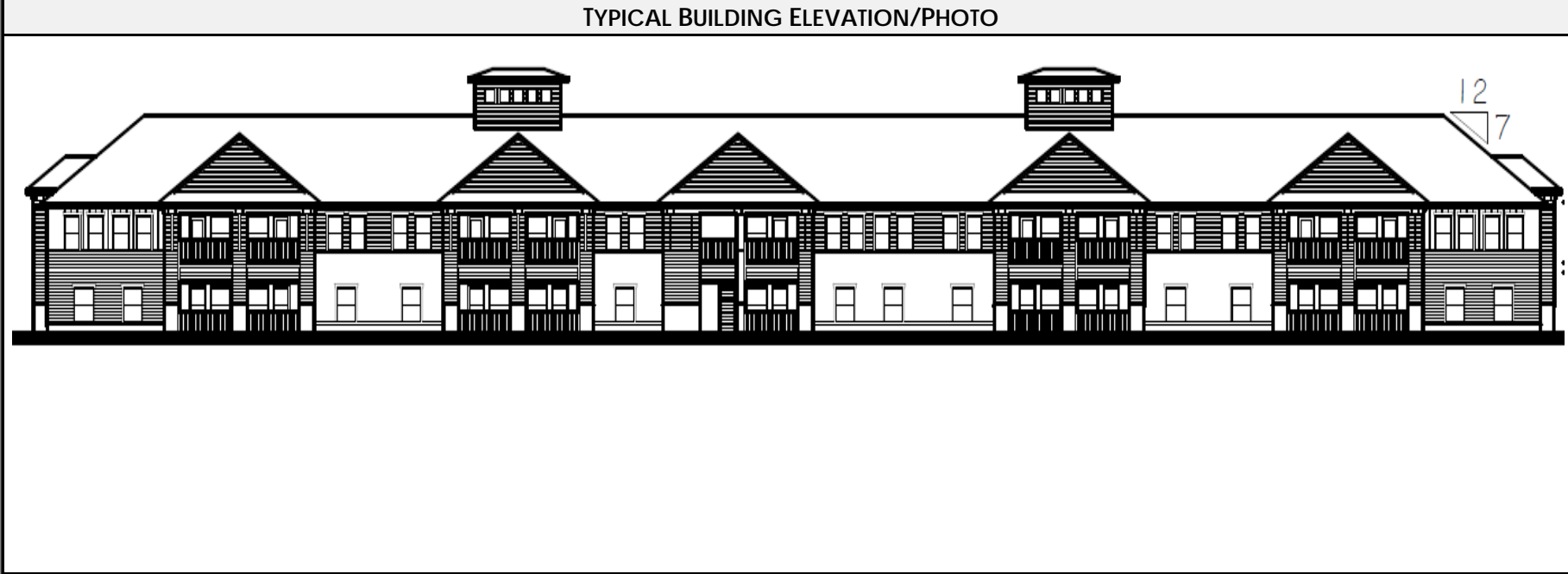


APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16164
Development	Saralita Senior Village
City / County	Kerrville / Kerr
Region/Area	9 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

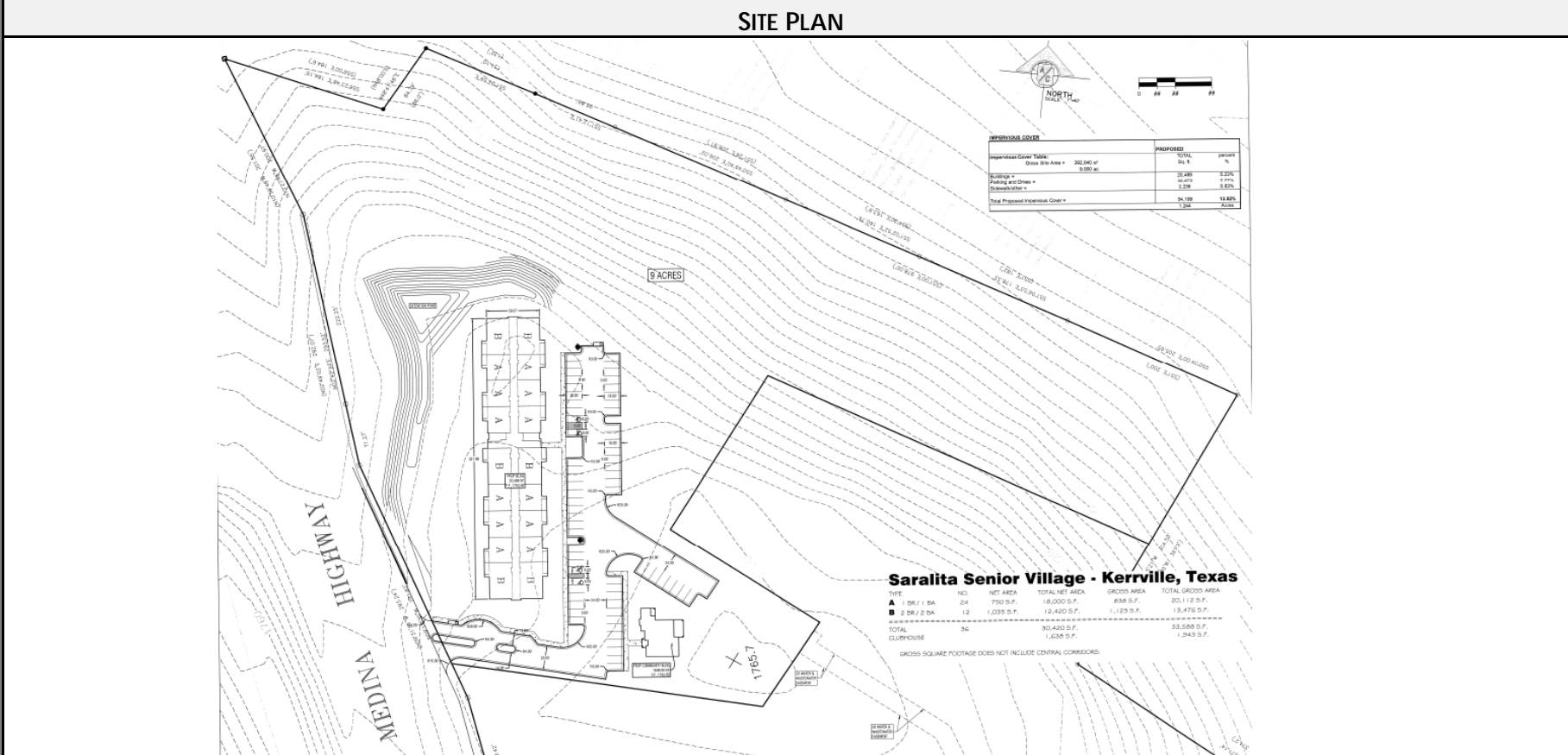
RECOMMENDATION						
TDHCA Program	Request	Approved				
LIHTC (9% Credit)	\$500,000	\$465,185	\$12,922/Unit	\$1.00		
	Amount	Rate	Amort	Term	Lien	
Private Activity Bonds						
MDLP (Repayable)	\$1,140,000	3.00%	30	30	1st	

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Saralita Senior Village, GP, LLC		
Leslie Holleman, Evon Harris, Abigail Rue, Blake Rue		
Developer(s)		
Evolie Housing Partners, Abico Consulting, LLC		
Leslie Holleman, Evon Harris, Abigail Rue, Blake Rue		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	8%
1	24	67%	40%	-	0%
2	12	33%	50%	7	19%
3	-	0%	60%	22	61%
4	-	0%	MR	4	11%
TOTAL	36	100%	TOTAL	36	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	✓ 1.32	Expense Ratio	✗ 67.6%		
Breakeven Occ.	✓ 85.2%	Breakeven Rent	\$535		
Average Rent	\$581	B/E Rent Margin	⚠ \$46		
Property Taxes	\$424/unit	Exemption/PILOT	0%		
Total Expense	\$4,417/unit	Controllable	\$2,999/unit		



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓ 1.0%		
Highest Unit Capture Rate	✓ 3%	1 BR/60%	16
Dominant Unit Cap. Rate	✓ 3%	1 BR/60%	16
Premiums (↑60% Rents)	Yes ✓		\$79/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	847 SF	Density	4.0/acre
Acquisition		\$11K/unit	\$383K
Building Cost	\$71.69/SF	\$61K/unit	\$2,185K
Hard Cost		\$88K/unit	\$3,167K
Total Cost		\$162K/unit	\$5,848K
Developer Fee	\$839K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$443K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
TDHCA	30/30	3.00%	\$1,140,000	1.32	City of Kerrville	0/0	0.00%	\$100	1.32	Regions Bank	\$4,651,387
					In Kind Donation - HOME Match	0/0	0.00%	\$57,000	1.32	Co-Developers	
TOTAL DEBT (Must Pay)			\$1,140,000		CASH FLOW DEBT / GRANTS			\$57,100		TOTAL EQUITY SOURCES	\$4,651,387
TOTAL DEBT SOURCES											\$1,197,100
TOTAL CAPITALIZATION											\$5,848,487

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
- 2 Receipt and acceptance by 10% test:
 - Documentation of satisfactorily resolving the issue with the City of Kerrville's approval or variance approval of the number of required parking spaces.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

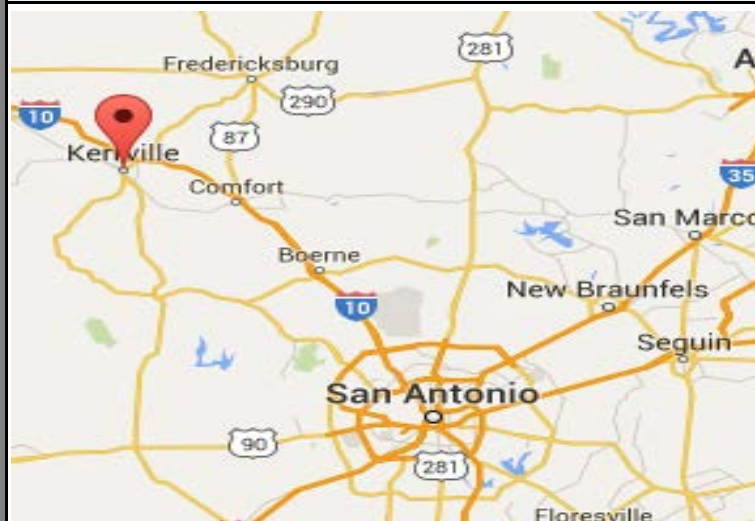
RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Excellent visibility
- 1% Gross Capture Rate
- Low unit capture rates

WEAKNESSES/RISKS

- Single ingress/egress

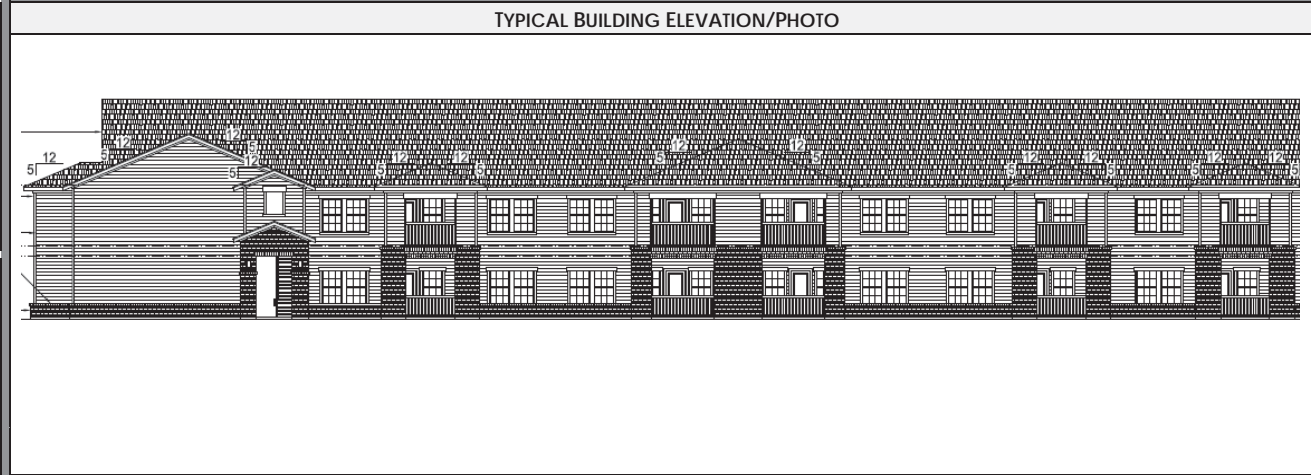


AERIAL PHOTOGRAPH(s)



APPLICATION SUMMARY

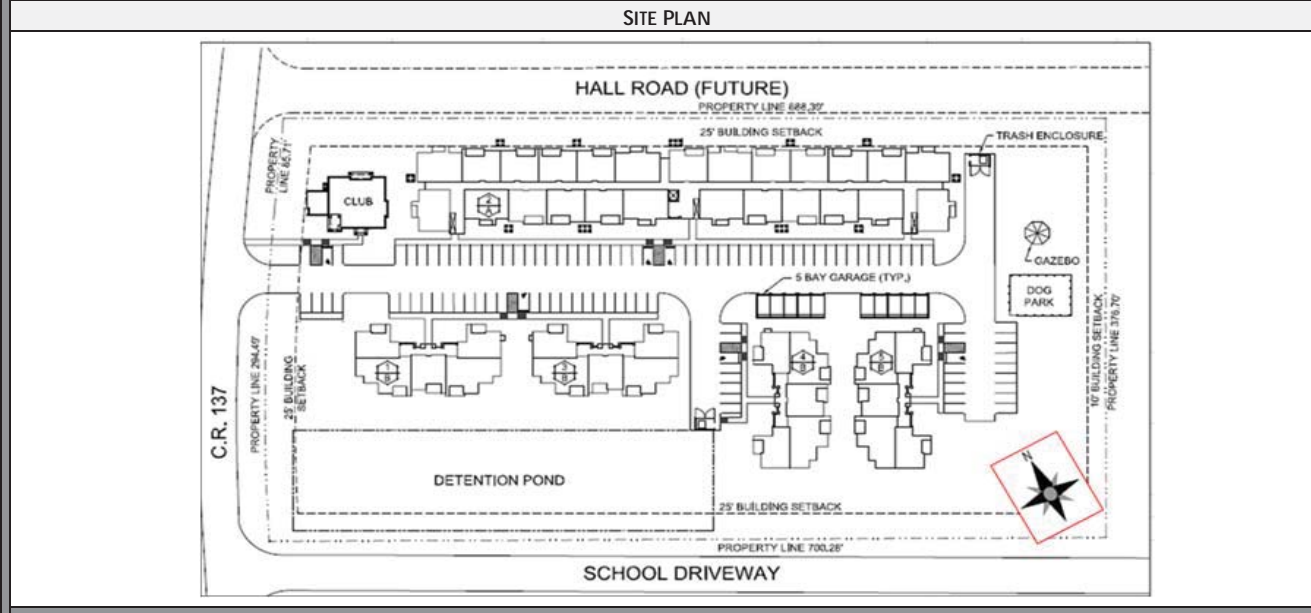
PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPAL / SPONSOR				
Application #	16169	TDHCA Program	Request	Approved			General Partner(s)				
Development	Havens of Hutto			LIHTC (9% Credit)	\$500,000	\$500,000				\$7,143/Unit	\$0.96
City / County	Hutto / Williamson	Private Activity Bonds	Amount	Rate	Amort	Term	Lien	Developer/Contractor			
Region/Area	7 / Rural		MDLP (Repayable)	\$1,200,000	3.00%	30	30				2
Population	Elderly Limitation	MDLP (Non-Repayable)							Jeffery Spicier-Developer and Consultant Kelly Garrett-GC and GP		
Set-Aside	General	CHDO Expenses									
Activity	New Construction							Related-Parties	Contractor - Yes	Seller - No	



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	6%
1	42	60%	40%	-	0%
2	28	40%	50%	8	11%
3	-	0%	60%	23	33%
4	-	0%	MR	35	50%
TOTAL	70	100%	TOTAL	70	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.15	Expense Ratio	53.2%
Breakeven Occ.	86.8%	Breakeven Rent	\$842
Average Rent	\$899	B/E Rent Margin	\$57
Property Taxes	\$1,423/unit	Exemption/PILOT	0%
Total Expense	\$5,393/unit	Controllable	\$2,731/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	4.0%
Highest Unit Capture Rate	15% 2 BR/50% 4
Dominant Unit Cap. Rate	5% 1 BR/60% 17
Premiums (↑60% Rents)	Yes \$173/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	850 SF	Density	11.5/acre
Acquisition	\$09K/unit		\$661K
Building Cost	\$74.63/SF		\$4,441K
Hard Cost			\$6,165K
Total Cost			\$10,388K
Developer Fee	\$1,198K	(49% Deferred)	Paid Year: 10
Contractor Fee	\$863K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Lancaster Pollard	40/40	5.25%	\$3,800,000	1.46						Affordable Housing Partners	\$4,799,040
					City of Hutto	0/0	0.00%	\$100	1.15	State Street Housing Advisors, LP	\$588,398
TDHCA	30/30	3.00%	\$1,200,000	1.15						Additional (Excess) Funds Req'd	(\$0)
										TOTAL EQUITY SOURCES	\$5,387,438
										TOTAL DEBT SOURCES	\$5,000,101
TOTAL DEBT (Must Pay)			\$5,000,000		CASH FLOW DEBT / GRANTS			\$101		TOTAL CAPITALIZATION	\$10,387,539

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Senior loan documents (and/or partnership documents) must contain a provision(s) that any stabilization resizing on the senior debt includes the debt service on the TDHCA Direct Loan at a 1.15 DCR.
 - e: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.

- 2 Receipt and acceptance by Commitment:
 - Confirmation from City of Hutto of MF Residential zoning.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Newer single family homes
▫	Affordable developments in PMA are 96% occupied
▫	Fast lease-up of recent HTC Senior Deal in PMA
▫	High market premiums achieved at HTC comp property
▫	Low expense ratio
▫	Low Gross and Unit Capture Rates
WEAKNESSES/RISKS	
▫	Must drive to all retail/services
▫	Market rate risk on 50% of units

AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16185	TDHCA Program	Request	Approved			
Development	Merritt Heritage	LIHTC (9% Credit)	\$1,194,724	\$1,194,724	\$4,896/Unit	\$1.00	
City / County	Georgetown / Williamson						
Region/Area	7 / Urban						
Population	Elderly Limitation	MDLP (Repayable)	\$2,000,000	3.00%	30	18	2nd
Set-Aside	General						
Activity	New Construction	CHDO Expenses	\$50,000				

KEY PRINCIPAL / SPONSOR		
Frameworks Community Development		
Joyce McDonald Colby Denison		
Related-Parties	Contractor - No	Seller - No

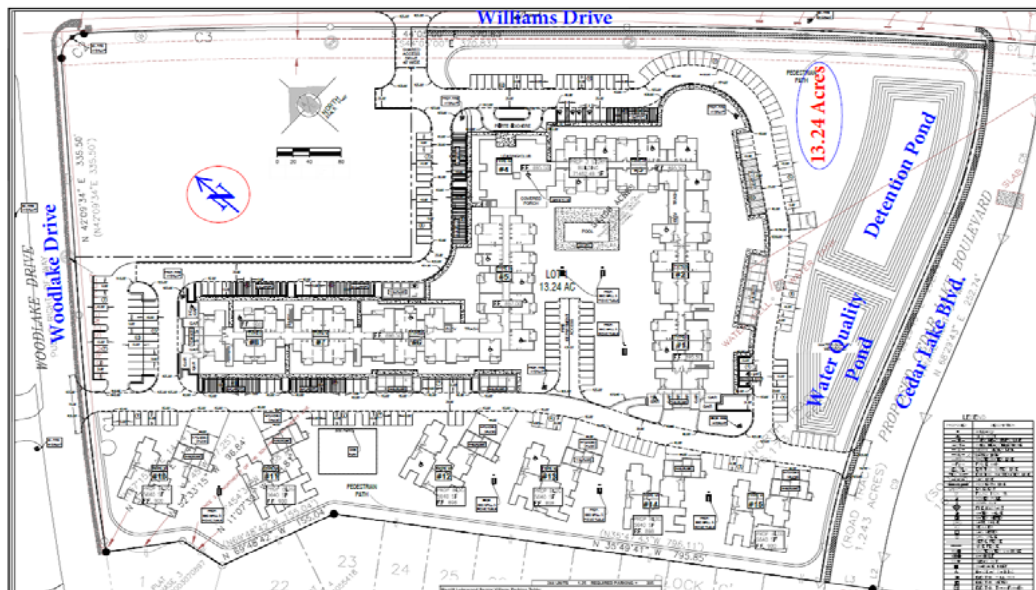
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	24	10%	30%	13	5%
1	98	40%	40%	-	0%
2	122	50%	50%	50	20%
3	-	0%	60%	59	24%
4	-	0%	MR	122	50%
TOTAL	244	100%	TOTAL	244	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.29	Expense Ratio	✓ 42.6%
Breakeven Occ.	✓ 80.5%	Breakeven Rent	\$887
Average Rent	\$1,026	B/E Rent Margin	✓ \$139
Property Taxes	\$711/unit	Exemption/PILOT	50%
Total Expense	\$5,053/unit	Controllable	\$2,945/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓	2.4%	
Highest Unit Capture Rate	✓	9%	2 BR/60% 33
Dominant Unit Cap. Rate	✓	9%	2 BR/60% 33
Premiums (↑60% Gross)	Yes	✗	\$348/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	859 SF	Density	18.4/acre
Acquisition		\$12K/unit	\$2,885K
Building Cost	\$74.28/SF	\$64K/unit	\$15,570K
Hard Cost		\$77K/unit	\$18,687K
Total Cost		\$137K/unit	\$33,361K
Developer Fee	\$3,657K	(28% Deferred)	Paid Year: 3
Contractor Fee	\$2,616K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Citi Bank	18/35	5.50%	\$18,400,000	1.40	City of Georgetown	0/0	0.00%	\$10	1.29	RBC	\$11,944,851	
TDHCA	18/30	3.00%	\$2,000,000	1.29						DDC Investments, Ltd	\$1,016,150	
TOTAL DEBT (Must Pay)			\$20,400,000		CASH FLOW DEBT / GRANTS				\$10		TOTAL EQUITY SOURCES	\$12,961,001
											TOTAL DEBT SOURCES	\$20,400,010
											TOTAL CAPITALIZATION	\$33,361,011

CONDITIONS

1 Receipt and acceptance before Direct Loan Closing

a: Substantially final construction contract with Schedule of Values.

b: Updated term sheets with substantially final terms from all lenders

c: Substantially final draft of limited partnership agreement.

d: Senior loan documents (and/or partnership documents) must contain a provision(s) that any stabilization resizing on the senior debt includes the debt service on the TDHCA MDL at a 1.15 DCR.

e: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.

2 Receipt and acceptance by Commitment:

a: Pursuant to §10.402(d)(7), a letter from Applicant's Attorney, "...identifying the statutory basis for the exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
o	Gross Capture Rate of 2.4%, with unit capture rates
o	Elderly HTC deals in PMA are 98% occupied
o	43% expense ratio with a 1.29 DCR
o	Attractive architectural design should compete well in market
o	Experienced LIHTC developer/operator
WEAKNESSES/RISKS	
o	50% of units (122) subject to market risk
o	369 LIHTC units and 85 market units proposed within 2
o	Feasibility depends on 50% CHDO property tax

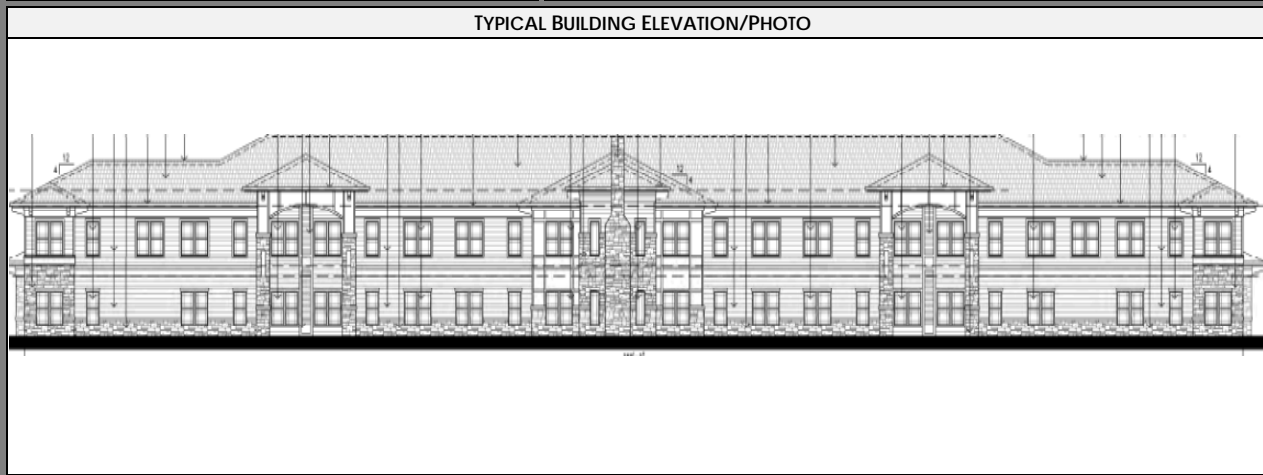


APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16322
Development	The Residence at Autumn Sage
City / County	Abilene / Taylor
Region/Area	2 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

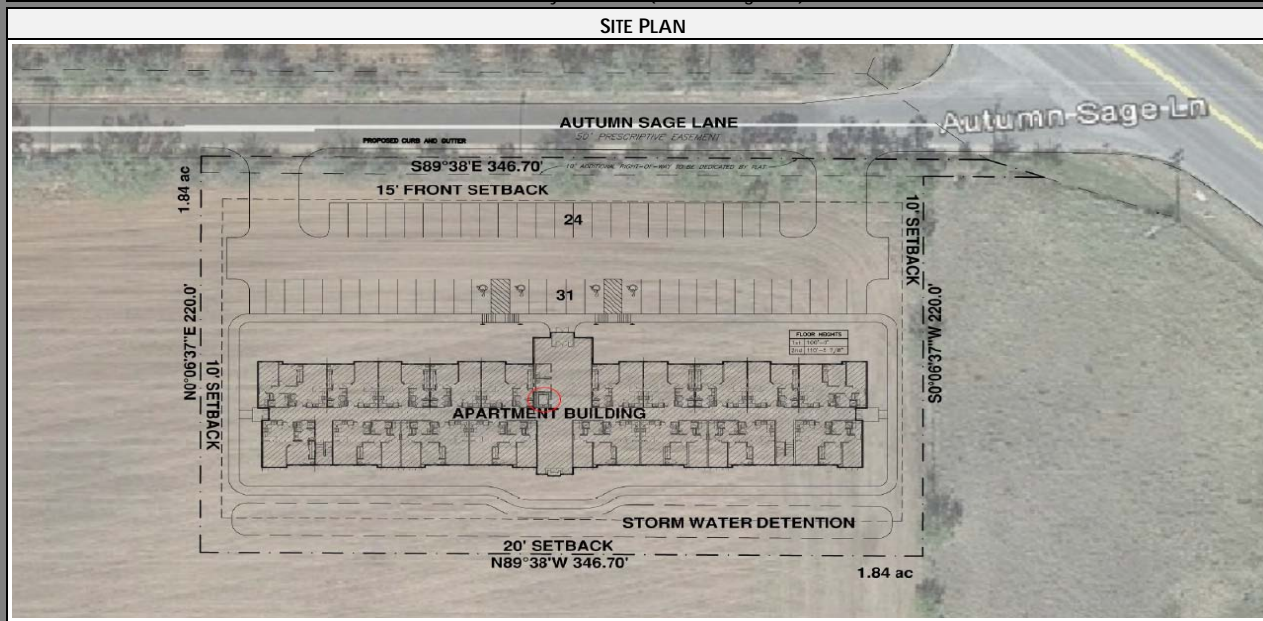
RECOMMENDATION						
TDHCA Program	Request	Approved				
LIHTC (9% Credit)	\$500,000	\$500,000	\$14,286/Unit	\$0.98		
	Amount	Rate	Amort	Term	Lien	
MDLP (Repayable)	\$1,025,000	3.00%	30	15	1st	

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Overland Property Group, LLC		
Brett Johnson, Audrey Watson, Alyssa Carpenter		
Developer(s)		
Overland Property Group, LLC		
Brett Johnson, Audrey Watson, Alyssa Carpenter		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	9%
1	19	54%	40%	-	0%
2	16	46%	50%	6	17%
3	-	0%	60%	19	54%
4	-	0%	MR	7	20%
TOTAL	35	100%	TOTAL	35	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.27	Expense Ratio	⚠ 64.5%
Breakeven Occ.	✓ 85.6%	Breakeven Rent	\$536
Average Rent	\$580	B/E Rent Margin	⚠ \$44
Property Taxes	\$607/unit	Exemption/PILOT	0%
Total Expense	\$4,190/unit	Controllable	\$2,709/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓	1.5%	
Highest Unit Capture Rate	✓	3%	1 BR/60% 10
Dominant Unit Cap. Rate	✓	3%	1 BR/60% 10
Premiums (↑60% Rents)		No	
Rent Assisted Units		N/A	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	741 SF	Density	19.0/acre
Acquisition		\$06K/unit	\$219K
Building Cost	\$74.97/SF	\$56K/unit	\$1,946K
Hard Cost		\$86K/unit	\$3,023K
Total Cost		\$181K/unit	\$6,352K
Developer Fee	\$952K	(24% Deferred)	Paid Year: 13
Contractor Fee	\$420K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
TDHCA	15/30	3.00%	\$1,025,000	1.56	McPherson Contractors	0/0	0.00%	\$52,575		Midwest Housing Equity Group	\$4,899,510
Midwest Housing Development Fu	15/30	7.00%	\$150,000	1.27						Overland Property Group	\$224,479
										Additional (Excess) Funds Req'd	(\$0)
TOTAL DEBT (Must Pay)			\$1,175,000		CASH FLOW DEBT / GRANTS			\$52,575		TOTAL EQUITY SOURCES	\$5,123,989
										TOTAL DEBT SOURCES	\$1,227,575
										TOTAL CAPITALIZATION	\$6,351,564

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders.
 - c: Substantially final draft of limited partnership agreement.
 - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
- 2 Receipt and acceptance by Commitment:
 - Final approval of a change in zoning to allow for the development as proposed.
- 3 Receipt and acceptance by Carryover:
 - A noise assessment specific to the development site, indicating the acceptability of noise levels based on HUD guidelines for housing developments. Any recommendations of the report with regards to mitigating potential noise issues must be incorporated into a development plan also submitted by Carryover.
- 4 Receipt and acceptance by Cost Certification:
 - An architect or engineer certification that the finished ground floor elevation of the building is at least one foot above the floodplain and that all drives, parking and amenities are not more than 6 inches below the floodplain, or a Letter of Map Amendment ("LOMA") or Letter of Map Revision ("LOMR-F") indicating that the development is no longer within the 100 year floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Extremely low capture rates
- High affordable occupancies in PMA

WEAKNESSES/RISKS

- A portion of site is located in the 100 year floodplain



AERIAL PHOTOGRAPH(S)





2016-1 Multifamily Direct Loan Program - Application Log - July 25, 2016
 Applications submitted under 2016-1 Multifamily Direct Loan Notice of Funding Availability published in the Texas Register on 12/25/2015

The following data was compiled using information submitted by each applicant. While this data has been reviewed or verified by the Department, errors may still be present. Those reviewing the log are advised to use caution in reaching any definitive conclusions based on this information alone. Applicants are encouraged to review 10 TAC §§11.1(b) and 10.2(b) concerning Due Diligence and Applicant Responsibility. This log will be updated periodically as staff completes application reviews and as more applications are received. Applicants that identify an error in the log should contact Andrew Sinnott at andrew.sinnott@tdhca.state.tx.us as soon as possible. Identification of an error early does not guarantee that the error can be addressed administratively.

Applications sorted by date received.

Deferred Forgivable Loan Total Set Aside Funding Level: **\$3,000,000**

TDHCA Application #	Property Name	Property City	Property County	Region	Housing Activity ¹	Multifamily Direct Loan Request	Underwritten/Recommended Amount	Target Population	Total Units	MF Direct Loan Units	Layering ²	Date Received ³	Comments
16500	Bluebonnett Studios	Austin	Travis	7	NC	\$ 590,000	\$ 590,000	Supportive Housing	107	11	9%	1/4/2016	Recommended for award 4/28/16
16501	Garden Terrace Phase III	Austin	Travis	7	NC	\$ 1,000,000	\$ 1,000,000	Supportive Housing	20	20		1/4/2016	Recommended for award 5/26/16
16405	New Hope Housing at Harrisburg	Houston	Harris	6	NC	\$ 607,698	\$ 607,698	Supportive Housing	175	11	4%	1/4/2016	Recommended for award 2/25/16
16406	New Hope Housing at Reed	Houston	Harris	6	NC	\$ 660,000	\$ 660,000	Supportive Housing	187	11	4%	1/4/2016	Recommended for award 6/30/16
16503	Works at Pleasant Valley Phase II	Austin	Travis	7	NC	\$ 850,000		Supportive Housing	29	29		1/5/2016	Under Review
16510	Live Oak Trails	Austin	Travis	7	NC	\$ 1,000,000		Supportive Housing	10	58	9%	6/30/2016	Under Review
Total Deferred Forgivable Loan Amount Requested / Recommended						\$ 4,707,698	\$ 2,857,698	Total Units	528	140			

CHDO (HOME funds only) Total Set Aside Funding Level: **\$3,236,344**

TDHCA#	Property Name	Property City	Property County	Region	Housing Activity ¹	Multifamily Direct Loan Request	Underwritten/Recommended Amount	Target Population	Total Units	MF Direct Loan Units	Layering ²	Date Received ³	Comments
16196	Merritt Starlight	Wimberley	Hays	7	NC	\$ 2,000,000		Elderly Limitation	80	34	9%	4/1/2016	Under Review
16185	Merritt Heritage	Georgetown	Williamson	7	NC	\$ 2,000,000	\$ 2,000,000	Elderly Limitation	244	34	9%	4/1/2016	Recommended
16210	Merritt Monument	Midland	Midland	12	NC	\$ 2,000,000		General	104	34	9%	4/1/2016	Under Review
16505	Blakemoor Manor	Kaufman	Kaufman	3	NC			Elderly Limitation	80	34		4/4/2016	Terminated
16508	AYUDA Apartments	San Elizario	El Paso	13	NC			General	24	24		5/31/2016	Terminated
16509	ABC Apartments	Anthony	El Paso	13	NC			General	26	26		5/31/2016	Terminated
Total CHDO Amount Requested / Recommended						\$ 6,000,000	\$ 2,000,000	Total Units	558	186			

4% HTC Layered New Construction Total Set Aside Funding Level: **\$4,000,000**

TDHCA#	Property Name	Property City	Property County	Region	Housing Activity ¹	Multifamily Direct Loan Request	Underwritten/Recommended Amount	Target Population	Total Units	MF Direct Loan Units	Layering ²	Date Received ³	Comments
16400	Acme Road Apartments	San Antonio	Bexar	9	NC	\$ 2,000,000	\$ 2,000,000	General	324	28	4%	1/19/2016	Recommended for award 6/30/16
16408	Broadmoor Apartments	Fort Worth	Tarrant	3	NC	\$ 2,000,000		General	324	35	4%	2/4/2016	Under Review
Total 4% HTC Layered New Construction Amount Requested / Recommended						\$ 4,000,000	\$ 2,000,000	Total Units	648	63			

General Total Set Aside Funding Level: **\$12,872,752**

TDHCA#	Property Name	Property City	Property County	Region	Housing Activity ¹	Multifamily Direct Loan Request	Underwritten/Recommended Amount	Target Population	Total Units	MF Direct Loan Units	Layering ²	Date Received ³	Comments
16403	Cross Creek Apartments	Austin	Travis	7	R	\$ 1,000,000		General	200	20	4%	2/9/2016	Under Review
16502	Freedoms Path at Kerrville	Kerrville	Kerr	9	NC	\$ 980,000		Supportive Housing	49	13	9%	3/4/2016	Under Review
16108	Timber Ridge Apartments	Chandler	Henderson	4	R	\$ 500,000	\$ 500,000	Elderly Preference	44	13	9%	4/1/2016	Recommended
16113	The Village at Main	Bullard	Smith	4	R	\$ 500,000	\$ 227,400	General	24	7	9%	4/1/2016	Recommended
16116	The Cottages at Main	Bullard	Smith	4	R	\$ 500,000	\$ 229,036	Elderly Preference	24	7	9%	4/1/2016	Recommended
16322	The Residence at Autumn Sage	Abilene	Taylor	2	NC	\$ 1,025,000	\$ 1,025,000	Elderly Limitation	35	11	9%	4/1/2016	Recommended
16169	Havens of Hutto	Hutto	Williamson	7	NC	\$ 1,550,000	\$ 1,200,000	Elderly Limitation	70	16	9%	4/1/2016	Recommended
16115	The Reserve at Dry Creek	Hewitt	McLennan	8	NC	\$ 1,000,000	\$ 1,000,000	Elderly Limitation	113	18	9%	4/1/2016	Recommended
16011	Homestead Prairie Senior Apartments	Ponder	Denton	3	NC	\$ 1,000,000		Elderly Limitation	53	14	9%	4/1/2016	Under Review
16260	Churchill at Golden Triangle Community	Fort Worth	Tarrant	3	NC	\$ 1,500,000		General	118	15	9%	4/1/2016	Not Prioritized for Review
16184	Reserve at Hagan	Whitehouse	Smith	4	NC	\$ 1,000,000		General	72	9	9%	4/1/2016	Not Prioritized for Review
16213	Villas on Flint	Wolfforth	Lubbock	1	NC	\$ 1,000,000		Elderly Limitation	60	17	9%	4/1/2016	Not Prioritized for Review
16319	The Residence at Coulter	Amarillo	Randall	1	NC	\$ 975,000		Elderly Limitation	119	11	9%	4/1/2016	Not Prioritized for Review
16164	Saralita Senior Village	Kerrville	Kerr	9	NC	\$ 1,140,000	\$ 1,140,000	Elderly Limitation	36	16	9%	4/14/2016	Recommended
16504	Gaston Place Accessible Apartments	Austin	Travis	7	NC	\$ 1,050,000		General	27	27		5/23/2016	Under Review
Total General Amount Requested / Recommended						\$ 14,720,000	\$ 5,321,436	Total Units	1,044	214			

1 = Housing Activity: New Construction=NC, Rehabilitation=R

2 = Layering of Other Department Funds: 9%=9% Competitive Tax Credits, 4%=4% Tax Credit Program

3 = Date Received: The date that the application, all required 3rd Party Reports, Application Fees (if applicable), and Certificate of Reservation (if applicable) were received.

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BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 28, 2016

Presentation, Discussion, and Possible Action regarding Awards from the 2016 State Competitive Housing Credit Ceiling and Approval of the Waiting List for the 2016 Competitive Housing Tax Credit Application Round

RECOMMENDED ACTION

WHEREAS, the Board is required by Tex. Gov't Code §2306.6724(f) to “issue final commitments for allocations of housing tax credits each year in accordance with the qualified allocation plan not later than July 31;” and

WHEREAS, the Board is required by Tex. Gov't Code §2306.6711(c) to “establish a waiting list of additional Applications ranked by score in descending order of priority based on set-aside categories and regional allocation goals” concurrently with the initial issuance of commitments for Competitive Housing Tax Credits;

NOW, therefore, it is hereby

RESOLVED, that the list of recommended Applications for Final Commitments of Housing Tax Credits from the 2016 State Competitive Housing Credit Ceiling and the 2016 Housing Tax Credit Waiting List is hereby approved in the form presented at this meeting, and as amended by the Board for appeals previously heard and determined;

FURTHER RESOLVED, that the Board’s approval is conditioned upon the completion of underwriting, the imposing of all conditions of underwriting, the imposing of the conditions recommended by the Executive Award Review and Advisory Committee, the completion of any other reviews required to ensure compliance with the applicable rules and requirements for the Competitive Housing Tax Credit Program, and any other special conditions the Board may consider appropriate; and

FURTHER RESOLVED, that in accordance with the allocation process described herein, should funding become available, the Executive Director, or assigns, are authorized to award tax credit developments on the waiting list which have been underwritten and evaluated for previous participation through the Executive Awards Review and Advisory Committee.

BACKGROUND

The Competitive Housing Tax Credit awards and waiting list recommendations for July 28, 2016, are presented in the Board materials. The lists are based upon information that reflects the recommendations of the Executive Award and Review Advisory Committee (“EARAC”).

Reports located in the Board Book

- Report 1: Recommended applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations (complete list of Applications recommended for an award of Competitive Housing Tax Credits)
- Report 2: Active applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations (complete list of all Applications recommended for an award and the waiting list of all active Applications not recommended for an award)
- Report 3: Summary of the Award Results, which includes funding amounts for the At-Risk, USDA, and Nonprofit Set-Asides
- Report 4: Summary of conditions recommended by EARAC to be placed on awards as a result of previous participation reviews
- Report 5: Real Estate Analysis Division Application Summaries
- Report 6: Public Input received for each Application (provided in Development number order for all active/eligible Applications). Note that items included here are solely to represent the Department’s acceptance of the items as public comment received and in no way reflect the scoring determination of those items.

REGIONAL ALLOCATION FORMULA AND SET-ASIDES

The total amount of Competitive Housing Tax Credits available for the State of Texas to allocate in 2016 is currently \$66,056,727 (see Report 3). This figure includes the amount of annual allocation authorized to the state, based on population, of \$64,552,418, the amount of credits carried over from 2015 of \$1,427,324, and returned credits from previously awarded applications of \$76,986. The state may receive additional credits to allocate prior to the end of the calendar year from the National Pool or from credits returned from previously awarded applicants. These credits will be allocated to applications on the waiting list as described below.

As required by Tex. Gov't Code §2306.111, the Department utilizes a regional allocation formula to distribute 85 percent of the housing tax credits from the credit ceiling. There are 13 Uniform State Service Regions that receive varying portions of the credit ceiling based on need in those regions. Each region is further divided into two allocations: a Rural Regional Allocation and an Urban Regional Allocation, as required. Based on the regional allocation formula, each of these 26 geographic areas, or “sub-regions,” is to have available a specific amount of tax credits.

APPLICATION SUBMISSION

There are currently 127 applications eligible for consideration, which are collectively requesting credits totaling more than \$125 million. Originally, 141 full applications requesting more than \$143

million were received. There have been 12 applications terminated or withdrawn, and two applications are ineligible at this time due to the \$3 million limit required by Tex. Gov't Code §2306.6711(b). The applications being recommended for award are reflected in Report 1, attached. This report includes one application which is still being reviewed by Real Estate Analysis staff and one application which is still being reviewed for previous participation; a recommendation for these applications is conditioned upon completion of those reviews. All eligible applications are reflected in Report 2. Those recommended for awards are reflected in the "Recommended Awards" column of this report.

STAFF RECOMMENDATION PROCESS

In making recommendations, staff relied on regional allocations, set-aside requirements and scores, and the allocation methodology as set out in 10 TAC §11.6 of the 2016 Qualified Allocation Plan ("QAP"). The recommended credit amounts are noted with a "C" if the Real Estate Analysis Division has completed underwriting. Otherwise, the credit amount reflected is the credit amount requested by the applicant after a Multifamily Finance Division review. If an underwriting report has not been completed for an application, the application may still be found to be infeasible, have the credit amount reduced and/or may have additional conditions placed on the allocation, but the credit award will not exceed the requested amount. **All recommendations made by staff are subject to underwriting conditions, application review conditions, and any other special conditions the Board may specify, or as reflected in the document.** Staff will review and confirm that such conditions are met unless otherwise directed by the Board. A previous participation review has been completed for all applications recommended for an award; some of those reviews resulted in a recommendation from Executive Award and Review Advisory Committee ("EARAC") that conditions be placed upon the award. Those conditions are presented in Report 4.

APPLICATIONS PENDING APPEAL

There are 5 applications pending appeal. The information below describes how the award and waiting lists will be impacted by the outcome of those appeals.

16319 The Residence at Coulter Region 1, Urban

This application is currently in third place in the region and is not recommended for an award, but is on the waiting list:

Region 1/Urban		Request/REA Amount	Current Score	Opportunity Index Score	Poverty Rate %	School Average
16370	The Villas	\$1,232,312	157	7	1.6	88.00
16003	Estacado Place	\$0	157	7	8.7	87.67
16319	The Residence at Coulter	\$0	149	7	1.5	90.67

Should the Board grant the applicant's appeal, the application will be awarded eight additional points and would then be in a three-way tie. The application would win the second tie-breaker as the poverty percentage for the census tract is the lowest, and the other two applications would be placed on the waiting list:

Region 1/Urban		Request/REA Amount	Current Score	Opportunity Index Score	Poverty Rate %	School Average
16319	The Residence at Coulter	\$1,232,312	157	7	1.5	90.67
16370	The Villas	\$0	157	7	1.6	88.00
16003	Estacado Place	\$0	157	7	8.7	87.67

16011 Homestead Prairie Senior Apartments Region 3, Rural

This application is currently in second place in the region and is not recommended for an award, but is on the waiting list:

Region 3/Rural		Request/REA Amount	Current Score	Opportunity Index Score	Poverty Rate %	School Average
16071	Bluff View Senior Village	\$574,172	158	7	2.4	85.33
16011	Homestead Prairie Senior Apartments	\$0	156	7	7.8	84.00

Should the Board grant the applicant's appeal, the application will be awarded one additional point and would remain in second place in the region and on the waiting list.

16218 Sphinx at Sims Bayou Villas Region 6, Urban

This application is currently in 11th place in the region and is not recommended for an award, but is on the waiting list:

Region 6/Urban		Request/REA Amount	Current Score	Opportunity Index Score	Poverty Rate %	School Average
16223	Magnolia Gardens	\$1,500,000	157	7	2	88.33
16012	Mariposa Apartment Homes at Clear Creek	\$1,438,095	157	7	3.6	88.67
16069	Huntington at Sienna Ranch	\$1,500,000	156	7	1.8	92.67
16246	Gala at Four Corners	\$1,064,996	155	6	14	80.33
16258	Provision at West Belfort	\$1,500,000	155	5	5.5	83.33
16118	The Standard on the Creek	\$1,500,000	155	5	15	84.00
16105	Tuscany Park at Arcola	\$1,500,000	151	3	1.8	83.33
16256	Chapman Crossings	\$0	150	7	3.9	83.67
16230	West Oaks Crossing	\$0	141	7	8.1	88.00

16395	Cypress Creek Apartment Homes at Reed Rd	\$0	141	0	32	53.33
16218	Sphinx at Sims Bayou Villas	\$0	128	0	43	58.33

Should the Board grant one or more facets of the applicant’s appeal, staff will follow Board’s determination in calculating the application’s place in the region. An award for this application may result in the loss of an award for one of the recommended applications.

16057 Silverleaf at Mason Region 12, Rural

This application is currently in first place in the region and is not recommended for an award. As the second place application, 16234 Stonebridge at Lamesa would be awarded from the Rural collapse if the appeal is denied:

Region 12/Rural		Request/REA Amount	Current Score	Opportunity Index Score	Poverty Rate %	School Average
16057	Silverleaf at Mason	\$0	158	7	5.9	91.67
16234	Stonebridge of Lamesa	\$750,000	150	7	15	61.67

Should the Board grant the applicant’s appeal, the application would remain in first place in the region and would become a “Recommended” application funded in the initial funding round. 16234 Stonebridge at Lamesa would not be awarded and would be placed on the waiting list. The \$250,000 difference in the award would stay in the Rural collapse:

Region 12/Rural		Request/REA Amount	Current Score	Opportunity Index Score	Poverty Rate %	School Average
16057	Silverleaf at Mason	\$500,000	158	7	5.9	91.67
16234	Stonebridge of Lamesa	\$0	150	7	15	61.67

16274 Rockview Manor Region 13, Rural

This application is currently in first place in the region and is not recommended for an award. As the second place application, 16045 South Homestead Palms would be awarded from the Rural collapse:

Region 13/Rural		Request/REA Amount	Current Score	Opportunity Index Score	Poverty Rate %	School Average
16274	Rockview Manor	\$0	142	0	44	64.00
16045	South Homestead Palms	\$550,000	132	7	18	70.33

The underwriting report for this application was posted on July 19, 2016, and the Applicant had not completed the appeal process prior to the Board posting deadline. If an appeal is made prior to the Board meeting and the Board should the Board grant the applicant’s appeal, the application would remain in first place in the region and would become a

“Recommended” application funded in the initial funding round. 16045 South Homestead Palms would not be awarded and would be placed on the waiting list. The \$50,000 difference in the award would stay in the Rural collapse:

Region 13/Rural		Request/REA Amount	Current Score	Opportunity Index Score	Poverty Rate %	School Average
16274	Rockview Manor	\$500,000	142	0	44	64.00
16045	South Homestead Palms	\$0	132	7	18	70.33

WAITING LIST

Consistent with Tex. Gov't Code, §2306.6711, “...the Board shall generate, concurrently with the issuance of commitments, a Waiting List of additional Applications ranked by score in descending order of priority based on Set-Aside categories and regional allocation goals...”

Staff recommends that the Board consider the Waiting List to be composed of all Applications that have not been approved by the Board for a commitment of 2016 Competitive Housing Tax Credits, and have not been terminated by the Department or withdrawn by the Applicant. Staff further recommends that the applications that remain be approved or amended and approved by the Board today be accepted as the Waiting List “ranked by score in descending order of priority” and subject to the same allocation process as set out in 10 TAC §11.6 of the QAP.

Applications will be awarded from the waiting list as follows:

- If tax credits are returned from the Nonprofit Set-Aside, and the return of tax credits causes the Department to achieve less than the required 10% Set-Aside, the next highest scoring Qualified Nonprofit Development will be recommended for a commitment to the Board, regardless of the region in which it is located. Alternatively, if tax credits are returned from the Nonprofit Set-Aside, and the return of tax credits does not cause the Department to go below the required 10% Set-Aside, then the next highest scoring Application in the sub-region of the returned tax credits will be recommended for a commitment to the Board, regardless of Set-Aside. If no other Application exists in the sub-region or if the amount of the credit return is not sufficient to fund the next highest scoring Application in the sub-region of the returned credits, then the credits will go to the statewide collapse and fund the next eligible Application from the Waiting List, as long as the Department still achieves the 10% required set-aside.
- If tax credits are returned from the USDA Set-Aside and the return of credits causes the Department to achieve less than the required five percent USDA Set-Aside, the next highest scoring USDA Application from the Waiting List will be recommended to the Board for a commitment. If there are no eligible USDA Applications available, and if the return of credits causes the Department to achieve less than the required 15 percent At-Risk Set-Aside, then the next highest scoring At-Risk Application will be recommended for a

commitment to the Board. If there are no eligible USDA or At-Risk Applications available, or if the return of credits does not cause the Department to achieve less than the required Set-Asides, then the credits will be added to the statewide collapse pool.

- If tax credits are returned from the At-Risk Set-Aside and the return of tax credits causes the Department to achieve less than the required 15 percent At-Risk Set-Aside, the next highest scoring At-Risk Application from the Waiting List will be recommended for a commitment to the Board. If there are no eligible applications available in the At-Risk Set-Aside, then the credits will be added to the statewide collapse pool.
- For all other Applications, if tax credits are returned from an Application not associated with any set-aside, the next highest scoring Application from that sub-region's waiting list will be recommended for a commitment to the Board. If no other Application exists in the sub-region or if the amount of the credit return is not sufficient to fund the next highest scoring Application in the sub-region of the returned credits, then the credits will go to the statewide collapse and fund the next eligible Application from the Waiting List.
- The Department shall hold all credit available after the awards approved at this meeting, except as provided for above to account for the applications under appeal, until September 30 in order to collect credit that may become available when tax credit Commitments are submitted. For credit returned after September 30, awards from the waiting list will be made when the remaining balance is sufficient to award the next Application on the waiting list based on the date(s) of returned credit.

All applications on the Waiting List not yet reviewed by the Multifamily Finance or Real Estate Analysis divisions must still be found to meet the applicable requirements. Credit amounts and conditions are subject to change based on underwriting and underwriting appeals. Awards from the Waiting List are also subject to a previous participation review by the Compliance and Asset Management divisions that is satisfactory to EARAC. In the event that the credit amount returned is insufficient to fund the next appropriate application, staff may wait to determine if other returned credits would make the application whole or offer the applicant an opportunity to adjust the size of their credit request (subject to underwriting) while still accomplishing their proposed development with no material changes. If the applicant declines the offer, staff will contact the next appropriate applicant on the Waiting List, continuing in this manner until the Waiting List is exhausted. Staff will also review to ensure that no awards from the Waiting List would cause a violation of any sections of the 2016 QAP (for example, the \$3 million credit limitation, the housing deconcentration factors, etc.).

Report 1

Award Recommendations

Texas Department of Housing and Community Affairs

2016 Competitive 9% Housing Tax Credit Program Recommended Awards Log

The Application log is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by score rather than by region. Detailed instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website.

Underwriting Status: C=Complete, P=Pending, N= No review

Version date: July 28, 2016

*Construction Type: NC = New Construction, RC = Reconstruction, A/R = Acquisition/Rehabilitation, ADR = Adaptive Reuse

Previous Participation Review (PPR) Status: A=Approved, C=Approved w/conditions, P=Pending, N=No review

Application Number	Development name	Address	City	County	Zip Code	Region	Rural/Urban	At-Risk Set-Aside	USDA Set-Aside	Non-Profit Set-Aside	Construction Type*	LI Units	Market Rate Units	Total Units	Target Population	HTC request/ Underwriting Amount	MF Direct Loan	Section 811	Applicant contact name	Second contact name	(1) Points Requested/Awarded	(2) Gov't Support (\$11.9(d)(1))	(3) QCP (\$11.9(d)(4))	(4) State Rep. (\$11.9(d)(5))	(5) Community Orgs (\$11.9(d)(6))	(6) Adjustments	Best Possible Score	Review Status	Underwriting Status	PPR Status	Recommended	Census Tract	Quartile of median HH Income	Opportunity Index	Poverty Rate %	Schools Average	Linear distance from nearest HTC assisted development
At-Risk/USDA Set-Aside																																					
16162	EHA Liberty Village	4500 Block of South Veterans Boulevard	Edinburg	Hidalgo	78542	11	Urban	x		NC	98	26	124	General	\$1,510,000			Doak Brown	Rudy Ramirez	125	17	4	8	4	158	C	C	Recommended	48215023801	1st Q	7	17	81.33				
16142	Spring Creek Apartments	305 Highway 8 North	Linden	Cass	75563	4	Rural	x	x	A/R	24	0	24	General	\$196,572			Marlon Sullivan	Winston Sullivan	125	17	4	8	4	158	C	C	Recommended	48067950600	4th Q	7	23.3	84.33				
16065	Northside Manor Apartments	1741/1745 E. Henderson Rd.	Angleton	Brazoria	77515	6	Rural	x	x	A/R	104	0	104	General	\$782,291	x		Nan Boyles	Kim Youngquist	123	17	4	8	4	156	C	C	Recommended	48039662200	2nd Q	7	7	81.00				
16154	Hyde Estates	Near SEC of FM 3470 and Cunningham	Killeen	Bell	76542	8	Urban	x		NC	75	1	76	General	\$1,306,000			Arthur J. Schuldt, Jr.	Lisa A. Perata	123	17	4	8	4	156	C	C	Recommended	48027022403	1st Q	7	11.1	83.00				
16077	McKinney Manor Apartments	506 N. McKinney	Sweeny	Brazoria	77480	6	Rural	x	x	A/R	48	0	48	General	\$335,723			Nan Boyles	Kim Youngquist	123	17	4	8	4	156	C	C	Recommended	48039662800	2nd Q	7	14.3	83.33				
16082	Lake Ridge Apartments	401 North Third St.	Mabank	Kaufman	75147	3	Rural	x		A/R	42	0	42	Elderly Limitation	\$325,694			Emily Lindsey	Dennis Hoover	123	17	4	8	4	156	C	C	Recommended	48257051300	3rd Q	7	16.7	84.00				
16033	Hughes Springs Seniors Apartments	202 Keasler Street #33	Hughes Springs	Cass	75656	4	Rural	x		A/R	31	1	32	Elderly Preference	\$257,250			Murray Calhoun	Jay Rabalais	123	17	8	8	0	156	C	C	Recommended	48067950700	2nd Q	7	28.6	84.67				
16352	Salazar Park	5 side of Montana Ave, E of N Yarbro	El Paso	El Paso	79935	13	Urban	x	x	NC	185	0	185	General	\$1,500,000			Richard Seges	Alyssa Carpenter	123	17	4	8	4	156	C	C	Recommended	484141010303	2nd Q	6	13.4	87.00				
16113	The Village at Main	417 East Main Street	Bullard	Smith	75757	4	Rural	x		A/R	24	0	24	General	\$225,583	x		Melissa Baughman	James J. Fieser	122	17	8	8	0	155	C	C	Recommended	48423001908	1st Q	7	6	84.67				
16116	The Cottages at Main	417 East Main	Bullard	Smith	75757	4	Rural	x		A/R	24	0	24	Elderly Preference	\$194,178	x		Melissa Baughman	Jamie Fieser	122	17	8	8	0	155	C	C	Recommended	48423001908	1st Q	7	6	84.67				
16354	Gonzalez Apartments	SWQ Montana Ave and Rich Beem Bl	El Paso	El Paso	79938	13	Urban	x	x	NC	153	0	153	General	\$1,500,000			Richard Seges	Alyssa Carpenter	122	17	4	8	4	155	C	C	Recommended	48141010331	1st Q	7	12.3	80.33				
16124	Balcones Haus Apartments	246 Loma Vista	New Braunfels	Comal	78130	9	Urban	x		A/R	38	1	39	Elderly Preference	\$419,151			Tracey Fine	Matt Rule	122	17	4	8	4	155	C	C	Recommended	48091310403	2nd Q	0	15.2	86.67				
16175	Crosby Meadows Apartments	304 Krenek	Crosby	Harris	77532	6	Rural	x		A/R	96	1	97	General	\$649,865	x		Devin Baker	James E. Washburn	121	17	8	8	0	154	C	C	Recommended	48201252700	2nd Q	7	20.4	77.00				
16099	SEA RAD Oaks	11607 Sierra Nevada Ln. / 6119 Vallar	Austin	Travis	78759	7	Urban	x		A/R	75	0	75	General	\$901,883			Robert Onion	Patrick Howard	121	17	4	8	4	154	C	C	Recommended	48453002500	2nd Q	6	9.3	90.00				
16108	Timber Ridge Apartments	427 Martin Street	Chandler	Henderson	75758	4	Rural	x		A/R	44	0	44	Elderly Preference	\$263,062	x		Melissa Baughman	Jamie Fieser	120	17	8	8	0	153	C	C	Recommended	48213950100	1st Q	7	12.9	81.67				
16044	Pleasanton Seniors Apartments	1547 Jami Drive	Pleasanton	Atascosa	78064	9	Rural	x		A/R	23	1	24	Elderly Preference	\$210,225	x		Murray Calhoun	Jay Rabalais	119	17	8	8	0	152	C	C	Recommended	48013960402	2nd Q	7	13.8	70.67				
Estimated At-Risk Available to Allocate																\$9,949,278																					
USDA Set-Aside																\$3,351,304																					
Region 1/Rural																																					
16034	Conrad Lofts	191 W. 6th Street	Plainview	Hale	79072	1	Rural			ADR	29	0	29	General	\$462,000			Daniel Sailler III	Jake Mooney	126	17	4	8	4	159	C	C	Recommended	48189950500	4th Q	7	24.4	78.67				
16043	SilverLeaf at Panhandle	St	Panhandle	Carson	79068	1	Rural			NC	54	6	60	Elderly Limitation	\$628,300			J. Michael Sugrue	Ben Dempsey	125	17	4	8	4	158	C	C	Recommended	48065950200	1st Q	7	6	93.33				
Estimated Amount Available to Allocate																\$712,068		Total HTCs Requested \$1,090,300																			
Region 1/Urban																																					
16370	The Villas	5804 98th St	Lubbock	Lubbock	79424	1	Urban			NC	89	19	108	Elderly Limitation	\$1,232,312			Paul Stell	Drew Gray	124	17	4	8	4	157	C	C	Recommended	48303010407	1st Q	7	1.6	88.00				
Estimated Amount Available to Allocate																\$1,285,436		Total HTCs Requested \$1,232,312																			
Region 2/Rural																																					
16026	Laguna Hotel Lofts	400 Conrad Hilton Boulevard & 105 E	Cisco	Eastland	76437	2	Rural			NC	40	0	40	General	\$545,000			Daniel Sailler III	Jake Mooney	126	17	4	8	4	159	C	C	Recommended	48133950300	1st Q	7	15.9	91.67				
Estimated Amount Available to Allocate																\$560,410		Total HTCs Requested \$545,000																			
Region 2/Urban																																					
16322	The Residence at Autumn Sage	S side of Autumn Sage Dr, W of Rebec	Ablene	Taylor	79606	2	Urban			NC	28	7	35	Elderly Limitation	\$500,000	x		Audrey Watson	Alyssa Carpenter	124	17	4	8	4	157	C	C	Recommended	48441013402	1st Q	7	10.8	91.00				
Estimated Amount Available to Allocate																\$500,000		Total HTCs Requested \$500,000																			
Region 3/Rural																																					
16071	Bluff View Senior Village	NW corner of US-175 Frontage Rd & F	Crandall	Kaufman	75114	3	Rural			NC	33	15	48	Elderly Limitation	\$574,172			Will Markel	Brian Kimes	125	17	4	8	4	158	C	C	Recommended	48257050203	1st Q	7	2.4	85.33				
Estimated Amount Available to Allocate																\$598,523		Total HTCs Requested \$574,172																			
Region 3/Urban																																					
16231	Gala at Melissa	N side of E Melissa Rd, appx 1/3 mile	Melissa	Collin	75454	3	Urban			NC	79	14	93	Elderly Limitation	\$1,316,306			Jervon Harris	John Palmer	124	17	4	8	4	157	C	C	Recommended	48085030201	1st Q	7	1.7	90.33				
16114	The Veranda Townhomes	Northeast corner of Colt and McDerr	Plano	Collin	75025	3	Urban			NC	20	20	40	General	\$474,312	x		Melissa Adami	Jean Brown	124	17	4	8	4	157	C	C	Recommended	48085031639	1st Q	7	2.1	97.00				
16373	Avondale Farms Seniors	SEC of US-287 and Avondale Haslet R	Fort Worth	Tarrant	76052	3	Urban			NC	109	12	121	Elderly Preference	\$1,500,000			Brandon Bolin	Clyde Mackey	124	17	4	8	4	157	C	C	Recommended	48439114103	1st Q	7	3.6	89.67				
16275	Harmon Senior Villas	12801 Harmon Road (9.023 acres)	Fort Worth	Tarrant	76177	3	Urban			NC	144	16	160	Elderly Preference	\$1,500,000	x		David Yarden	Lisa Davis	124	17	4	8	4	157	C	C	Recommended	48439113926	1st Q	7	6.5	89.33				
16226	Provision at Melissa	N side of E Melissa Rd, app 1/4 mile E	Melissa	Collin	75454	3	Urban			NC	96	24	120	General	\$1,500,000			Jervon Harris	John Palmer	123	17	4	8	4	156	C	C	Recommended	48085030201	1st Q	7	1.7	90.33				
16159	Palladium Garland	SE quadrant of Interstate 30 and Nort	Garland	Dallas	75043	3	Urban			NC	98	42	140	General	\$1,500,000	x		Thomas E. Huth	Ryan Combs	123	17	4	8	4	156	C	C	Recommended	48113017808	2nd Q	6	9.2	84.67				
16178	Palladium Anna	NE quadrant of Highway 5 and 422	Anna	Collin	75409	3	Urban			NC	108	72	180	General	\$1,500,000	x		Thomas Huth	Ryan Combs	123	17	4	8	4	156	C	C	Recommended	48085030203	2nd Q	5	9.5	84.33				
16015	The Standard at Boswell Marketplace	and Bailey Boswell Road	Fort Worth	Tarrant	76179	3	Urban			NC	118	10	128	General	\$1,500,000	x		Daniel Smith	Matt Vruggink	121	17	4	8	4	154	C	C	Recommended	48439114104	1st Q	7	3.9	79.67				
16098	Parkdale Villas	3909 W FM 120 & N Parkdale Rd	Denison	Grayson	75020	3	Urban			NC	128	16	144	General	\$1,500,000	x		David Yarden	Lisa Davis	121	17	4	8	4	154	C	C	Recommended	48181000302	1st Q	7	10.2	78.67				
Estimated Amount Available to Allocate																\$12,345,011		Elderly Max: \$4,797,271 Total HTCs Requested \$12,290,618																			

Report 2

Waiting List

Texas Department of Housing and Community Affairs

2016 Competitive 9% Housing Tax Credit Program

Award and Waiting List

Version date: July 28, 2016

Application Number	Development name	Address	City	County	Zip Code	Region	Rural/Urban	At-Risk Set-Aside	USDA Set-Aside	Non-Profit Set-Aside	Construction Type	U Units	Non-Profit Units	Total Units	Target Population (Supp. Hsg. - Supportive Housing)	HTC request/ U/W Amount	Section 811 Request	HOME/TCAP request	Applicant contact name	Second contact name	Previous Participation Review (PPR) Status: A=Approved, C=Approved w/ Conditions, P=Pending Approval, N=No Review												Census Tract	Quartile of median HH Income	Opportunity Index	Poverty Rate %	Schools Average	Linear distance from nearest HTC assisted development
																					(1) Points	(2) Govt Support (\$11.90/(1))	(3) CDP (\$11.90/(4))	(4) State Rep (\$11.90/(5))	(5) Community Orgs (\$11.90/(6))	(6) Adjustments	Best Possible Score	Review Status	Underwriting Status	PPR Status	Recommended Awards							
At-Risk/USDA Set-Aside																																						
16162	EHA Liberty Village	4500 Block of South Veterans Boulevard	Edinburg	Hidalgo	78542	11	Urban	x	x	NC	98	26	124	General	\$1,510,000				Doak Brown	Rudy Ramirez	125	17	4	8	4	158	C	C	C	Recommended	48215023801	1st Q	7	17	81.33			
16142	Spring Creek Apartments	305 Highway 8 North	Linden	Cass	75563	4	Rural	x	x	A/R	24	0	24	General	\$196,572				Marlon Sullivan	Winston Sullivan	125	17	4	8	4	158	C	C	A	Recommended	48067950600	4th Q	7	23.3	84.33			
16065	Northside Manor Apartments	1741/1745 E. Henderson Rd.	Angleton	Brazoria	77515	6	Rural	x	x	A/R	104	0	104	General	\$782,291			x	Nan Boyles	Kim Youngquist	123	17	4	8	4	156	C	C	C	Recommended	48039662200	2nd Q	7	7	81.00			
16154	Hyde Estates	Near SEC of FM 3470 and Cunningham Rd.	Killeen	Bell	76542	8	Urban	x		NC	75	1	76	General	\$1,306,000				Arthur J. Schuldt, Jr.	Lisa A. Perata	123	17	4	8	4	156	C	C	A	Recommended	48027022403	1st Q	7	11.1	83.00			
16077	McKinney Manor Apartments	506 N. McKinney	Sweeny	Brazoria	77480	6	Rural	x	x	A/R	48	0	48	General	\$335,723				Nan Boyles	Kim Youngquist	123	17	4	8	4	156	C	C	C	Recommended	48039662800	2nd Q	7	14.3	83.33			
16082	Lake Ridge Apartments	401 North Third St.	Mabank	Kaufman	75147	3	Rural	x		A/R	42	0	42	Elderly Limitation	\$325,694				Emily Lindsey	Dennis Hoover	123	17	4	8	4	156	C	C	C	Recommended	48257051300	3rd Q	7	16.7	84.00			
16033	Hughes Springs Seniors Apartment	202 Keasler Street #33	Hughes Springs	Cass	75656	4	Rural	x		A/R	31	1	32	Elderly Preference	\$257,250				Murray Calhoun	Jay Rabalais	123	17	8	8	0	156	C	C	C	Recommended	48067950700	2nd Q	7	28.6	84.67			
16352	Salazar Park	S side of Montana Ave, E of N Yarbrough Dr	El Paso	El Paso	79935	13	Urban	x	x	NC	185	0	185	General	\$1,500,000				Richard Seges	Alyssa Carpenter	123	17	4	8	4	156	C	C	C	Recommended	48141010303	2nd Q	6	13.4	87.00			
16113	The Village at Main	417 East Main Street	Bullard	Smith	75757	4	Rural	x		A/R	24	0	24	General	\$225,583			x	Melissa Baughman	James J. Fieser	122	17	8	8	0	155	C	C	A	Recommended	48423001908	1st Q	7	6	84.67			
16116	The Cottages at Main	417 East Main	Bullard	Smith	75757	4	Rural	x		A/R	24	0	24	Elderly Preference	\$194,178			x	Melissa Baughman	Jamie Fieser	122	17	8	8	0	155	C	C	A	Recommended	48141010331	1st Q	7	6	84.67			
16354	Gonzalez Apartments	SWQ Montana Ave and Rich Beem Blvd	El Paso	El Paso	79938	13	Urban	x	x	NC	153	0	153	General	\$1,500,000				Richard Seges	Alyssa Carpenter	122	17	4	8	4	155	C	C	C	Recommended	48141010331	1st Q	7	12.3	86.33			
16124	Balcones Haus Apartments	246 Loma Vista	New Braunfels	Comal	78130	9	Urban	x		A/R	38	1	39	Elderly Preference	\$419,151				Tracey Fine	Matt Rule	122	17	4	8	4	155	C	C	C	Recommended	48091310403	2nd Q	0	15.2	86.33			
16175	Crosby Meadows Apartments	304 Kneek	Crosby	Harris	77532	6	Rural	x		A/R	96	1	97	General	\$649,865			x	Devin Baker	James E. Washburn	121	17	8	8	0	154	C	C	A	Recommended	48212527000	2nd Q	7	20.4	77.00			
16099	SEA RAD Oaks	11607 Sierra Nevada Ln. / 6119 Valiant Circle	Austin	Travis	78759	7	Urban	x		A/R	75	0	75	General	\$901,883				Robert Onion	Patrick Howard	121	17	4	8	4	154	C	C	P	Recommended	48453002500	2nd Q	6	9.3	90.00			
16108	Timber Ridge Apartments	427 Martin Street	Chandler	Henderson	75758	4	Rural	x		A/R	44	0	44	Elderly Preference	\$263,062			x	Melissa Baughman	Jamie Fieser	120	17	8	8	0	153	C	C	A	Recommended	48213950100	1st Q	7	12.9	81.67			
16040	Parklane Villas	NEC of Hosea Street and Riggs Street	Brenham	Washington	77895	8	Rural	x	x	NC	80	0	80	General	\$779,965				Marvalette Hunter	Thomas Jones	120	17	4	8	4	153	N	N	N	A	Recommended	48477170100	3rd Q	7	14.1	75.00		
16376	New Haven	NE Quadrant of State Hwy 31 & US 175	Athens	Henderson	75751	4	Rural	x	x	NC	50	22	72	General	\$855,740				Miranda Ashline	Tamea Dula	121	17	4	8	2	152	N	N	C	Recommended	48213950400	2nd Q	7	10.9	70.67			
16044	Pleasanton Seniors Apartments	1547 Jami Drive	Pleasanton	Atascosa	78064	9	Rural	x		A/R	23	1	24	Elderly Preference	\$210,225			x	Murray Calhoun	Jay Rabalais	119	17	8	8	0	152	C	C	C	Recommended	48013960402	1st Q	7	13.8	70.67			
16038	Orange Grove Seniors Apartments	520 East Orange Street	Orange Grove	Jim Wells	78732	10	Rural	x		A/R	24	0	24	Elderly Preference	\$216,805				Murray Calhoun	Jay Rabalais	119	17	8	8	0	152	N	N	C	Recommended	48249950100	1st Q	6	15.9	74.00			
16066	Samuel Place Apartments	4315 Carroll Lane	Corpus Christi	Nueces	78411	10	Urban	x		RC	60	0	60	General	\$1,075,000				Roger Canales	Gilbert M. Piette	119	17	8	8	0	152	N	N	A	Recommended	48355002200	3rd Q	0	20.5	71.00			
16342	Robison Terrace	1010 Dan Haskins Way	Texarkana	Bowie	75501	4	Urban	x		RC	130	0	130	Elderly Preference	\$1,330,000				Beverly Jones	Will Henderson	119	17	8	8	0	152	N	N	N	Recommended	48037010800	4th Q	0	24.4	70.33			
16131	Plateau Ridge Apartments	701 McAnear Street	Cleburne	Johnson	76033	3	Urban	x		A/R	48	1	49	Elderly Preference	\$460,732				Tracey Fine	Matt Rule	118	17	8	8	0	151	N	N	C	Recommended	48251131100	3rd Q	0	10.6	70.00			
16009	Wheatley Family Apartments Phase	1411 N. Walters St. to be 1223 N. Walters St.	San Antonio	Bexar	78202	9	Urban	x	x	NC	94	23	117	General	\$1,533,500				Louis Bernardy	Michael C. Duffy	117	17	8	8	0	150	N	N	N	Recommended	48029130600	4th Q	0	51.2	0.00			
16080	Shady Shores Apartments	401 N. Shady Shores Road	Lake Dallas	Denton	75065	3	Urban	x		A/R	40	0	40	General	\$392,439				Emily Lindsey	Dennis Hoover	122	17	4	0	4	147	C	N	C	Recommended	48121021403	2nd Q	6	3.8	84.67			
16248	Pelican Landing	3916 Winnie Street	Galveston	Galveston	77550	6	Urban	x		A/R	192	0	192	General	\$1,500,000				Valerie Garrity	Andrew Bailey	110	17	4	8	4	143	N	N	N	Recommended	48167724600	4th Q	0	63.9	0.00			
16078	Leatherwood Terrace Apartments	105 Ellen May Road	Yoakum	Lavaca	77995	10	Rural	x		A/R	40	0	40	General	\$352,500				Emily Lindsey	Dennis Hoover	119	17	4	0	4	144	N	N	C	Recommended	48285000500	2nd Q	7	8.1	75.67			
16149	Country Place Apartments	1300 Courtland Road	Atlanta	Cass	75551	4	Rural	x	x	A/R	72	0	72	General	\$489,307				Marlon Sullivan	Winston Sullivan	125	0	4	0	4	129	N	N	A	Recommended	48067950400	4th Q	7	23.4	83.33			
Estimated At-Risk Available to Allocate															\$9,949,278													Total HTCs Requested		\$19,563,466								
USDA Set-Aside															\$3,351,304																							
Region 1/Rural																																						
16034	Conrad Lofts	191 W. 6th Street	Plainview	Hale	79072	1	Rural			ADR	29	0	29	General	\$462,000				Daniel Sailer III	Jake Mooney	126	17	4	8	4	159	C	C	A	Recommended	48189950500	4th Q	7	24.4	78.67			
16043	Silverleaf at Panhandle	Proposed at the 500 block of Pecan St	Panhandle	Carson	79068	1	Rural			NC	54	6	60	Elderly Limitation	\$628,300				J. Michael Sugrue	Ben Dempsey	125	17	4	8	4	158	C	C	A	Recommended	48065950200	1st Q	7	6	93.33			
16213	Villas on Flint	SW of 12th Street and Flint Avenue	Wolfforth	Lubbock	79382	1	Rural			NC	47	13	60	Elderly Limitation	\$683,525			x	Justin Zimmerman	Ben Mitchell	123	17	4	8	4	156	N	N	A	Recommended	48303010408	1st Q	7	8.7	86.33			
Estimated Amount Available to Allocate															\$712,068													Total HTCs Requested		\$1,773,825								
Region 1/Urban																																						
16370	The Villas	5804 98th St	Lubbock	Lubbock	79424	1	Urban			NC	89	19	108	Elderly Limitation	\$1,232,312				Paul Stell	Drew Gray	124	17	4	8	4	157	C	C	A	Recommended	48303010407	1st Q	7	1.6	88.00			
16003	Estacado Place	10000 block Upland Ave.	Lubbock	Lubbock	79424	1	Urban			NC	108	12	120	Elderly Limitation	\$1,232,300				Lucille Jones	Carrie Adams	124	17	4	8	4	157	C	N	A	Recommended	48303010408	1st Q	7	8.7	87.67			
16319	The Residence at Coulter	5000 Blk of S. Coulter St	Amarillo	Randall	79119	1	Urban			NC	97	22	119	Elderly Limitation	\$1,232,312			x	Audrey Watson	Alyssa Carpenter	124	17	4	0	4	149	N	N	C	Recommended	48381021609	1st Q	7	1.5	90.67	Pending Appeal		
Estimated Amount Available to Allocate															\$1,285,436													Total HTCs Requested		\$3,696,924								
Region 2/Rural																																						
16026	Laguna Hotel Lofts	400 Conrad Hilton Boulevard & 105 E 7th Street	Cisco	Eastland	76437	2	Rural			NC	40	0	40	General	\$545,000				Daniel Sailer III	Jake Mooney	126	17	4	8	4	159	C	C	A	Recommended	48133950300	1st Q	7	15.9	91.67			
16237	Hawks Landing Apartments	1550 West Johnson Road	Iowa Park	Wichita	76336	2	Rural			x	NC	44	5	49	General	\$454,086				Randy Stevenson	Sharon Laurence	123	17	4	8	4	156	C	N	A	Recommended	48485013800	1st Q	7	4	82.67		
Estimated Amount Available to Allocate															\$560,410													Total HTCs Requested		\$999,086								
Region 2/Urban																																						
16322	The Residence at Autumn Sage	S side of Autumn Sage Dr, W of Rebecca Ln	Abilene	Taylor	79606	2	Urban																															

Application Number	Development name	Address	City	County	Zip Code	Region	Rural/Urban	At-Risk Set-Aside	USDA Set-Aside	Non-Profit Set-Aside	Construction Type	LI Units	Market Rate Units	Total Units	Target Population (Supp. Hg = Supportive Housing)	HTC request/ LWF Amount	Section 811 Request	HOME/TCAP request	Applicant contact name	Second contact name	1) Points	2) Gov't Support (\$11.9(d)(1))	3) QCP (\$11.9(d)(4))	4) State Reg (\$11.9(d)(5))	5) Community Org (\$11.9(d)(6))	6) Adjustments	Best Possible Score	Review Status	Underwriting Status	PPR Status	Recommended Awards	Census Tract	Quartile of median HH Income	Opportunity Index	Poverty Rate %	Schools Average	Linear distance from nearest HTC assisted development												
Region 9/Urban																																																	
16128	Borgfeld Manor	NW of W. Borgfeld Road and Dobie Road	Cibola	Guadalupe	78108	9	Urban				NC	119	17	136	Elderly Limitation	\$1,500,000			Sara Reidy	Colette Whitehorse	125	17	4	8	4	158	C	C	A	Recommended	48187210708	1st Q	7	1.9	83.33														
16204	The Preserve at Wiederstein	SWC of Wiederstein Rd. and FM 3009	Schertz	Guadalupe	78154	9	Urban				NC	77	19	96	General	\$1,331,000			Donna Rickenbacker	Kim Murphy	125	17	4	8	4	158	C	C	A	Recommended	48187210709	1st Q	7	3.5	83.33														
16061	Easterling Culebra Apartments	9936 Culebra Road	San Antonio	Bexar	78251	9	Urban	x			NC	82	8	90	General	\$1,455,350		x	Gilbert M. Piette	Debra Guerrero	124	17	4	8	4	157	C	C	C	Recommended	48029171912	1st Q	7	1.6	83.00														
16326	Laurel Glen	11043 N. Loop 1604	San Antonio	Bexar	78254	9	Urban				NC	71	10	81	General	\$1,331,023			Dan Wilson	Liz Wong	124	17	4	8	4	157	N	N	N		48029181724	1st Q	7	3	89.33														
16056	Northwest Apartments	Appx 8000 Old Tezel Rd S of Northwest Communit	San Antonio	Bexar	78250	9	Urban	x			NC	82	8	90	General	\$1,500,000			Megan Garza Oswald	Debra Guerrero	124	17	4	8	4	157	N	N	N		48029181711	1st Q	7	9.4	85.33														
Estimated Amount Available to Allocate																\$4,523,035											Elderly Max: \$1,941,739											Total HTCs Requested	\$7,117,373										
Region 10/Rural																																																	
16049	Bishop Courts	978 Hwy 77	Bishop	Nueces	78343	10	Rural				NC	60	0	60	General	\$825,328		x	Stewart Rutledge	Britton Jones	120	8.5	4	8	4	145	C	C	A	Recommended	48355006000	3rd Q	7	8.4	82.00														
Estimated Amount Available to Allocate																\$572,771											Total HTCs Requested	\$825,328																					
Region 10/Urban																																																	
16343	Calallen Apartments	14800 Northwest Blvd.	Corpus Christi	Nueces	78410	10	Urban	x			NC	82	14	96	General	\$1,218,000		x	Bradford McMurray	Gilbert M. Piette	124	17	4	8	4	157	C	C	A	Recommended	48355005801	1st Q	7	5.5	88.33														
16374	The Avanti at Calallen	11910 Leopard Street	Corpus Christi	Nueces	78410	10	Urban				NC	84	18	102	Elderly Limitation	\$1,218,098			Henry Flores	Toby Williams	124	17	4	8	4	157	C	N	A		48355003601	1st Q	7	12	88.33														
Estimated Amount Available to Allocate																\$1,270,585											Total HTCs Requested	\$2,436,098																					
Region 11/Rural																																																	
16117	Indian Lake Apartment Homes	NW Corner of Henderson Rd and Old Alice Rd	Indian Lake	Cameron	78566	11	Rural				NC	64	16	80	General	\$875,697		x	Melissa Adami	Bill Fisher	125	17	4	8	4	158	C	C	A	Recommended	48061012200	1st Q	7	29.3	86.00														
16032	Lantana Villas	S.W. Corner of Royal Ridge Dr. & N. Veterans Blvd.	Eagle Pass	Maverick	78852	11	Rural				NC	64	0	64	General	\$864,200			Clifton E. Phillips	Bob Colvard	123	17	4	8	4	156	C	N	A		48323995000	1st Q	7	18.1	86.00														
16393	Palmera Heights Apartments	SW Corner of El Triunfo Rd and Mile 6 West Rd	Elsa	Hidalgo	78542	11	Rural	x			NC	80	0	80	General	\$880,000		x	Brad Shields	Sunny K. Philip	120	17	4	8	4	153	C	N	A		48215024402	2nd Q	7	38.6	74.00														
Estimated Amount Available to Allocate																\$918,822											Total HTCs Requested	\$2,619,897																					
Region 11/Urban																																																	
16197	BAH Taylor Senior Village	1617 N. Taylor Rd.	Mission	Hidalgo	78572	11	Urban				NC	89	23	112	Elderly Limitation	\$1,218,000			Doak D. Brown	Apolonio "Nono" Flo	125	17	4	8	4	158	C	C	C	Recommended	48215020301	1st Q	7	12.9	88.33														
16380	Sierra Vista	NW quadrant of Owassa Rd. and N. Veterans Blvd.	Lopezville CDP	Hidalgo	78542	11	Urban				NC	90	18	108	General	\$1,450,096			Henry Flores	Toby Williams	125	17	4	8	4	158	C	C	A	Recommended	48215023801	1st Q	7	17	84.33														
16263	Starlight	SWQ of Alberta and Raul Longoria	Murillo	Hidalgo	78542	11	Urban				NC	119	22	141	Elderly Limitation	\$1,500,000			Manish Verma	Janice Degollado	125	17	4	8	4	158	C	C	A	Recommended	48215023801	1st Q	7	17	82.33														
16104	Villa Verde Estates	Near NEC of W Mile 5 N Rd. and S. Border Ave.	Weslaco ETJ	Hidalgo	78596	11	Urban				NC	112	20	132	General	\$1,500,000			Donna Rickenbacker	Steve Lollis	125	17	4	8	4	158	C	C	A	Recommended	48215022300	1st Q	7	22	77.67														
16090	Huntington at Brownsville	300 block Lorenaly Dr.	Brownsville	Cameron	78526	11	Urban				NC	100	28	128	Elderly Limitation	\$1,500,000			Mark Musemeche	Ofelia Elizondo	124	17	4	8	4	157	C	N	A		48061012612	1st Q	7	6.7	85.33														
16094	Alberta Terrace Apartments	NEQ, Alberta and Shalom	Edinburg	Hidalgo	78539	11	Urban				NC	80	16	96	General	\$1,090,087			Sara Reidy	Colette Whitehorse	124	17	4	8	4	157	N	N	A		48215023902	1st Q	7	10.8	84.33														
16100	Solano Park Apartments	SWQ of W. Alberta Rd. & Sugar Rd.	Edinburg	Hidalgo	78539	11	Urban				NC	116	24	140	General	\$1,500,000			Donna Rickenbacker	Steve Lollis	124	17	4	8	4	157	N	N	A		48215023902	1st Q	7	10.8	84.33														
16361	Sunshine Village Apartments	Tony's Road, East of Paredes Line Road	Brownsville	Cameron	78526	11	Urban	x			NC	116	14	130	Elderly Limitation	\$1,450,000			Brad Shields	Sunny K. Philip	124	17	4	8	4	157	N	N	A		48061014400	1st Q	7	22	87.33														
16288	Morrison Place	fronting Laredo Road approx. 700' N of Morrison	Brownsville	Cameron	78520	11	Urban	x			NC	132	24	156	General	\$1,500,000			Valery Kedroff	Joel Pollack	124	17	4	8	4	157	N	N	N		48061012504	1st Q	7	27.7	82.33														
16379	Weslaco Villas	2319 W. Business Highway 83	Weslaco	Hidalgo	78596	11	Urban				NC	130	10	140	General	\$1,500,000			Alexandra Dawson	Tim Smith	123	17	4	8	4	156	N	N	N		48215022300	1st Q	7	22	77.33														
16339	Hidalgo Vista	Corner of McColl Rd & Dicker Rd	Hidalgo	Hidalgo	78557	11	Urban				NC	130	10	140	General	\$1,500,000			Alexandra Dawson	Tim Smith	122	17	4	8	4	155	N	N	N		48215021305	2nd Q	6	20.9	80.00														
16029	Baxter Lofts	106 1/2 South A Street	Harlingen	Cameron	78550	11	Urban				ADR	19	5	24	General	\$327,000			Daniel Sailer III	Jake Mooney	122	17	4	8	4	155	N	N	A		48061010900	4th Q	0	48.3	82.33														
16259	Casitas Lantana at Inwood	3954 Dana Avenue	Brownsville	Cameron	78520	11	Urban	x			NC	54	0	54	General	\$850,893			Charles N. Mitchell	Mark Moseley	123	17	4	8	0	152	N	N	N		48061014400	1st Q	7	22	78.00														
16387	Cantabria Estates Apartments	NE Corner of Morrison Rd and Laredo Rd.	Brownsville	Cameron	78520	11	Urban	x			NC	92	10	102	General	\$1,500,000		x	Daisy Flores	Sunny K. Philip	118	17	4	8	4	151	C	C	A		48061012504	1st Q	7	27.7	82.33														
Estimated Amount Available to Allocate																\$5,548,559											Total HTCs Requested	\$18,386,076																					
Region 12/Rural																																																	
16057	Silverleaf at Mason	S of Austin Street and E of Ranck Avenue	Mason	Mason	76856	12	Rural				NC	44	5	49	Elderly Limitation	\$500,000			Mike Sugrue	Ben Dempsey	125	17	4	8	4	158	C	C	A	Not Recommended	48319950200	2nd Q	7	5.9	91.67	Pending Appeal													
16234	Stonebridge of Lamesa	211 NE. 7TH	Lamesa	Dawson	79331	12	Rural				NC	50	30	80	General	\$750,000			Chaz Garrett	Kelly Garrett	117	17	4	8	4	150	C	C	C	Recommended	48115950401	2nd Q	7	14.9	61.67														
Estimated Amount Available to Allocate																\$500,000											Total HTCs Requested	\$1,250,000																					
Region 12/Urban																																																	
16200	Kirby Park Villas	SW Corner of 29th and Martin Luther King Blvd.	San Angelo	Tom Green	76904	12	Urban				NC	56	16	72	Elderly Limitation	\$788,300			Justin Zimmerman	Ben Mitchell	118	17	4	8	4	151	C	C	A	Recommended	48451001800	4th Q	0	39.3	60.33														
16210	Merritt Monument	Leisure Dr. & Rocky Lane	Midland	Midland	79703	12	Urban	x			NC	83	21	104	General	\$853,071		x	Colby Denison	Stacy Swisher	116	17	4	8	4	149	C	N	A		48329001300	2nd Q	0	9.4	62.00														
Estimated Amount Available to Allocate																\$889,197											Total HTCs Requested	\$1,641,371																					
Region 13/Rural																																																	
16274	Rockview Manor	Southeast corner of W Smith St & Boyd St	Fort Hancock	Hudspeth	79839	13	Rural				NC	49	0	49	General	\$500,000		x	Ike Monty	Roy Lopez	111	17	4	8	2	142	C	C	C	Not Recommended	48229950300	4th Q	0	44.1	64.00	Pending Appeal													
16045	South Homestead Palms	6 Homestead Meadows SO#2 RPL A Lot 5	El Paso	El Paso	79938	13	Rural				NC	48	0	48	General	\$550,000		x	R.L. Bowling, IV	Demetrio Jimenez	116	0	4	8	4	132	C	C	A	Recommended	48141010341	1st Q	7	18	70.33														
Estimated Amount Available to Allocate																\$500,000											Total HTCs Requested	\$1,050,000																					
Region 13/Urban																																																	
16273	Keystone Place	1331 Pullman Dr	El Paso	El Paso	79936	13	Urban				NC	48	4	52	General	\$587,400		x	Ike Monty	Roy Lopez	123	17	4	8	4	156	C	C	C	Recommended	48141010323	1st Q	7	9.2	81.67														
16048	River Palms	14001 Pebble Hills Blvd.	El Paso	El Paso	79938	13	Urban				NC	116	36	152	General	\$1,500,000		x	R.L. Bowling, IV	Demetrio Jimenez	123	17	4	8	4	156	C	C	A	Recommended	48141010341	1st Q	7	18	85.00														
16268	Emerald Manor	Northeast corner of Horizon Blvd & Rifton Ct	Horizon City	El Paso	79928	13	Urban				NC	134	14	148	General	\$1,500,000		x	Ike Monty	Roy Lopez	119	17	4	8	4	152	C	N	C		48141010342	1st Q	7	10.9	72.67														
16286	Ridgestone Estates	11371 Ardelle Dr	El Paso	El Paso	79936	13	Urban	x			NC	74	8	82	General	\$916,950			Ike Monty	Roy Lopez	123	17	4	8	4	148	N																						

Application #	Sub-region	Points Requested under §11.9(c)(4) Opportunity Index	Census Tract Poverty %	Schools Score	Distance to nearest HTC-assisted Development	TDHCA # of nearest HTC-assisted Development	Review completed and staff confirmed points requested under §11.9(c)(4) Opportunity Index
16018	4	7	3.9	86.00	~1.33 miles	01048	Yes
16170	4	7	3.9	86.00	~.79 miles	01048	Yes
16184	4	7	3.9	86.00	~.53 miles	01048	Yes

Report 3

Ceiling Accounting Summary

2016 STATE OF TEXAS, COMPETITIVE HOUSING TAX CREDIT CEILING ACCOUNTING SUMMARY

2016 STATE OF TEXAS, COMPETITIVE HOUSING TAX CREDIT CEILING ACCOUNTING SUMMARY

APPLICATION LIMITS

AWARDS SUMMARY

Region	Geographic Area	Initial Sub-Region Amount	2016 Calendar Year Returns	Sub-Region Amount after Returns	Amount needed to reach \$500,000	Amount over \$500,000 that can be reallocated	Proportion of amount available to be reallocated	Amount to be Reallocated	Final Funding Amount	Allocation %
Urban	1 Lubbock	\$ 1,303,405		\$ 1,303,405	\$ -	\$ 803,405	1.82%	\$ (17,969)	\$ 1,285,436	1.95%
	2 Abilene	\$ 472,275		\$ 472,275	\$ 27,725	\$ -	0.00%	\$ 27,725	\$ 500,000	0.76%
	3 Dallas/Fort Worth	\$ 12,615,996		\$ 12,615,996	\$ -	\$ 12,115,996	27.48%	\$ (270,985)	\$ 12,345,011	18.71%
	4 Tyler	\$ 1,115,139		\$ 1,115,139	\$ -	\$ 615,139	1.40%	\$ (13,758)	\$ 1,101,380	1.67%
	5 Beaumont	\$ 771,927		\$ 771,927	\$ -	\$ 271,927	0.62%	\$ (6,082)	\$ 765,845	1.16%
	6 Houston	\$ 11,044,916		\$ 11,044,916	\$ -	\$ 10,544,916	23.91%	\$ (235,846)	\$ 10,809,069	16.38%
	7 Austin/Round Rock	\$ 4,261,702		\$ 4,261,702	\$ -	\$ 3,761,702	8.53%	\$ (84,134)	\$ 4,177,568	6.33%
	8 Waco	\$ 1,369,847		\$ 1,369,847	\$ -	\$ 869,847	1.97%	\$ (19,455)	\$ 1,350,392	2.05%
	9 San Antonio	\$ 4,615,072		\$ 4,615,072	\$ -	\$ 4,115,072	9.33%	\$ (92,037)	\$ 4,523,035	6.86%
	10 Corpus Christi	\$ 1,288,214		\$ 1,288,214	\$ -	\$ 788,214	1.79%	\$ (17,629)	\$ 1,270,585	1.93%
	11 Brownsville/Harlingen	\$ 5,661,653	\$ 2,405	\$ 5,664,058	\$ -	\$ 5,164,058	11.71%	\$ (115,499)	\$ 5,548,559	8.41%
	12 San Angelo	\$ 898,101		\$ 898,101	\$ -	\$ 398,101	0.90%	\$ (8,904)	\$ 889,197	1.35%
	13 El Paso	\$ 2,682,526	\$ 22,264	\$ 2,704,790	\$ -	\$ 2,204,790	5.00%	\$ (49,312)	\$ 2,655,478	4.02%

Max Funding Request/Award Limits	Maximum Percentage Elderly	Maximum Elderly Funding Limit
\$ 1,500,000	n/a	n/a
\$ 750,000	n/a	n/a
\$ 1,500,000	38.86%	\$ 4,797,271
\$ 1,500,000	n/a	n/a
\$ 1,102,517	n/a	n/a
\$ 1,500,000	39.29%	\$ 4,246,883
\$ 1,500,000	29.77%	\$ 1,243,662
\$ 1,500,000	n/a	n/a
\$ 1,500,000	42.93%	\$ 1,941,739
\$ 1,500,000	n/a	n/a
\$ 1,500,000	n/a	n/a
\$ 1,279,607	n/a	n/a
\$ 1,500,000	n/a	n/a

Initial Funding	(over)/under	Rank	Rural Collapse	(over)/under	SW Collapse	(over)/under	Notes (Related to sub-regions with no awards prior to the rural or statewide collapses)
1 \$ 1,232,312.00	4.13%	9		4.13%	14	\$ -	4.13% 12
2 \$ 500,000.00	0.00%	13		0.00%	20	\$ -	0.00% 18
3 \$ 12,290,618.00	0.44%	12		0.44%	19	\$ -	0.44% 17
4 \$ 1,012,000.00	8.12%	4		8.12%	6	\$ -	8.12% 4
5 \$ 735,000.00	4.03%	10		4.03%	16	\$ -	4.03% 14
6 \$ 10,003,088.00	7.46%	5		7.46%	7	\$ -	7.46% 5
7 \$ 4,068,124.00	2.62%	11		2.62%	18	\$ -	2.62% 16
8 \$ 1,284,953.00	4.85%	7		4.85%	10	\$ -	4.85% 8
9 \$ 4,286,350.00	5.23%	6		5.23%	9	\$ -	5.23% 7
10 \$ 1,218,000.00	4.14%	8		4.14%	13	\$ -	4.14% 11
11 \$ 4,168,096.00	24.88%	1		24.88%	2	\$ 1,500,000.00	-2.15% 22
12 \$ 788,300.00	11.35%	3		11.35%	5	\$ -	11.35% 3
13 \$ 2,087,400.00	21.39%	2		21.39%	3	\$ -	21.39% 1

Rural	1 Lubbock	\$ 716,919		\$ 716,919	\$ -	\$ 216,919	0.49%	\$ (4,852)	\$ 712,067	1.08%
	2 Abilene	\$ 561,792		\$ 561,792	\$ -	\$ 61,792	0.14%	\$ (1,382)	\$ 560,410	0.85%
	3 Dallas/Fort Worth	\$ 600,777		\$ 600,777	\$ -	\$ 100,777	0.23%	\$ (2,254)	\$ 598,523	0.91%
	4 Tyler	\$ 1,548,786		\$ 1,548,786	\$ -	\$ 1,048,786	2.38%	\$ (23,457)	\$ 1,525,329	2.31%
	5 Beaumont	\$ 935,973		\$ 935,973	\$ -	\$ 435,973	0.99%	\$ (9,751)	\$ 926,222	1.40%
	6 Houston	\$ 401,461		\$ 401,461	\$ 98,539	\$ -	0.00%	\$ 98,539	\$ 500,000	0.76%
	7 Austin/Round Rock	\$ 201,493		\$ 201,493	\$ 298,507	\$ -	0.00%	\$ 298,507	\$ 500,000	0.76%
	8 Waco	\$ 573,389		\$ 573,389	\$ -	\$ 73,389	0.17%	\$ (1,641)	\$ 571,748	0.87%
	9 San Antonio	\$ 477,761		\$ 477,761	\$ 22,239	\$ -	0.00%	\$ 22,239	\$ 500,000	0.76%
	10 Corpus Christi	\$ 574,436		\$ 574,436	\$ -	\$ 74,436	0.17%	\$ (1,665)	\$ 572,771	0.87%
	11 Brownsville/Harlingen	\$ 928,404		\$ 928,404	\$ -	\$ 428,404	0.97%	\$ (9,582)	\$ 918,822	1.39%
	12 San Angelo	\$ 396,538		\$ 396,538	\$ 103,462	\$ -	0.00%	\$ 103,462	\$ 500,000	0.76%
	13 El Paso	\$ 64,279		\$ 64,279	\$ 435,721	\$ -	0.00%	\$ 435,721	\$ 500,000	0.76%

\$ 1,025,310
\$ 807,583
\$ 862,300
\$ 1,500,000
\$ 1,332,762
\$ 750,000
\$ 750,000
\$ 823,860
\$ 750,000
\$ 825,329
\$ 1,322,138
\$ 750,000
\$ 750,000

1 \$ 462,000.00	35.12%	4	\$ -	35.12%	1	\$ 628,300.00	-53.12%	26
2 \$ 545,000.00	2.75%	10	\$ -	2.75%	17	\$ -	2.75%	15
3 \$ 574,172.00	4.07%	9	\$ -	4.07%	15	\$ -	4.07%	13
4 \$ 860,000.00	43.62%	3	\$ 750,000.00	-5.55%	24	\$ -	-5.55%	23
5 \$ 887,000.00	4.23%	8	\$ -	4.23%	12	\$ -	4.23%	10
6 \$ -	100.00%	1	\$ 750,000.00	-50.00%	26	\$ -	-50.00%	25
7 \$ 500,000.00	0.00%	11	\$ -	0.00%	20	\$ -	0.00%	18
8 \$ 501,703.00	12.25%	5	\$ -	12.25%	4	\$ -	12.25%	2
9 \$ 465,185.00	6.96%	6	\$ -	6.96%	8	\$ -	6.96%	6
10 \$ -	100.00%	1	\$ 825,328.00	-44.09%	25	\$ -	-44.09%	24
11 \$ 875,697.00	4.69%	7	\$ -	4.69%	11	\$ -	4.69%	9
12 \$ 500,000.00	0.00%	11	\$ -	0.00%	20	\$ -	0.00%	18
13 \$ 500,000.00	0.00%	11	\$ -	0.00%	20	\$ -	0.00%	18

\$ 50,344,998 \$ 2,325,328.00 \$ 2,128,300.00

Urban Totals	\$ 48,100,772	\$ 24,669	\$ 48,125,441	\$ 27,725	\$ 41,653,166	\$ (903,885)	\$ 47,221,556	71.49%
Rural Totals	\$ 7,982,008	\$ -	\$ 7,982,008	\$ 958,468	\$ 2,440,476	\$ 903,885	\$ 8,885,893	13.45%

Regional Totals	\$ 56,082,780	\$ 24,669	\$ 56,107,449	\$ 986,193	\$ 44,093,642	\$	\$ 56,107,449	84.94%
At-Risk Totals	\$ 9,896,961	\$ -	\$ 9,896,961	\$ -	\$ -	\$ -	\$ 9,949,278	15.08%
USDA (From At-Risk)	\$ 3,298,987	\$ 52,317	\$ 3,351,304	\$ -	\$ -	\$ -	\$ 3,351,304	5.08%
Grand Totals	\$ 65,979,741	\$ 76,986	\$ 66,056,727	\$ -	\$ -	\$ -	\$ 66,056,727	100.02%

NOTES:

This table reflects the allocation of the estimated Competitive Housing Tax Credit Ceiling that the Department expects to have available for allocation during the 2016 cycle. The ceiling is estimated as the 2016 population figure of 27,469,114 (IRS Notice 2016-24) multiplied by \$2.35 [Rev. Bull. 2015-44, Rev. Proc. 2015-53]. Credits returned this calendar year and available to be reallocated are reflected in the chart. The column labeled "Final Funding Amount" is the column an Applicant can reference to determine the amount of credit allocation that is estimated to be available for the 2016 cycle. In the later part of the year the IRS may release figures for the National Pool and this chart will be updated at that time to reflect the state's allocation from the National Pool.

This information is also used to set the maximum award limits for each State sub-region in accordance with 10 TAC §11.4(b). An Applicant cannot request or be awarded more than the amounts reflected in the column labeled "Max Funding Request/Award Limits," which were established based on estimates as of December 1, 2015. These award limits are fixed and will not change even if the regional funding amounts change based on future updates.

Regional Awards	\$ 54,798,626	82.96%
USDA Awards	\$ 3,440,443	5.21%
At Risk (non-USDA) Awards	\$ 7,137,034	10.80%
Total New Awards	\$ 65,376,103	98.97%
		0.00%
Total Awards	\$ 65,376,103	98.97%
Nonprofit total	\$ 9,878,074	14.95%
Remaining Funds	\$ 680,624	1.03%
Placeholder		
Placeholder		
National Pool	\$ -	
Total Remaining	\$ 680,624	
Total Funds	\$ 66,056,727	100.00%

**National Pool is received subsequent to July awards and goes directly to Statewide Collapse.

Report 4

**Summary of Conditions Placed on Awards by EARAC
based on Previous Participation Review**

Below is a list of applications for which the Executive Award and Review Advisory Committee (“EARAC”) recommends conditions on the award as a result of the previous participation review. A list of those conditions follows each listing. Applications that are on the waiting list may not have received a previous participation review. Should any of those applications be recommended for an award, a previous participation review will be performed. Where an applicant has more than one application and those applications have the same conditions, those applications are grouped for efficiency.

16008	Rachael Commons	McGregor
16011	Homestead Prairie Senior Apartments	Ponder
See Exhibit A		

16019	The Estates of Copperas Cove	Copperas Cove
16024	The Estates of Lindale	Lindale
<p>Prior to the Department executing the project's carryover allocation agreement:</p> <ol style="list-style-type: none"> 1. Correction of the uncorrected Noncompliance related to the Affirmative Marketing requirements described in §10.617 at The Reserves at South Plains (#13247). 2. All Principals of the applicant group will review the listed webinars and provide a certification that this has been completed prior to the Department executing the project's carryover allocation agreement. The videos are available at http://www.tdhca.state.tx.us/pmcomp/presentations.htm and include: 2012 Income and Rent Limits Webinar Video; How to properly use the Income and Rent Tool; 2012 Supportive Services Webinar Video; How to identify and properly implement Supportive Services; Income Eligibility Presentation Video; 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; 2015 Tenant Selection Criteria Webinar Video; 2015 Tenant Selection Criteria Presentation; 2015 Tenant Selection Criteria- Q and A's; §10.610 – Tenant Selection Criteria; 2015 Affirmative Marketing Requirements Webinar Video; 2015 Affirmative Marketing Requirements Presentation; 2015 Affirmative Marketing Requirements- Q and A's, and Fair Housing Webinars. 		

16033	Hughes Springs Seniors Apartments	Hughes Springs
16038	Orange Grove Seniors Apartments	Orange Grove
16044	Pleasanton Seniors Apartments	Pleasanton
<p>Prior to the Department executing the project's carryover allocation agreement:</p> <ol style="list-style-type: none"> 1. All principals of the applicant and all staff involved in compliance will review the listed webinars and provide a certification that this has been completed. The videos are available at http://www.tdhca.state.tx.us/pmcomp/presentations.htm and include: 2012 Income and Rent Limits Webinar Video; How to properly use the Income and Rent Tool; 2012 Supportive Services Webinar Video; How to identify and properly implement Supportive Services; Income Eligibility Presentation Video; 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; 2015 Tenant Selection Criteria Webinar Video; 2015 Tenant Selection Criteria Presentation; 2015 Tenant Selection Criteria- Q and A's; §10.610 – Tenant Selection Criteria; 2015 Affirmative Marketing Requirements Webinar Video; 2015 Affirmative Marketing Requirements Presentation; 2015 Affirmative Marketing Requirements- Q and A's, and Fair Housing Webinars 		

2. The applicant will contract with a third party (and provide a copy) to review corrective action materials prior to submission to the Department. The third party review requirements shall remain in effect unless the applicant determines that the service is no longer needed and the Executive Director agrees in writing.

16061	Easterling Culebra Apartments	San Antonio
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1. The applicant will agree to list a responsible party as the Owner contact in CMTS who will forward all compliance correspondence to both appropriate personnel with NRP and HCS.
2. During construction and continuing throughout the compliance period NRP and HCS will conduct monthly partner level calls and/or meetings to ensure timely response to all issues including compliance.
3. All Principals of the applicant group will review the listed webinars and provide a certification that this has been completed prior to the Department executing the project's carryover allocation agreement. The videos are available at <http://www.tdhca.state.tx.us/pmcomp/presentations.htm> and include: 2012 Income and Rent Limits Webinar Video; How to properly use the Income and Rent Tool; 2012 Supportive Services Webinar Video; How to identify and properly implement Supportive Services; Income Eligibility Presentation Video; 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; 2015 Tenant Selection Criteria Webinar Video; 2015 Tenant Selection Criteria Presentation; 2015 Tenant Selection Criteria- Q and A's; §10.610 – Tenant Selection Criteria; 2015 Affirmative Marketing Requirements Webinar Video; 2015 Affirmative Marketing Requirements Presentation; 2015 Affirmative Marketing Requirements- Q and A's, and Fair Housing Webinars
4. Upon request, from the Department, NRP and HCS will provide documentation that reflects implementation of these measures.

16065	Northside Manor Apartments	Angleton
16077	McKinney Manor Apartments	Sweeny
16078	Leatherwood Terrace Apartments	Yoakum
16080	Shady Shores Apartments	Lake Dallas
16082	Lake Ridge Apartments	Mabank
16130	Cottages at San Saba	San Saba

Prior to the Department executing the project's carryover allocation agreement:

1. All principals of the applicant and all staff involved in compliance will review the listed webinars and provide a certification that this has been completed. The videos are available at <http://www.tdhca.state.tx.us/pmcomp/presentations.htm> and include: 2012 Income and Rent Limits Webinar Video; How to properly use the Income and Rent Tool; 2012 Supportive Services Webinar Video; How to identify and properly implement Supportive Services; Income Eligibility Presentation Video; 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; 2015 Tenant Selection Criteria Webinar Video; 2015 Tenant Selection Criteria Presentation; 2015 Tenant Selection Criteria- Q and A's; §10.610 – Tenant Selection Criteria; 2015 Affirmative Marketing Requirements Webinar Video; 2015 Affirmative Marketing Requirements Presentation; 2015 Affirmative Marketing Requirements- Q and A's, and Fair Housing Webinars.

16098

Parkdale Villas

Denison

Award is conditioned on the following:

1. Correction of all noncompliance that can be corrected at Rosemont at Highland Gardens, Primrose at Cedar Hill, Rosemont at Timbercreek, Rosemont at Williamson Creek, and Primrose at Highland Meadows as promptly as feasible, in no event later than, the Department's execution of the carryover agreement.
2. Pinnacle will review all of its compliance tools and checklists to ensure that they fully address all applicable law, rule, and LURA requirements and implement those fully updated checklists beginning on or before September 30, 2016.
3. In addition to their existing monthly property inspection checklist, for each TDHCA administered property, Pinnacle will on a quarterly basis complete a Uniform Physical Condition Standards inspection of the exterior of each property and the interior of five percent of the units. Any items needing repair will be completed within 90 days. Evidence that the inspections have been completed and observed deficiencies repaired must be submitted upon request
4. In addition to their property review checklist, Pinnacle will create and complete a quarterly compliance review checklist for each TDHCA administered property that at minimum includes a review of the property's utility allowance, social service requirements, income and rent limits, special needs set aside, additional income and rent restrictions, affirmative marketing, use of the rights and resources guide, compliance with tenant selection criteria requirements including procedures for rejected applications, and fees charged. In addition, 10 files at each TDHCA administered property will initially be sampled to ensure, at minimum, that household eligibility is documented in accordance with TDHCA requirements, rents are restricted, proper notice to tenants is given regarding terminations. If noncompliance is identified Pinnacle will correct the noncompliance and expand its sampling sufficiently to detect and address non-compliance. In addition, Pinnacle will in sufficient time to ensure timely and proper responses, review the attachments in the Compliance Monitoring and Tracking system to see if there are any pending responses due. Evidence of creation and completion of this quarterly checklist must be submitted upon request.
5. All Principals of the applicant group will review the listed webinars and provide a certification that this has been completed prior to December 31, 2016. The videos are available at <http://www.tdhca.state.tx.us/pmcomp/presentations.htm> and include: 2012 Income and Rent Limits Webinar Video; How to properly use the Income and Rent Tool; 2012 Supportive Services Webinar Video; How to identify and properly implement Supportive Services; Income Eligibility Presentation Video; 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; 2015 Tenant Selection Criteria Webinar Video; 2015 Tenant Selection Criteria Presentation; 2015 Tenant Selection Criteria- Q and A's; §10.610 – Tenant Selection Criteria; 2015 Affirmative Marketing Requirements Webinar Video; 2015 Affirmative Marketing Requirements Presentation; 2015 Affirmative Marketing Requirements- Q and A's, and Fair Housing Webinars.

16105

Tuscany Park at Arcola

Arcola

Prior to the Department executing the project's carryover allocation agreement

1. Correction of the uncorrected Noncompliance related to the Affirmative Marketing requirements described in §10.617 at The Reserves at South Plains (#13247).

2. The applicant will agree to list a responsible party as the Owner contact in CMTS who will forward all compliance correspondence to appropriate personnel with NRP and its partners.
3. During construction and continuing throughout the compliance period NRP and its partners will conduct monthly partner level calls and/or meetings to ensure timely response to all issues including compliance.
4. All Principals of the applicant group will review the listed webinars and provide a certification that this has been completed prior to the Department executing the project's carryover allocation agreement. The videos are available at <http://www.tdhca.state.tx.us/pmcomp/presentations.htm> and include: 2012 Income and Rent Limits Webinar Video; How to properly use the Income and Rent Tool; 2012 Supportive Services Webinar Video; How to identify and properly implement Supportive Services; Income Eligibility Presentation Video; 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; 2015 Tenant Selection Criteria Webinar Video; 2015 Tenant Selection Criteria Presentation; 2015 Tenant Selection Criteria- Q and A's; §10.610 – Tenant Selection Criteria; 2015 Affirmative Marketing Requirements Webinar Video; 2015 Affirmative Marketing Requirements Presentation; 2015 Affirmative Marketing Requirements- Q and A's, and Fair Housing Webinars.
5. Upon request, from the Department, NRP and its partners will provide documentation that reflects implementation of these measures.

16109	Waverly Village	New Waverly
16110	North Pine Villas	Kountze
16376	New Haven	Athens
See Exhibit B		

- | | | |
|-------|---------------------------|---------|
| 16118 | The Standard on the Creek | Houston |
|-------|---------------------------|---------|
1. Correction of all uncorrected noncompliance at Georgetown Place Apartments prior to execution of Carryover Allocation Agreement
 2. Regional Property Management, the Compliance Manager, and all employees of both Singer Management and AHV, including Michael N. Casias, will complete annual training as necessary. This will include HTC Compliance Training, Income Eligibility Training, and UPCS Training. The first training session offered by TAA on these topics will be in October of 2016 and all on site staff as well as regional management will attend. Certificates for attendance will be kept in employee files as well as on site at each property.
 3. On Site staff is required to use the most up to date forms, agreements, and addendums, as they become available. Language on all forms, agreements, and addendums is to be updated, upon the requirement of TDHCA. The owner or management company's Compliance Manager will audit the forms being used onsite on a quarterly basis and provide a compliance report to AHV and Michael N. Casias.
 4. All Utility Allowances will be reviewed quarterly by the owner or management company's Compliance Manager.
 5. When corrections are submitted to TDHCA for a physical or file inspection, staff will be required to submit via the CMTS (online) system. The owner or management company's Compliance Manager will audit the CMTS quarterly to ensure that the correct staff are listed as contacts and have

access to CMTS.

6. All Principals of the applicant group will review the listed webinars and provide a certification that this has been completed prior to the Department executing the project's carryover allocation agreement. The videos are available at <http://www.tdhca.state.tx.us/pmcomp/presentations.htm> and include: 2012 Income and Rent Limits Webinar Video; How to properly use the Income and Rent Tool; 2012 Supportive Services Webinar Video; How to identify and properly implement Supportive Services; Income Eligibility Presentation Video; 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; 2015 Tenant Selection Criteria Webinar Video; 2015 Tenant Selection Criteria Presentation; 2015 Tenant Selection Criteria- Q and A's; §10.610 – Tenant Selection Criteria; 2015 Affirmative Marketing Requirements Webinar Video; 2015 Affirmative Marketing Requirements Presentation; 2015 Affirmative Marketing Requirements- Q and A's, and Fair Housing Webinars.

7. Upon request, from the Department, the applicant and its partners will provide documentation that reflects implementation of these measures.

16124	Balcones Haus Apartments	New Braunfels
16131	Plateau Ridge Apartments	Cleburne

Prior to the Department executing the project's carryover allocation agreement

1. The following senior staff and key employees directly engaged in property management and compliance activities: Christina Sanchez (Vice President - Texas portfolio), Michelle Hallum (Regional Director - Texas portfolio), Kellie Jones (Director of Corporate Compliance) and Kellie's assigned staff member will review the listed webinars and provide a certification that this has been completed. The videos are available at <http://www.tdhca.state.tx.us/pmcomp/presentations.htm> and include: 2012 Income and Rent Limits Webinar Video; How to properly use the Income and Rent Tool; 2012 Supportive Services Webinar Video; How to identify and properly implement Supportive Services; Income Eligibility Presentation Video; 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; 2015 Tenant Selection Criteria Webinar Video; 2015 Tenant Selection Criteria Presentation; 2015 Tenant Selection Criteria- Q and A's; §10.610 – Tenant Selection Criteria; 2015 Affirmative Marketing Requirements Webinar Video; 2015 Affirmative Marketing Requirements Presentation; 2015 Affirmative Marketing Requirements- Q and A's, and Fair Housing Webinars.

2. The applicant will contract with a third party to review corrective action materials prior to submission to the Department. A copy of the contract must be provided to the Department prior to execution of the carryover allocation agreement. The third party review requirements shall remain in effect unless the applicant determines that the service is no longer needed and the Executive Director agrees in writing.

16162	EHA Liberty Village	Edinburg
16197	BAH Taylor Senior Village	Mission

1. Correction of the uncorrected final construction inspection deficiencies at River Bank Village (#13081) prior to the Department executing the project's carryover allocation agreement.

16165	Stonebridge of Paris	Paris
16167	Havens of Reno	Reno

16168	Stonebridge of Whitehouse	Whitehouse
16169	Havens of Hutto	Hutto
16234	Stonebridge of Lamesa	Lamesa

1. The applicant will agree to list Jeffrey Spicer with State Street Housing as the Owner contact in CMTS.
2. During construction and continuing through the first year compliance review State Street housing will conduct monthly partner level calls and/or meetings to ensure timely response to all issues including compliance.
3. After first year compliance, State Street Housing will begin implementing quarterly partner level compliance calls and/or meetings for all State Street Housing affiliated properties.
4. State Street Housing will add compliance discussions to monthly calls with the property's regional property manager.
5. All Principals of the applicant group will review the listed webinars and provide a certification that this has been completed prior to the Department executing the project's carryover allocation agreement. The videos are available at <http://www.tdhca.state.tx.us/pmcomp/presentations.htm> and include: 2012 Income and Rent Limits Webinar Video; How to properly use the Income and Rent Tool; 2012 Supportive Services Webinar Video; How to identify and properly implement Supportive Services; Income Eligibility Presentation Video; 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; 2015 Tenant Selection Criteria Webinar Video; 2015 Tenant Selection Criteria Presentation; 2015 Tenant Selection Criteria- Q and A's; §10.610 – Tenant Selection Criteria; 2015 Affirmative Marketing Requirements Webinar Video; 2015 Affirmative Marketing Requirements Presentation; 2015 Affirmative Marketing Requirements- Q and A's, and Fair Housing Webinars.
6. Upon request from the Department, State Street Housing will provide documentation that reflects implementation of these measures.

16268	Emerald Manor	Horizon City
16273	Keystone Place	El Paso
16274	Rockview Manor	Fort Hancock

1. Correction of the uncorrected accessibility violations at Eastside Crossing property (#12152) by August 16, 2016.

16275	Harmon Senior Villas	Fort Worth
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1. Prior to the Department executing the project's carryover allocation agreement:

All principals of the applicant and all staff involved in compliance will review the listed webinars and provide a certification that this has been completed. The videos are available at <http://www.tdhca.state.tx.us/pmcomp/presentations.htm> and include: 2012 Income and Rent Limits Webinar Video; How to properly use the Income and Rent Tool; 2012 Supportive Services Webinar Video; How to identify and properly implement Supportive Services; Income Eligibility Presentation Video; 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; 2015 Tenant Selection Criteria Webinar Video; 2015 Tenant Selection Criteria Presentation; 2015 Tenant Selection Criteria- Q and A's; §10.610 – Tenant Selection Criteria; 2015 Affirmative Marketing

Requirements Webinar Video; 2015 Affirmative Marketing Requirements Presentation; 2015 Affirmative Marketing Requirements- Q and A's, and Fair Housing Webinars.

16319	The Residence at Coulter	Amarillo
16322	The Residence at Autumn Sage	Abilene

Prior to the Department executing the project's carryover allocation agreement:

1. Correction of the uncorrected Noncompliance related to the Affirmative Marketing requirements described in §10.617 at The Reserves at South Plains (#13247).
2. All Principals of the applicant group will review the listed webinars and provide a certification that this has been completed prior to the Department executing the project's carryover allocation agreement. The videos are available at <http://www.tdhca.state.tx.us/pmcomp/presentations.htm> and include: 2012 Income and Rent Limits Webinar Video; How to properly use the Income and Rent Tool; 2012 Supportive Services Webinar Video; How to identify and properly implement Supportive Services; Income Eligibility Presentation Video; 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; 2015 Tenant Selection Criteria Webinar Video; 2015 Tenant Selection Criteria Presentation; 2015 Tenant Selection Criteria- Q and A's; §10.610 – Tenant Selection Criteria; 2015 Affirmative Marketing Requirements Webinar Video; 2015 Affirmative Marketing Requirements Presentation; 2015 Affirmative Marketing Requirements- Q and A's, and Fair Housing Webinars.

16352	Salazar Park	El Paso
16354	Gonzalez Apartments	El Paso

All following unexpired prior conditions remain in effect:

1. The uncorrected accessibility violations at Eastside Crossing property (#12152) will be corrected by August 16, 2016.
2. Appropriate staff of HACEP will each attend 20 hours of ADA accessibility training and provide the Department staff with evidence of completion by December 31, 2016.
3. Upper management including the Executive team and appropriate staff of HACEP will participate in 8 hours of Fair Housing Training and provide the Department staff with evidence of completion by December 31, 2016.
4. Upper management and appropriate staff of HACEP will promptly enroll with the TDHCA Listserv and appropriate personnel will attend compliance related roundtables and trainings and will provide to TDHCA by June 1, 2016, a schedule of each and all employees attending TDHCA trainings and opportunities in the past year and projected to attend through the December 31, 2016.
5. HACEP will conduct appropriate due diligence to determine all compliance requirements prior to future acquisition of TDHCA administered property and not rely upon post closing rule waivers or material amendments to address inconsistencies or required amendments.

Additional Condition related to these new transactions:

6. The Housing Authority of the City of El Paso (“HACEP”) agrees to have a de novo qualified third party accessibility specialist review the entire development site to confirm compliance with TDHCA accessibility standards for all of the above referenced developments and that such documentation be submitted to the Department no later than Commitment.

Exhibit A

16008 and 16011 Conditions

Prior to the Department executing the project's carryover allocation agreement:

1. Correction of the uncorrected Noncompliance related to the Affirmative Marketing requirements described in §10.617 and Household income above limit upon initial occupancy at The Residence of Solms Village (#12336).
2. For affiliated properties currently managed by Herman & Kittle Properties, Inc. (“HKP”): a third party property Management Agent will be contracted to operate the HKP portfolio of Texas properties and to provide compliance oversight. Final approval will be determined by lender, and investor. For properties with HUD financing and/or HUD contract, HUD approval will also have to be received.
3. A third party audit shall be conducted for Main Street Commons, The Residences of Solms Village, and Cullen Park no later than September 15, 2016, including extensive technical assistance, 20% file review and UPCS mock inspection.
4. All Principals of the applicant group and on-site staff at existing Texas properties will review the listed webinars and provide a certification that this has been completed prior to the Department executing the project's carryover allocation agreement. The videos are available at <http://www.tdhca.state.tx.us/pmcomp/presentations.htm> and include: 2012 Income and Rent Limits Webinar Video; How to properly use the Income and Rent Tool; 2012 Supportive Services Webinar Video; How to identify and properly implement Supportive Services; Income Eligibility Presentation Video; 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; 2015 Tenant Selection Criteria Webinar Video; 2015 Tenant Selection Criteria Presentation; 2015 Tenant Selection Criteria- Q and A's; §10.610 – Tenant Selection Criteria; 2015 Affirmative Marketing Requirements Webinar Video; 2015 Affirmative Marketing Requirements Presentation; 2015 Affirmative Marketing Requirements- Q and A's, and Fair Housing Webinars.
5. Upon request from the Department, HKP shall provide documentation that reflects implementation of these measures.

In addition, TDHCA acknowledges the following HKP commitments:

1. For Rachael Commons and/or Homestead Prairie Senior Apartments: a qualified third party Management Agent, will be contracted as the property manager at construction and equity closing.

2. For Rachael Commons, Homestead Prairie Senior Apartments, and affiliated properties currently managed by HKP in the State of Texas: the third party Management Agent shall remain in place for a minimum of eighteen (18) months.
3. The third party Management Agent will provide robust service to HKP in order to clear outstanding TDHCA audit responses, direct staff trainings, and respond to future correspondence with TDHCA - including training supervisory staff, preparing responses, tracking deadlines, who-is-who at TDHCA, CMTS overview, and TDHCA Rules.
4. The HKP Director of Compliance shall serve as a liaison between the third party Management Agent and the Owner for all Texas file issues (example: eligibility-related compliance). The HKP Regional Maintenance Supervisor under the Regional Vice President of Property Management will serve as a liaison between the third party Management Agent and the Owner for all Texas physical-related compliance issues.
5. In addition to the compliance oversight provided by the third party Management Agent, the HKP Director of Compliance will provide a second layer of review of move-in files before any prospective resident is permitted to move in, and all re-certifications.
6. By July 30, 2016, any HKP Senior Management member that is not already enrolled with the TDHCA Listserve will enroll.
7. A representative(s) of Owner shall attend all TDHCA Compliance related roundtables over next twelve (12) months.
8. A representative(s) of Owner will attend each TDHCA Board meeting over the next twelve (12) months, to keep abreast of changes to TDHCA's rules.

Lastly, the Department acknowledges HKPs Commitment of Trainings and Certifications:

The following trainings will be completed by HKP staff, on-site in Texas or applicable corporate staff specified below, between now and the approval of the third party Management Agent. New HKP employees at existing properties and future employees at properties currently under construction will be required to complete required trainings and certifications within three (3) months of employment start date.

1. First Thursday Training: all Texas on-site managers and assistant managers, Texas Regional Manager(s), Director of Compliance, Regional Vice President of Property Management (for Texas), Vice President of Property Management, COO, and President.
2. TDHCA HTC Compliance Training: Regional Manager(s), Director of Compliance, Vice President of Property Management, COO, and President.
3. TDHCA Approved Fair Housing Training: all Texas on-site managers, assistant managers and maintenance , Texas Regional Manager(s), Director of Compliance, Executive Vice President of Property Management, COO, and President.

4. HCCP Training and Certification Course: any Texas Regional Manager(s) who are not already certified.
5. TDHCA HOME Compliance Training seminars: on-site managers and assistant managers of Texas HOME properties, Texas Regional Manager(s), Director of Compliance , Vice President of Property Management, COO.
6. Annual Owner's Compliance Report Training webinars: Texas Regional Manager(s), Director of Compliance, Vice President of Property Management, COO.
7. UPCS Inspection Protocol Training: Texas Regional Manager(s), Regional Maintenance Supervisor, Director of Compliance, Vice President of Property Management, HKP design and construction representative
8. All new Texas on-site managers/assistants will receive two days of training prior to starting at their properties. New on-site managers/assistances will complete the above videos within the first four (3) months of employment.
9. All Regional Managers and assistants assigned to Texas properties will attend at least one First Thursday every calendar year.
10. On-site managers and maintenance staff assigned to Texas properties will attend 5 hours of TDHCA Approved Fair Housing Training every calendar year.

Exhibit B

It is the responsibility of the parent ITEX (provide exact legal name) organization (“ITEX”) and its principals to ensure that properties in the ITEX portfolio operate in compliance with all applicable legal requirements, not just the requirements relating to tax credits but also, where layered with other funding, the requirements of each source. ITEX, as defined herein, refers to the parent organization, its principals and all entities it owns or controls. The Texas Department of Housing and Community Affairs (the “Department”) is not in a position to tell ITEX how to go about achieving a solid compliance record, but there are obviously some things it ought to consider including, but not limited to, hiring and working to retaining a high quality of management level staff to oversee compliance activities; adopting and enforcing a strong code of conduct; providing regular and thorough training, including training by third parties, possibly including obtaining and maintaining various recognized certifications; and using a qualified third party to assist in file reviews and other measures to assure compliance. A turnkey alternative to many of these measures (although it will not absolve ITEX and its principals of ultimate responsibility) may be to engage a well-qualified property management company.

Subject to the foregoing, the Executive Award Review Advisory Committee (“EARAC”) recommends, based on the previous participation review conducted with regard to ITEX and the plan proposed and agreed to by ITEX to address the pattern of non-compliance, that the Governing Board of the Department approve the following awards to ITEX (list) made further subject to the following conditions:

1. Applicable to the entire ITEX Portfolio: If ITEX Property Management, LLC fails to respond to the Department in writing to any finding during the corrective action period for the period of time from August 1, 2014 to December 31, 2016, or fails to submit any part of the *Annual Owner's Compliance Report* by April 30, 2016, then ITEX will replace ITEX Property Management, LLC with another third-party management company for the entire ITEX Portfolio.
2. Applicable to the entire ITEX Portfolio: If ITEX fails to respond to the Department in writing to any finding during the respective corrective action period of time from August 1, 2014 to December 31, 2016, or fails to submit any part of the *Annual Owner's Compliance Report* by April 30, 2016, then ITEX acknowledges that EARAC will not recommend ITEX or any ITEX affiliate for an award of any additional Department program funds or other assistance administered by the Department including Housing Tax Credits through December 2016.
3. ITEX acknowledges that it is undertaking these measures to ensure that it will have a compliance function that meets the Department's standards. If ITEX's portfolio is not in Categories 1 or 2, EARAC may make a conditional recommendation, or if a Category 4, we acknowledges that EARAC will not recommend ITEX for an HTC allocation or other awards through December 31, 2016.

4. Applicable to any and all 2015 HTC Applications that may be allocated or other Application for funds or assistance administered by the Department: ITEX Property Management, LLC will be contracted as the property manager for each at the construction and equity closing; however, if by construction completion, currently scheduled for August 31, 2016, ITEX and its related entities have not satisfactorily cleared all compliance issues, that can be corrected, then ITEX Property Management, LLC shall resign and a third-party property manager acceptable to (i) the General Partner, (ii) the lenders, and (iii) the investor shall be engaged to operating the Project.
5. ITEX will continue to seek robust Technical Assistance from a designated third-party, to clear outstanding TDHCA compliance findings – including training supervisory staff on drafting responses to compliance deficiencies and TDHCA requests for information, tracking deadlines, the organization chart and personnel of TDHCA, CMTS overview, and TDHCA Rules.
6. A designated third-party will continue to review all new move-in files before the resident is allowed to move in, and all re-certifications.
7. Tenant files for all Housing Tax Credit tenants will continue to be reviewed on-site by the Regional Manager quarterly.
8. All upper management will enroll with the TDHCA Listserve, and will attend all Compliance related roundtables over the next year.
9. All on-site managers and assistant managers not already certified will be required to take and pass the Certified Occupancy Specialist (COS) certification within the next year or within a year after employment.
10. ITEX will incentivize all on-site managers and assistant managers to take the TAA Certified Apartment Manager (CAM) and Housing Credit Certified Professional (HCCP) training and sit for the certification exam by paying for the training and test. ITEX will require all Area Managers, Regional Managers, Compliance Staff, and Property Management Executives to take the Housing Credit Certified Professional (HCCP) training and sit for the certification exam.
11. ITEX will offer incentives for more training and certification to our staff who attain certification in all three of the CPM, HCCP and CAM.
12. In order to further address the issues of transparency and honesty in compliance matters, ITEX has prepared a Code of Ethics and Business Conduct which has been provided to each of our staff members. Staff members are now required to read the Code, initial each page and execute it as a condition of continued and new employment. ITEX has a Zero Tolerance Policy for violations of compliance in effect. ITEX agrees to cooperate with TDHCA in properly reporting any suspected fraud, waste or abuse in accordance with the 8823 audit guide and/or HUD requirements.

Report 5

Real Estate Analysis Division Application Summaries

APPLICATION SUMMARY

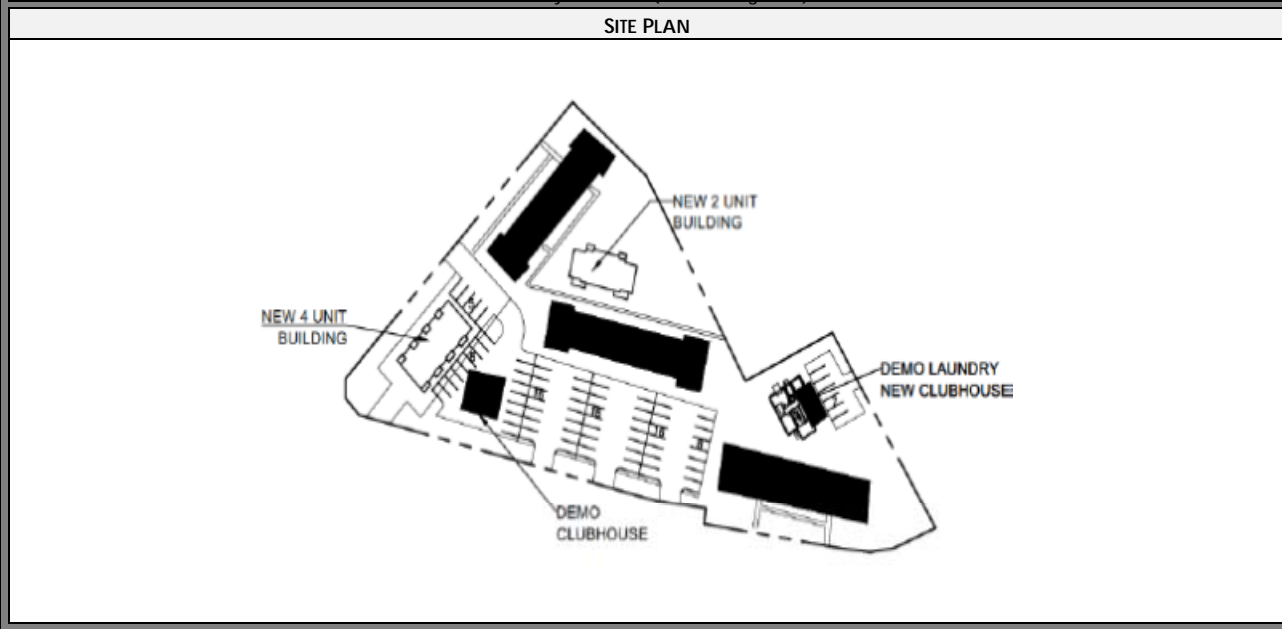
PROPERTY IDENTIFICATION		RECOMMENDATION				KEY PRINCIPAL / SPONSOR			
Application #	16008	TDHCA Program	Request	Approved		General Partner(s)			
Development	Rachel Commons			LIHTC (9% Credit)	\$516,000	\$501,703	\$10,452/Unit	\$0.97	Rachael Commons Apartments GP, LLC Jeffery Kittle, Sallie Burchett
City / County	McGregor / McLennan								
Region/Area	8 / Rural								
Population	General								
Set-Aside	Rural								
Activity	Acquisition/Rehab (Built in 1970)								
Developer(s)			Related-Parties			Contractor - Yes		Seller - No	
Hermann & Kittle Properties, Inc., Diva Imaging LLC			Jeffery Kittle, Sallie Burchett						



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	8%
1	8	17%	40%	-	0%
2	24	50%	50%	9	19%
3	16	33%	60%	30	63%
4	-	0%	MR	5	10%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.35	Expense Ratio	⚠ 64.4%
Breakeven Occ.	✓ 84.0%	Breakeven Rent	\$511
Average Rent	\$565	B/E Rent Margin	✓ \$54
Property Taxes	\$677/unit	Exemption/PILOT	0%
Total Expense	\$4,176/unit	Controllable	\$2,527/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	✓ 8.0%
Highest Unit Capture Rate	✓ 12% 2 BR/60% 15
Dominant Unit Cap. Rate	✓ 12% 2 BR/60% 15
Premiums (↑60% Rents)	No ✓ \$20/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on PCA	
Avg. Unit Size	888 SF	Density 14.0/acre
Acquisition	\$21K/unit	\$1,000K
Building Cost	\$55.62/SF	\$49K/unit \$2,371K
Hard Cost	\$63K/unit	\$3,003K
Total Cost	\$135K/unit	\$6,464K
Developer Fee	\$900K (35% Deferred)	Paid Year: 11
Contractor Fee	\$392K	30% Boost Yes

REHABILITATION COSTS / UNIT

Site Work	\$8K	14%	Finishes/Fixtures	\$13K	21%
Building Shell	\$28K	45%	Amenities	\$1K	1%
HVAC	\$6K	9%	Total Exterior	\$37K	59%
Appliances	\$2K	3%	Total Interior	\$21K	34%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
BOK Financial	17/30	5.25%	\$1,242,000	1.35	City of McGregor	0/0	0.00%	\$40,000	1.35	First Sterling	\$4,866,033
					GP Contribution	0/0	0.00%	\$100	1.35	Herman & Kittle Properties, Inc.	\$315,739
TOTAL DEBT (Must Pay)			\$1,242,000		CASH FLOW DEBT / GRANTS			\$40,100		TOTAL EQUITY SOURCES	\$5,181,771
										TOTAL DEBT SOURCES	\$1,282,100
										TOTAL CAPITALIZATION	\$6,463,871

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Satisfactory documentation of replacement reserve requirements for years 2 thru 30 after initial rehabilitation in year one, and that the reserve requirements will not exceed \$400 per unit per year based upon that documentation.
 - b: Confirmation of correct utility allowances approved by TDHCA Compliance
- 2 Receipt and acceptance by Cost Certification:
 - a: Documentation clearing environmental issues contained in the ESA report, specifically:
 - i that a noise study be conducted and that the development be rehabilitated in accordance with HUD noise guidelines.
 - ii that any identified asbestos-containing materials are being managed in accordance with an acceptable Asbestos Operations and Maintenance (O&M) program.
 - iii that any mold identified is alleviated consistent with USEPA, Texas Mold Assessment and Remediation Rules and National Multi Housing Council (NMHC) guidelines.
 - iv that any lead based paint containing materials are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

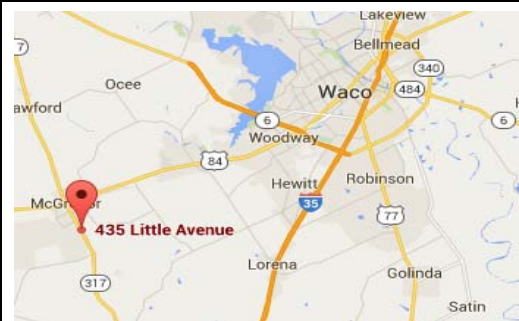
RISK PROFILE

STRENGTHS/MITIGATING FACTORS

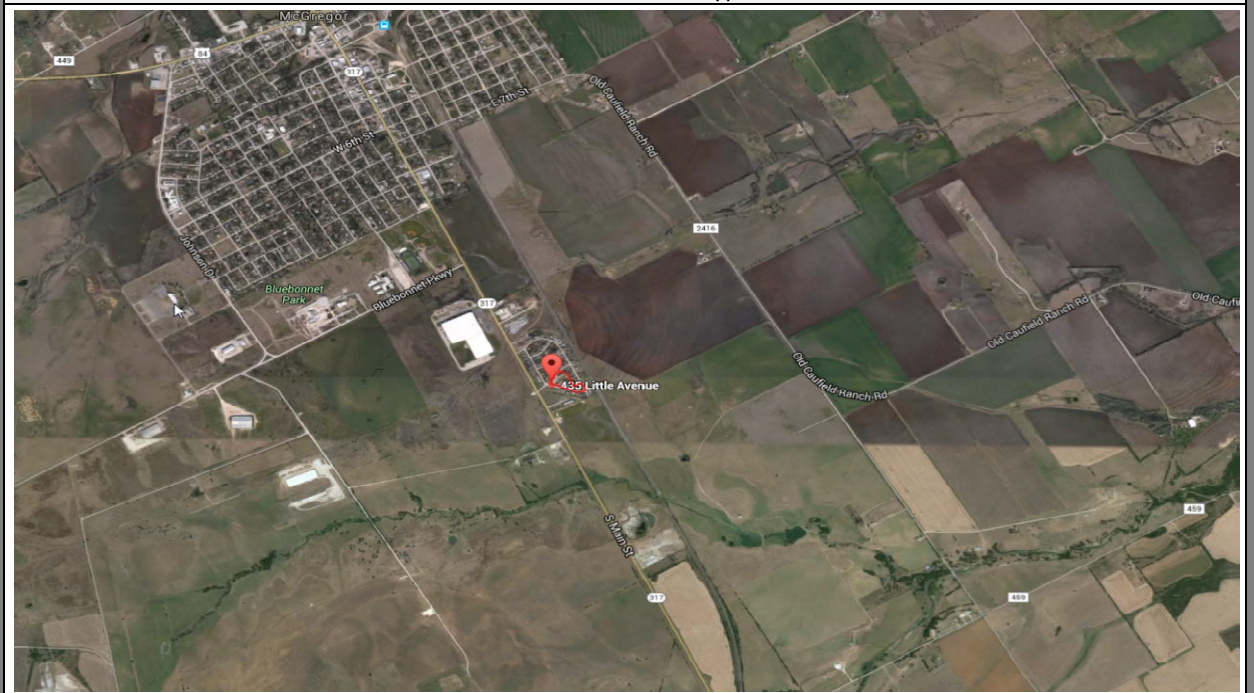
- Low gross capture rate
- 1.35 time DCR through year 15

WEAKNESSES/RISKS

- High unit capture rate for 31% of units without
- 64% expense ratio



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

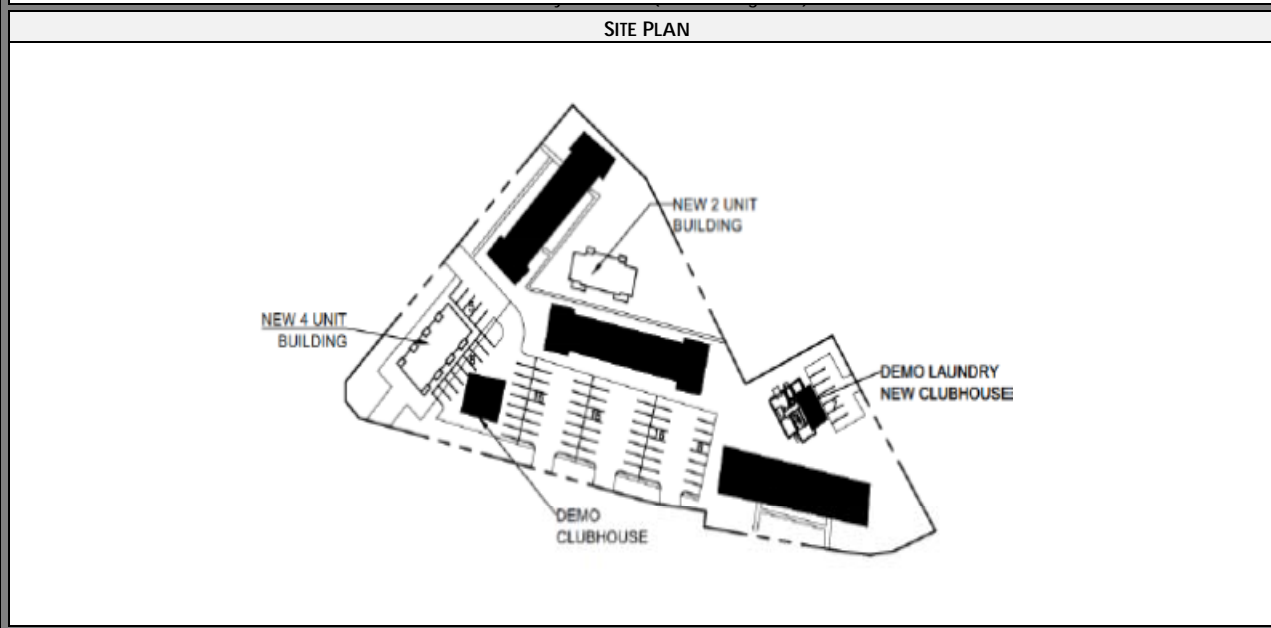
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Region/Area	8 / Rural						Developer(s)		
Population	General						Hermann & Kittle Properties, Inc., Diva Imaging LLC		
Set-Aside	Rural						Jeffery Kittle, Sallie Burchett		
Activity	Acquisition/Rehab (Built in 1970)				Related-Parties	Contractor - Yes	Seller - No		



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
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BOK Financial	17/30	5.25%	\$1,242,000	1.35	City of McGregor	0/0	0.00%	\$40,000	1.35	First Sterling	\$4,866,033
					GP Contribution	0/0	0.00%	\$100	1.35	Herman & Kittle Properties, Inc.	\$315,739
TOTAL DEBT (Must Pay)			\$1,242,000		CASH FLOW DEBT / GRANTS			\$40,100		TOTAL EQUITY SOURCES	\$5,181,771
										TOTAL DEBT SOURCES	\$1,282,100
										TOTAL CAPITALIZATION	\$6,463,871

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Satisfactory documentation of replacement reserve requirements for years 2 thru 30 after initial rehabilitation in year one, and that the reserve requirements will not exceed \$400 per unit per year based upon that documentation.
 - b: Confirmation of correct utility allowances approved by TDHCA Compliance
- 2 Receipt and acceptance by Cost Certification:
 - a: Documentation clearing environmental issues contained in the ESA report, specifically:
 - i that a noise study be conducted and that the development be rehabilitated in accordance with HUD noise guidelines.
 - ii that any identified asbestos-containing materials are being managed in accordance with an acceptable Asbestos Operations and Maintenance (O&M) program.
 - iii that any mold identified is alleviated consistent with USEPA, Texas Mold Assessment and Remediation Rules and National Multi Housing Council (NMHC) guidelines.
 - iv that any lead based paint containing materials are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

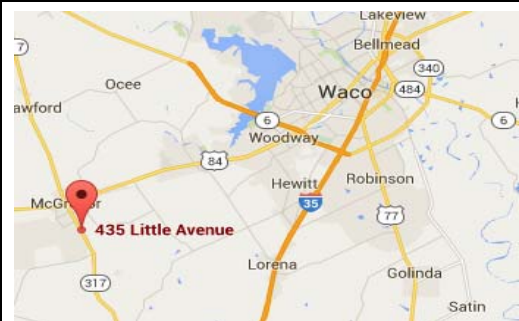
RISK PROFILE

STRENGTHS/MITIGATING FACTORS

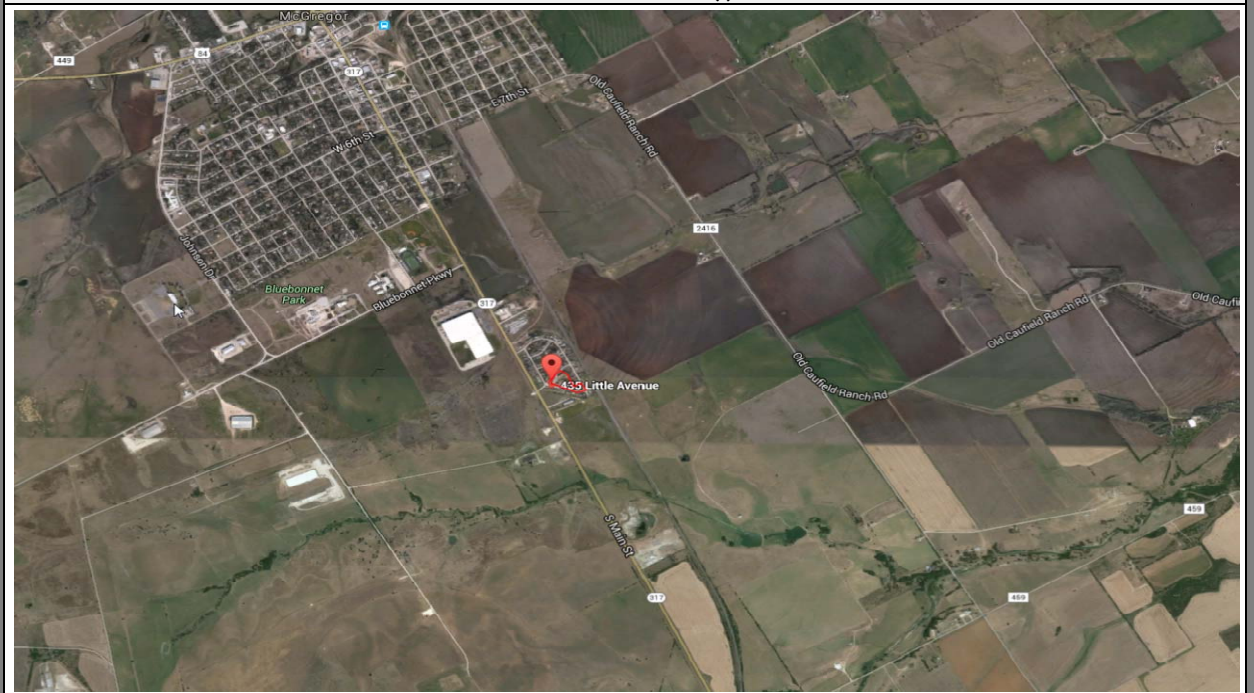
- Low gross capture rate
- 1.35 time DCR through year 15

WEAKNESSES/RISKS

- High unit capture rate for 31% of units without
- 64% expense ratio



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

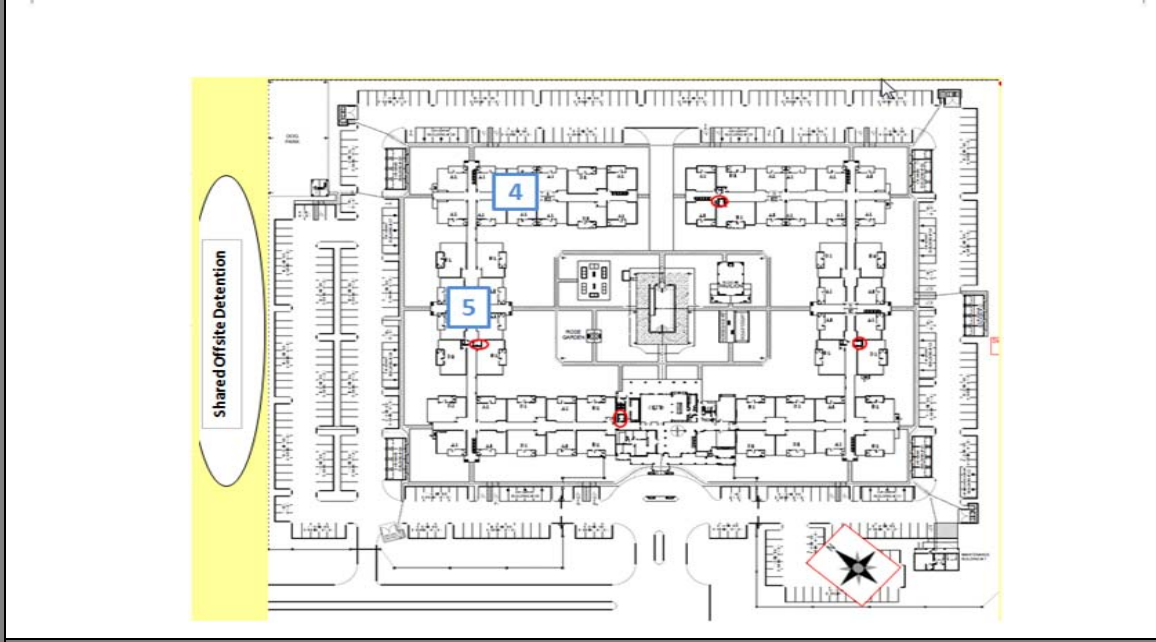
PROPERTY IDENTIFICATION	
Application #	16012
Development	Mariposa Apartment Homes at Clear Creek
City / County	Webster / Harris
Region/Area	6 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Approved			
LIHTC (9% Credit)	\$1,438,095	\$1,438,092	\$7,989/Unit	\$1.01	
	Amount	Rate	Amort	Term	Lien
Private Activity Bonds					
MDLP (Repayable)					
MDLP (Non-Repayable)					
CHDO Expenses					

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Stuart Shaw Family Development		
Developer(s)		
Stuart Shaw		
Casey Bump		
Related-Parties	Contractor - Yes	Seller - No



# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	6%
1	107	59%	40%	-	0%
2	73	41%	50%	43	24%
3	-	0%	60%	50	28%
4	-	0%	MR	76	42%
TOTAL	180	100%	TOTAL	180	100%



PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	1.17	Expense Ratio	52.7%
Property Taxes	\$875/unit	Exemption/PILOT	0%
Highest Unit Capture Rate	11%	2 BR/50%	9
Dominant Unit Cap. Rate	10%	1 BR/60%	43
Premiums (↑60% Gross)	Yes	\$341/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten	Applicant's Costs		
Avg. Unit Size	906 SF	Density	15.0/acre
Acquisition		\$15K/unit	\$2,614K
Building Cost	\$72.88/SF	\$66K/unit	\$11,882K
Hard Cost		\$87K/unit	\$15,689K
Total Cost		\$153K/unit	\$27,509K
Developer Fee	\$3,037K	(40% Deferred)	Paid Year: 8
Contractor Fee	\$2,196K	30% Boost	Yes

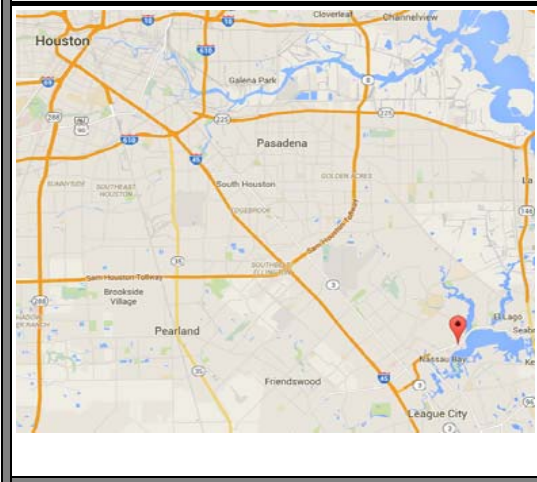
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
JPMorgan Chase	18/35	5.25%	\$11,763,000	1.17	City of Webster Dona	0/0	0.00%	\$16,000	1.17	RBC Capital Markets	\$14,524,730
TOTAL DEBT (Must Pay)			\$11,763,000		CASH FLOW DEBT / GRANTS			\$16,000		Deferred Developer Fee	\$1,205,237
										TOTAL EQUITY SOURCES	\$15,729,968
										TOTAL DEBT SOURCES	\$11,779,000
										TOTAL CAPITALIZATION	\$27,508,968

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Written approval of density from the City of Webster and an updated site control if Applicant takes ownership of access easement.
 - b: Revised site plan that clearly delineates the floodplain boundary.
- 2 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development
 - b: Certification from the Architect that development plans have been developed to mitigate any effects from the AE flood zone on the eastern portion of the property.
- 3 Receipt and acceptance by Cost Certification:
 - a: Architect certification that noise study recommendations were successfully implemented in the completion of the Development.
 - b: Architect certification that AE flood zone mitigation was successfully implemented in the completion of the Development.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Developer experience
▫	Good location between Houston/Galveston
▫	Nice area with mature neighborhoods
▫	98% occupancy of Senior HTC properties in PMA
▫	Low gross and unit capture rates for HTC units
▫	Large market premiums achieved in PMA
WEAKNESSES/RISKS	
▫	No frontage on FM 528
▫	Market rate risk on 42% of units
▫	Controllable expenses are high at \$3,397/unit



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16015	TDHCA Program	Request	Approved			
Development	The Standard at Boswell Marketplace		LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$11,719/Unit	\$0.98
City / County	Fort Worth / Tarrant		Amount	Rate	Amort	Term	Lien
Region/Area	3 / Urban	Private Activity Bonds					
Population	General	MDLP (Repayable)					
Set-Aside	General	MDLP (Non-Repayable)					
Activity	New Construction	CHDO Expenses					

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
The Standard at Boswell Marketplace, LP Ft. Worth Housing Auth. / Standard Residential		
Developer(s)		
Standard Residential, LLC Matt Vrugink		
Related-Parties	Contractor - No	Seller - No

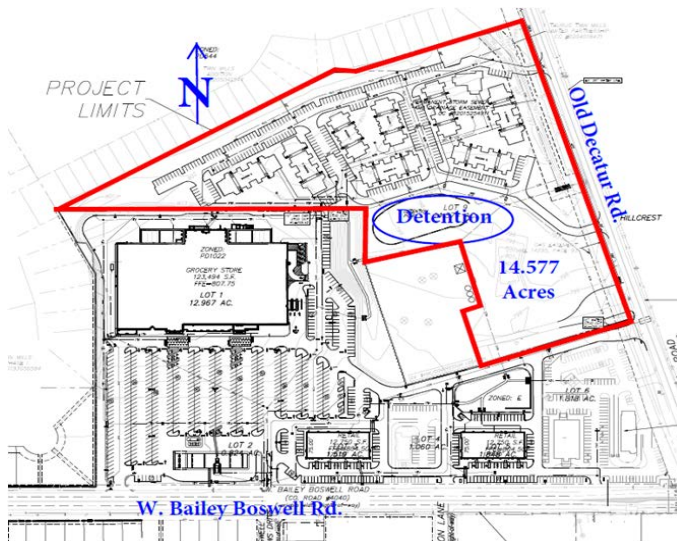
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	12	9%
1	16	13%	40%	-	0%
2	88	69%	50%	47	37%
3	24	19%	60%	59	46%
4	-	0%	MR	10	8%
TOTAL	128	100%	TOTAL	128	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.34	Expense Ratio	46.7%
Breakeven Occ.	80.1%	Breakeven Rent	\$670
Average Rent	\$777	B/E Rent Margin	\$107
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$4,129/unit	Controllable	\$3,103/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			6.9%
Highest Unit Capture Rate	94%	2 BR/60%	47
Dominant Unit Cap. Rate	94%	2 BR/60%	47
Premiums (↑60% Rents)	Yes		\$94/Avg.
Rent Assisted Units	12	9% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	964 SF	Density	8.8/acre
Acquisition		\$20K/unit	\$2,540K
Building Cost	\$73.30/SF	\$71K/unit	\$9,042K
Hard Cost		\$90K/unit	\$11,527K
Total Cost		\$171K/unit	\$21,900K
Developer Fee	\$2,373K	(24% Deferred)	Paid Year: 4
Contractor Fee	\$1,414K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
BBVA Compass	15/30	5.50%	\$6,636,362	1.34						Boston Financial	\$14,698,530
										Standard Residential, LLC	\$565,046
										TOTAL EQUITY SOURCES	\$15,263,576
										TOTAL DEBT SOURCES	\$6,636,362
TOTAL DEBT (Must Pay)			\$6,636,362		CASH FLOW DEBT / GRANTS			\$0		TOTAL CAPITALIZATION	\$21,899,938

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - HUD approval of RAD Multiphase conversion including a commitment to enter into the Housing Assistance Payment contract (or executed CHAP or similar agreement), HUD schedule of milestones for the conversion, HUD approved rents, utility allowances, and operating budget.
- 2 Receipt and acceptance by Cost Certification:
 - Executed Ground Lease with the Housing Authority of the City of Fort Worth, Texas d/b/a Fort Worth Housing Solutions clearly specifying all terms and conditions, including who will retain ownership of land and improvements at the end of the lease.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- 48% expense ratio and 1.34 DCR
- Attractive architectural design should compete well in
- High affordable occupancies in the area.

WEAKNESSES/RISKS

- Feasibility dependent on property tax exemption
- Inefficient floor plan design adds to cost
- High unit capture rate for 37% of units

AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16018	TDHCA Program	Request	Approved		
Development	Abbington Place	LIHTC (9% Credit)	\$860,000	\$860,000	\$14,333/Unit	\$0.93
City / County	Whitehouse / Smith		Amount	Rate	Amort	Term
Region/Area	4 / Rural	Private Activity Bonds				
Population	General	MDLP (Repayable)				
Set-Aside	General	MDLP (Non-Repayable)				
Activity	New Construction	CHDO Expenses				

KEY PRINCIPALS / SPONSORS		
Sean Brady		
William Rea, Jr.		
Eric Buffenbarger		
Ginger McGuire and Scott McGuire		
George Coogle		
Related-Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	7%
1	12	20%	40%	-	0%
2	24	40%	50%	10	17%
3	24	40%	60%	34	57%
4	-	0%	MR	12	20%
TOTAL	60	100%	TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.18	Expense Ratio	57.2%
Breakeven Occ.	86.6%	Breakeven Rent	\$568
Average Rent	\$607	B/E Rent Margin	\$40
Property Taxes	\$585/unit	Exemption/PILOT	0%
Total Expense	\$3,918/unit	Controllable	\$2,433/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	0.8%		
Highest Unit Capture Rate	6%	3 BR/60%	15
Dominant Unit Cap. Rate	6%	3 BR/60%	15
Premiums (↑60% Rents)	No		
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,019 SF	Density	14.4/acre
Acquisition		\$05K/unit	\$327K
Building Cost	\$69.75/SF	\$71K/unit	\$4,265K
Hard Cost		\$100K/unit	\$5,981K
Total Cost		\$179K/unit	\$10,713K
Developer Fee	\$1,250K	(29% Deferred)	Paid Year: 11
Contractor Fee	\$824K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Churchill Stateside (USDA 538 Perm)	40/40	5.10%	\$2,350,000	1.18						City Real Estate Advisors	\$7,997,200	
City of Whitehouse, Texas waiver	0/0	0.00%	\$500	1.18						Whitehouse Abbington Place, LP	\$365,069	
TOTAL DEBT (Must Pay)			\$2,350,500		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$8,362,269
TOTAL DEBT SOURCES											\$2,350,500	
TOTAL CAPITALIZATION											\$10,712,769	

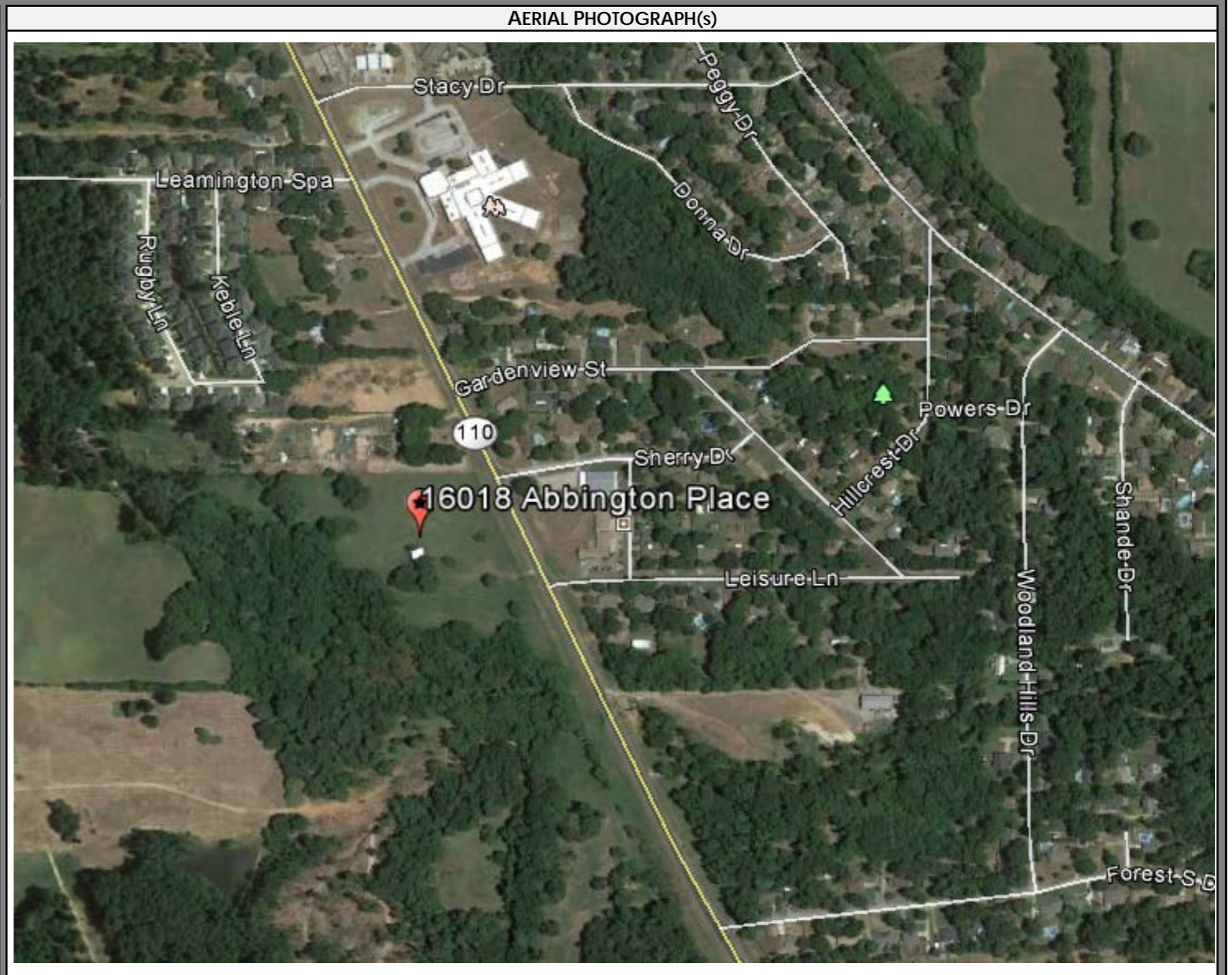
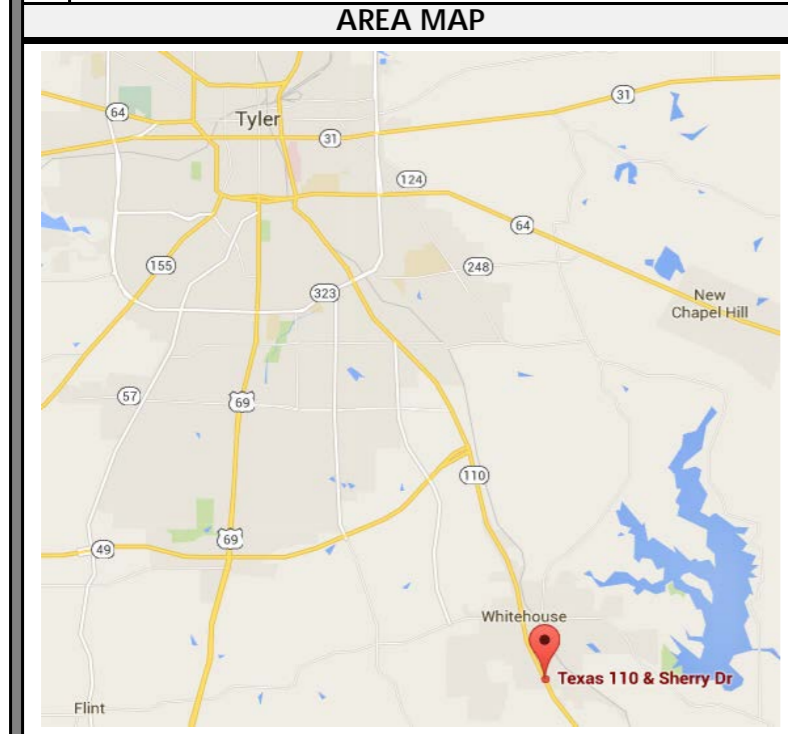
CONDITIONS

- Receipt and acceptance by 10% test:
- * Certification from the Architect that all recommendations from the noise study are incorporated into the development plans.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ Feasible using 60% gross rents on market units	
▫ Expense Ratio	
▫ Gross Capture Rate less than 1%	
▫ Unit Capture Rates 6% and below	
WEAKNESSES/RISKS	
▫ DCR	
▫ Expense Growth	
▫ Credit Price Sensitive	



APPLICATION SUMMARY


PROPERTY IDENTIFICATION	
Application #	16026
Development	Laguna Hotel Lofts
City / County	Cisco / Eastland
Region/Area	2 / Rural
Population	General
Set-Aside	General
Activity	Adaptive Re-Use 1920's

RECOMMENDATION					
TDHCA Program	Request	Approved			
LIHTC (9% Credit)	\$545,000	\$545,000	\$13,625/Unit	\$0.92	
		Amount	Rate	Amort	Term
Private Activity Bonds					
MDLP (Repayable)					
MDLP (Non-Repayable)					
CHDO Expenses					


KEY PRINCIPAL / SPONSOR		
General Partner(s)		
MRE Capital Investments		
Daniel Sailler, Jacob Mooney, Sarah Andre		
Developer(s)		
MRE Capital, LLC & Fiscally Fit Books		
Related-Parties	Contractor - No	Seller - 0

TYPICAL BUILDING ELEVATION/PHOTO

ADAPTIVE RE-USE HOTEL



NEW BUILDING



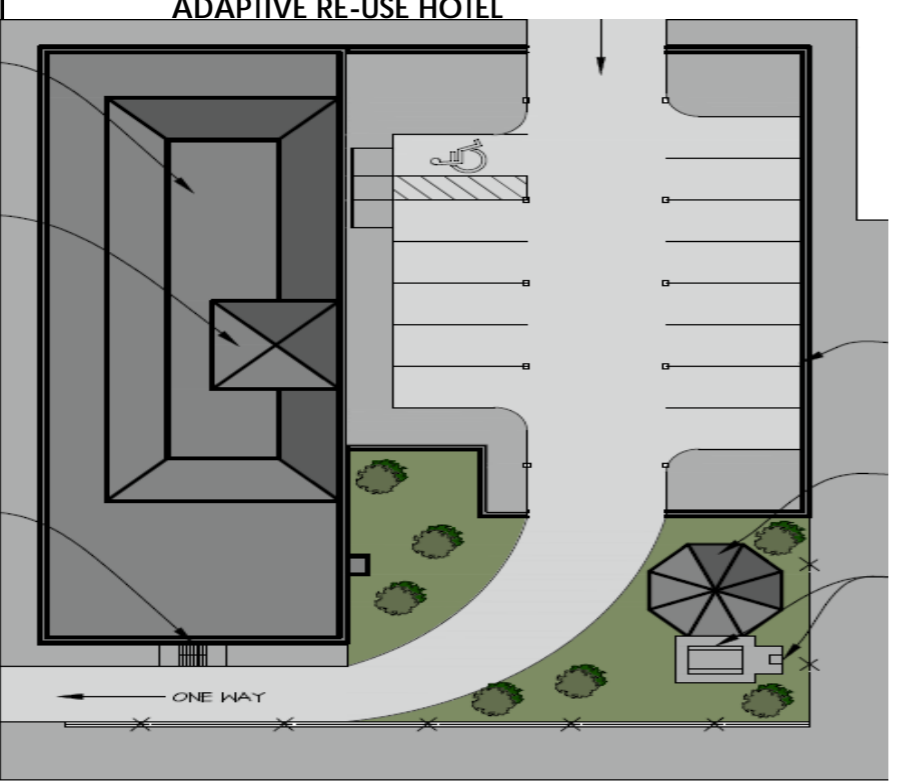
UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	8%
1	12	30%	40%	-	0%
2	28	70%	50%	8	20%
3	-	0%	60%	29	73%
4	-	0%	MR	-	✓
TOTAL	40	100%	TOTAL	40	100%

PRO FORMA FEASIBILITY INDICATORS

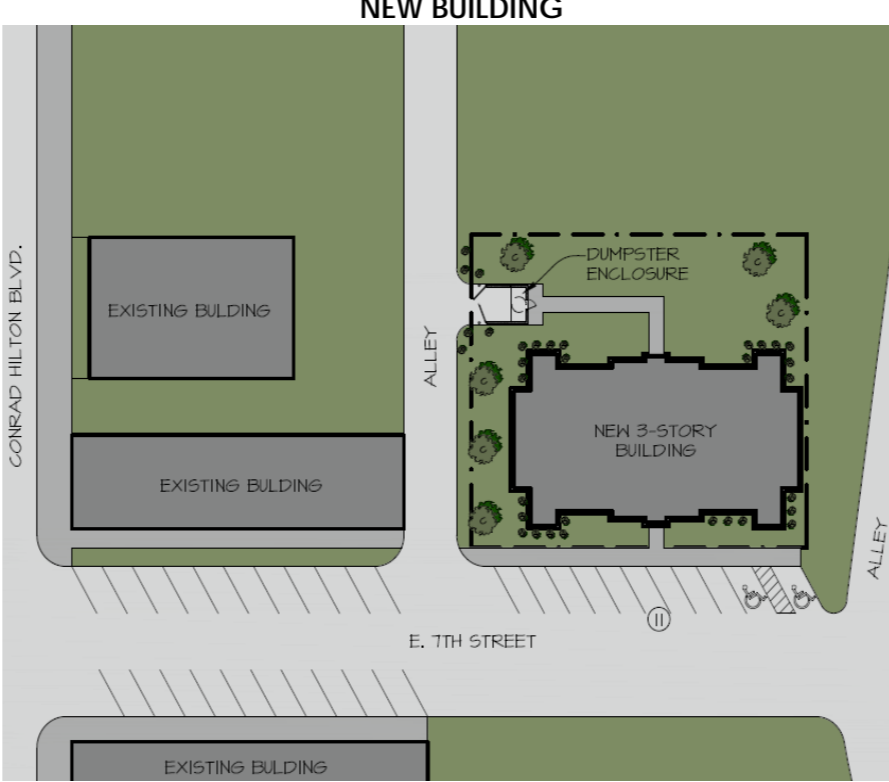
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.33	Expense Ratio	⚠ 62.0%
Breakeven Occ.	✓ 83.8%	Breakeven Rent	\$513
Average Rent	\$568	B/E Rent Margin	✓ \$55
Property Taxes	\$603/unit	Exemption/PILOT	0%
Total Expense	\$4,051/unit	Controllable	\$2,331/unit

SITE PLAN

ADAPTIVE RE-USE HOTEL



NEW BUILDING



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	✓ 3.0%
Highest Unit Capture Rate	⚠ 69% 2 BR/50% 8
Dominant Unit Cap. Rate	⚠ 57% 2 BR/60% 20
Premiums (↑60% Rents)	#DIV/0! #DIV/0!
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on PCA	
Avg. Unit Size	900 SF	Density 61.0/acre
Acquisition	\$06K/unit	\$250K
Building Cost	\$89.72/SF	\$81K/unit \$3,228K
Hard Cost	\$95K/unit	\$3,811K
Total Cost	\$176K/unit	\$7,046K
Developer Fee	\$986K (17% Deferred)	Paid Year: 7
Contractor Fee	\$521K	30% Boost Yes

REHABILITATION COSTS / UNIT

Site Work	\$6K 6%	Finishes/Fixtures	\$4K 4%
Building Shell	\$53K 55%	Amenities	\$K 0%
HVAC	\$10K 10%	Total Exterior	\$59K 79%
Appliances	\$1K 2%	Total Interior	\$15K 21%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Raymond James Tax Credit Fund	15/30	6.00%	\$1,023,401	1.33	Waiver of Building Permit Fees by	0/0	0.00%	\$9,750	1.33	Raymond James Equity	\$5,013,499
										Raymond James - Historic Tax Credits	\$826,893
										Deferred Developer Fee	\$172,478
										Additional (Excess) Funds Req'd	(\$0)
										TOTAL EQUITY SOURCES	\$6,012,869
										TOTAL DEBT SOURCES	\$1,033,151
TOTAL DEBT (Must Pay)			\$1,023,401		CASH FLOW DEBT / GRANTS			\$9,750		TOTAL CAPITALIZATION	\$7,046,020

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Architect plan for compliance with all applicable accessibility standards.
- 2 Receipt and acceptance by Carryover:
 - Documentation of the status of the Historic Tax Credit application and approval.
- 3 Receipt and acceptance by Cost Certification:
 - a: documentation that the recommendations of the ESA Provider have been followed and executed before and during construction and that any necessary Operating & Maintenance Program(s) are in place and are being followed during future operation of the development.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Historic Tax Credits Also Being Used
- 93% average occupancy for multi-family properties in the PMA.

WEAKNESSES/RISKS

- Limited Parking
- 2 Bdrm 50% units have 69% unit capture rate and 2 Bdrm 60% units have 57% unit capture rate
- Older building being re-purposed



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

REAL ESTATE ANALYSIS DIVISION
May 20, 2016

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16033	TDHCA Program	Request	Approved		
Development	Hughes Springs Seniors	LIHTC (9% Credit)	\$264,250	\$257,250	\$8,039/Unit	\$0.93
City / County	Hughes Springs / Cass		Amount	Rate	Amort	Term
Region/Area	4 / Rural	Private Activity Bonds				Lien
Population	Elderly Preference	MDLP (Repayable)				
Set-Aside	USDA	MDLP (Non-Repayable)				
Activity	Acquisition/Rehab (Built in 1993)	CHDO Expenses				

KEY PRINCIPAL(S) / SPONSOR(S)		
Murray Calhoun		
Jason A. Rabalais		
Sydney Hurley		
Robbye Meyer (Consultant)		
Related-Parties	Contractor - Yes	Seller - Yes

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	9%
1	26	81%	40%	-	0%
2	6	19%	50%	7	22%
3	-	0%	60%	21	66%
4	-	0%	MR	1	3%
TOTAL	32	100%	TOTAL	32	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.35	Expense Ratio	77.0%
Breakeven Occ.	87.5%	Breakeven Rent	\$430
Average Rent	\$458	B/E Rent Margin	\$27
Property Taxes	\$338/unit	Exemption/PILOT	0%
Total Expense	\$3,945/unit	Controllable	\$2,315/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)		USDA	
Highest Unit Capture Rate	NA	NA	NA
Dominant Unit Cap. Rate	NA	NA	NA
Premiums (↑60% Gross)	NA		NA
Rent Assisted Units	20		63% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	687 SF	Density	10.1/acre
Acquisition		\$22K/unit	\$712K
Building Cost	\$58.42/SF	\$40K/unit	\$1,284K
Hard Cost		\$50K/unit	\$1,589K
Total Cost		\$101K/unit	\$3,217K
Developer Fee	\$396K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$221K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$3K	5%	Finishes/Fixtures \$20K 39%
Building Shell	\$9K	18%	Amenities \$2K 5%
HVAC	\$8K	16%	Total Exterior \$14K 29%
Appliances	\$3K	7%	Total Interior \$31K 62%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA-RD	30/40	1.00%	\$711,800	1.74	City of Hughes Springs	0/0	0.00%	\$1	1.35	Regions Bank	\$2,392,188
Additional Debt per §10.302(c)(2)	30/30	6.50%	\$83,000	1.35						Development Reserves	\$29,681
TOTAL DEBT (Must Pay)			\$794,800		CASH FLOW DEBT / GRANTS			\$1		TOTAL EQUITY SOURCES	\$2,421,869
										TOTAL DEBT SOURCES	\$794,801
										TOTAL CAPITALIZATION	\$3,216,670

CONDITIONS

- 1 Receipt and acceptance by 10% test:
- USDA formal Letter of Approval with Conditions of Approval and Closing, including*
 - i: Approved rents
 - ii: Approved acquisition price
 - iii: Rates and terms of the proposed loan transfer
 - iv: USDA reserve requirements

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer
Expiration Date
Bond Amount
BRB Priority
Expected Close
Bond Structure

RISK PROFILE

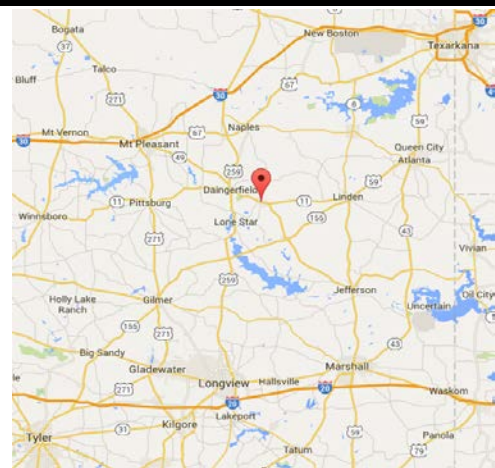
STRENGTHS/MITIGATING FACTORS

- Experienced developer
- USDA will monitor operations and can adjust rental

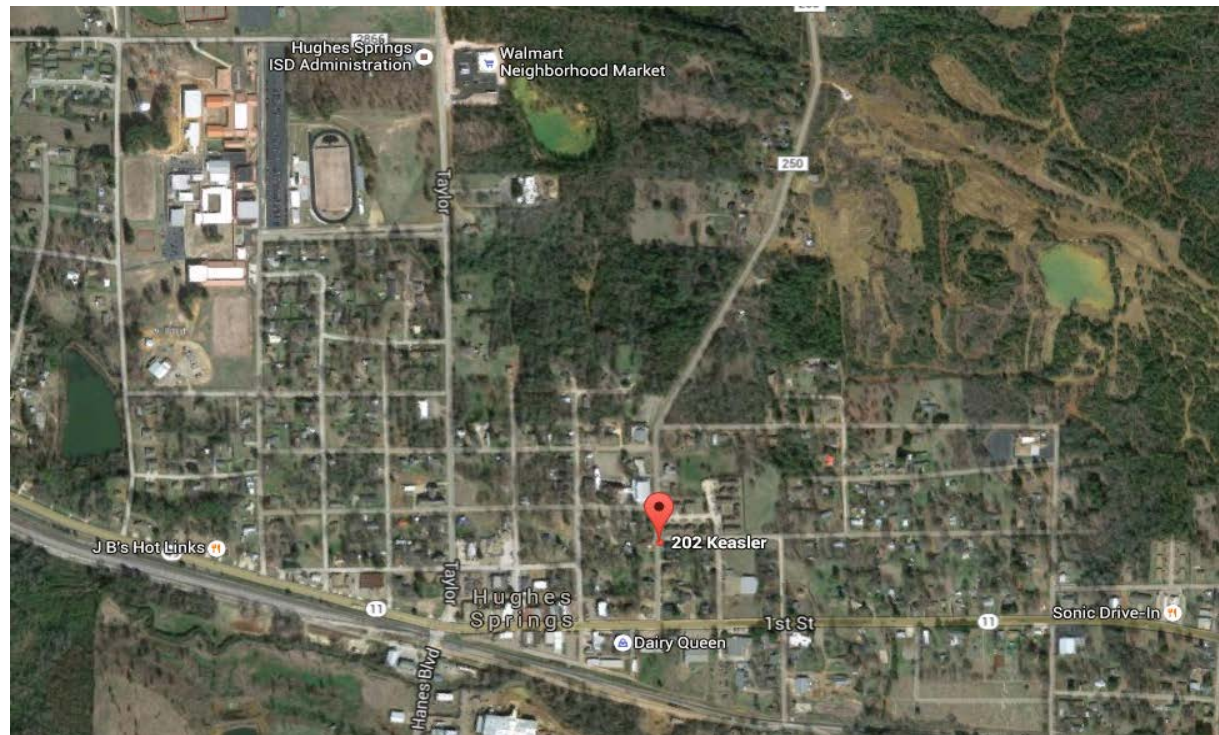
WEAKNESSES/RISKS

- 76% expense to income ratio
- Cash flow negative in year 20

AREA MAP



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

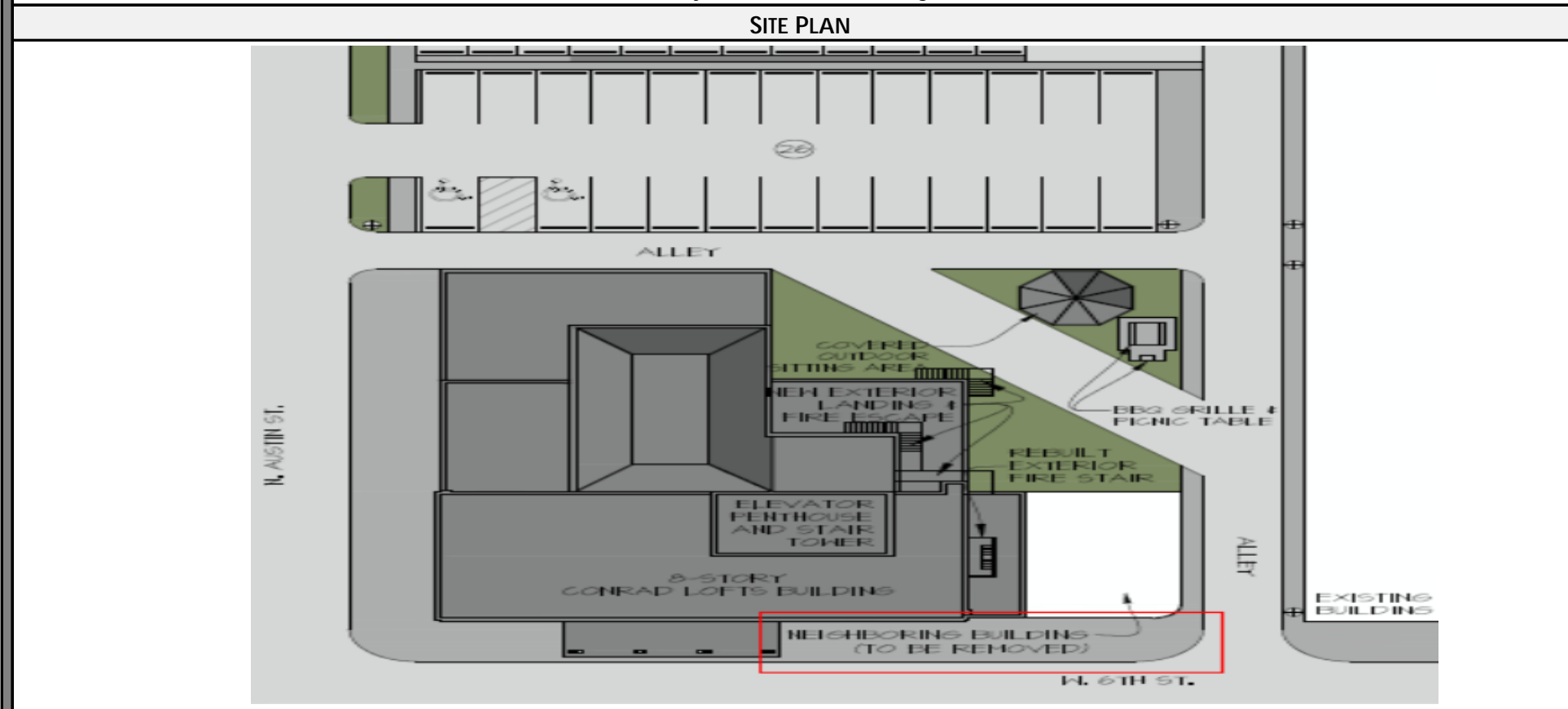
PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16034	TDHCA Program	Request	Approved		
Development	Conrad Lofts	LIHTC (9% Credit)	\$462,000	\$462,000	\$15,931/Unit	\$0.94
City / County	Plainview / Hale		Amount	Rate	Amort	Term
Region/Area	1 / Rural	Private Activity Bonds				
Population	General	MDLP (Repayable)				
Set-Aside	General	MDLP (Non-Repayable)				
Activity	Adaptive Re-Use (Built in 1929)	CHDO Expenses				

KEY PRINCIPAL / SPONSOR		
Jacob Mooney, Daniel Sailler, Jr., Daniel Sailler III Catherine Hocutt, 70% GP, HUB Sarah Andre (Consultant)		
Related-Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	5	17%	30%	3	10%
1	7	24%	40%	-	0%
2	8	28%	50%	6	21%
3	9	31%	60%	20	69%
4	-	0%	MR	-	0%
TOTAL	29	100%	TOTAL	29	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.35	Expense Ratio	64.8%
Breakeven Occ.	84.1%	Breakeven Rent	\$516
Average Rent	\$570	B/E Rent Margin	\$54
Property Taxes	\$502/unit	Exemption/PILOT	0%
Total Expense	\$4,242/unit	Controllable	\$2,452/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	7.8%		
Highest Unit Capture Rate	37%	3 BR/60%	9
Dominant Unit Cap. Rate	37%	3 BR/60%	9
Premiums (↑60% Gross)	#DIV/0!	#DIV/0!	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	1,180 SF	Density	102.1/acre
Acquisition	\$12K/unit		\$350K
Building Cost	\$70.29/SF	\$83K/unit	\$2,406K
Hard Cost		\$102K/unit	\$2,970K
Total Cost		\$203K/unit	\$5,877K
Developer Fee	\$836K	(6% Deferred)	Paid Year: 3
Contractor Fee	\$416K	30% Boost	Yes

REHABILITATION COSTS / UNIT					
Site Work	\$10K	10%	Finishes/Fixtures	\$6K	6%
Building Shell	\$65K	63%	Amenities	\$K	0%
HVAC	\$9K	9%	Total Exterior	\$75K	73%
Appliances	\$3K	3%	Total Interior	\$18K	18%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Raymond James Tax Credit Fund, Inc.	15/30	6.00%	\$684,704	1.35						Raymond James Tax Credit Fund, Inc.	\$4,342,366
Additional Debt per §10.302(c)(2)	15/30	6.00%	\$800	1.35						Raymond James - Historic Credits	\$797,418
										Deferred Developer Fee	\$52,017
										TOTAL EQUITY SOURCES	\$5,191,801
										TOTAL DEBT SOURCES	\$685,504
TOTAL DEBT (Must Pay)			\$685,504		CASH FLOW DEBT / GRANTS			\$0		TOTAL CAPITALIZATION	\$5,877,305

CONDITIONS

- * Receipt and acceptance by Cost Certification:
 - Documentation be provided that recommendations of the ESA Provider and the PCA Provider have been followed and executed before and during construction and that any necessary Operating & Maintenance Program(s) are in place and are being followed during the future operation of the development.

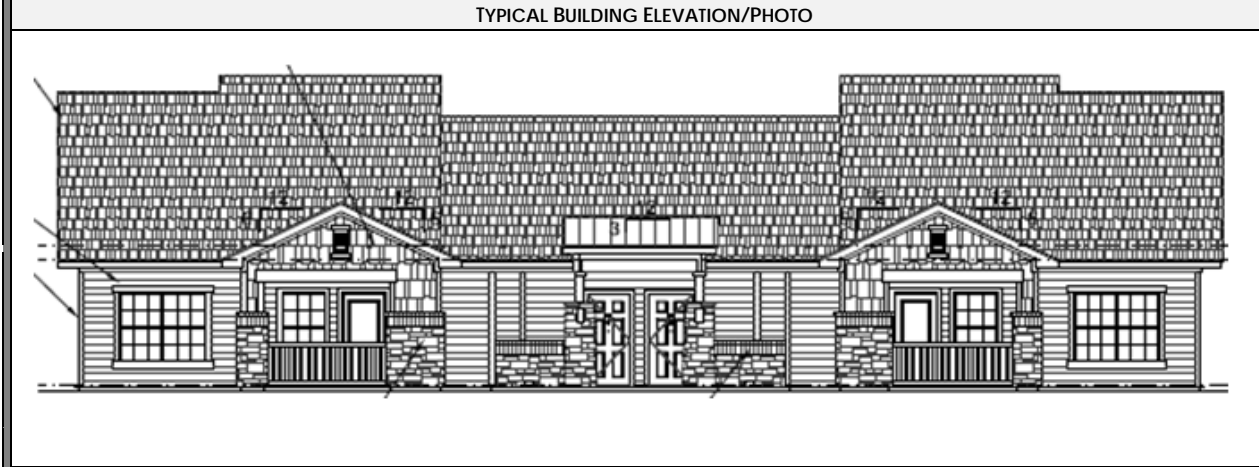
Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH(S)
Issuer		
Expiration Date		
Bond Amount		
BRB Priority		
Expected Close		
Bond Structure		
RISK PROFILE		
STRENGTHS/MITIGATING FACTORS		
▫	Historic Tax Credits Also Being Used	
▫	98% average occupancy for affordable family	
WEAKNESSES/RISKS		
▫	Limited parking	
▫	Older building being re-purposed	

APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	16043	TDHCA Program	Request	Approved	
Development	SilverLeaf at Panhandle	LIHTC (9% Credit)	\$628,300	\$628,300	\$10,472/Unit \$0.92
City / County	Panhandle / Carson				
Region/Area	1 / Rural				
Population	Elderly Limitation				
Set-Aside	General				
Activity	New Construction				

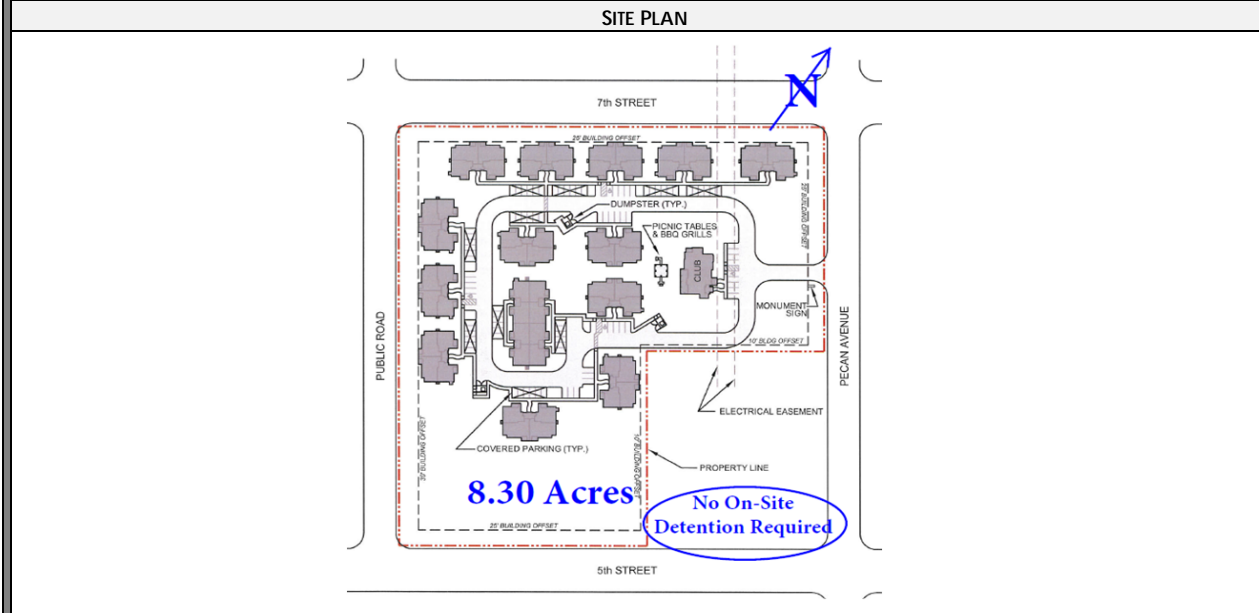
KEY PRINCIPAL / SPONSOR		
SilverLeaf at Panhandle GP, LLC		
Mike Sugrue		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	5	8%
1	34	57%	40%	-	0%
2	26	43%	50%	11	18%
3	-	0%	60%	38	63%
4	-	0%	MR	6	10%
TOTAL	60	100%	TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.16	Expense Ratio	61.0%
Breakeven Occ.	87.6%	Breakeven Rent	\$576
Average Rent	\$609	B/E Rent Margin	\$33
Property Taxes	\$652/unit	Exemption/PILOT	0%
Total Expense	\$4,201/unit	Controllable	\$2,648/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	2.2%
Highest Unit Capture Rate	5% 2 BR/60% 16
Dominant Unit Cap. Rate	4% 1 BR/60% 22
Premiums (↑60% Rents)	Yes \$86/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	858 SF	Density	7.2/acre
Acquisition	\$01K/unit		\$65K
Building Cost	\$69.99/SF	\$60K/unit	\$3,604K
Hard Cost		\$78K/unit	\$4,652K
Total Cost		\$131K/unit	\$7,863K
Developer Fee	\$949K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$651K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Bank of Oklahoma	15/30	5.50%	\$2,047,239	1.16						Raymond James	\$5,779,782	
										StoneLeaf Development Partners, LLC	\$3,135	
TOTAL DEBT (Must Pay)			\$2,047,239	1.16	CASH FLOW DEBT / GRANTS				\$0	TOTAL EQUITY SOURCES		\$5,782,917
										TOTAL DEBT SOURCES		\$2,047,239
										TOTAL CAPITALIZATION		\$7,830,156

CONDITIONS

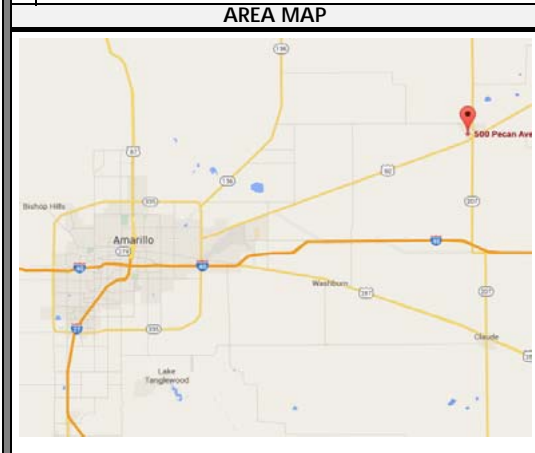
1 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:

- Post-construction radon testing performed in accordance to the ANSI/AARST protocol for conducting radon and radon decay product measurements in multi-family buildings.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	2.2% gross capture rate with unit capture rates ranging from 1% to 5%
▫	No affordable elderly deals in area
▫	Experienced Developer/Operator
WEAKNESSES/RISKS	
▫	61% expense ratio
▫	One month concession on 60% and market rate units would cause rents to fall below breakeven



APPLICATION SUMMARY

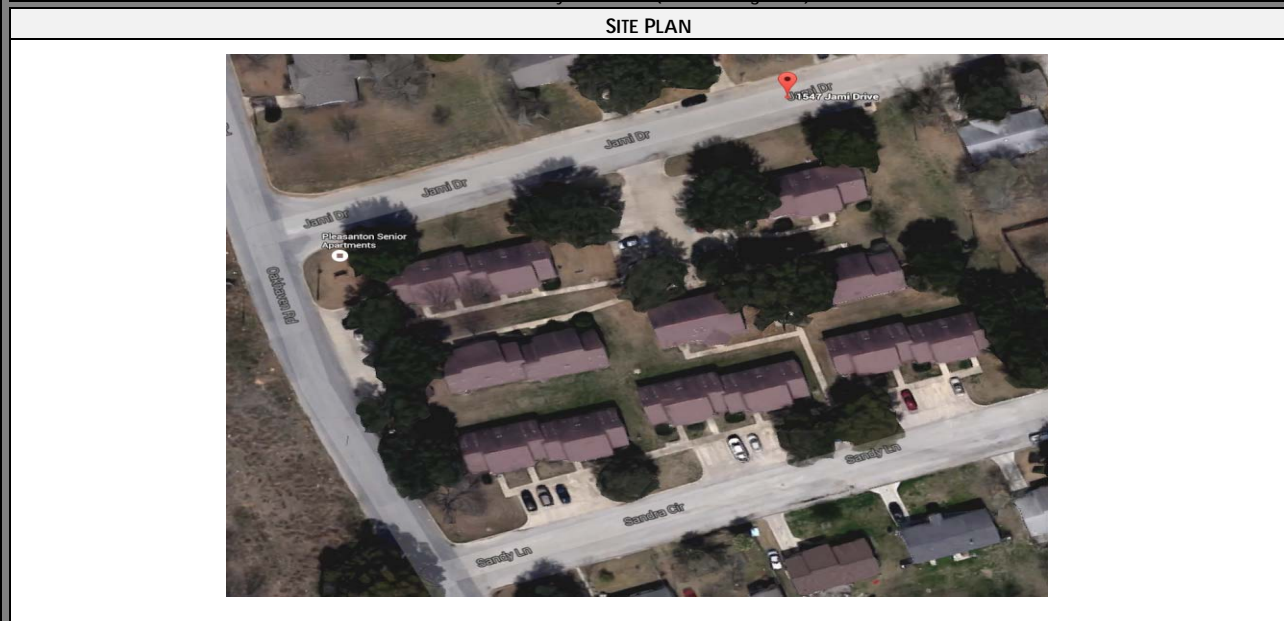
PROPERTY IDENTIFICATION		RECOMMENDATION				KEY PRINCIPAL(S) / SPONSOR(S)			
Application #	16044	TDHCA Program	Request	Approved		Murray Calhoun Jason A. Rabalais Sydney Hurley Robbye Meyer (Consultant)			
Development	Pleasanton Senior Apartments	LIHTC (9% Credit)	\$211,500	\$210,225	\$8,759/Unit				\$0.93
City / County	Pleasanton / Atascosa								
Region/Area	9 / Rural								
Population	Elderly Preference								
Set-Aside	USDA								
Activity	Acquisition/Rehab (Built in 1995)					Related-Parties	Contractor - Yes	Seller - Yes	



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	2	8%
1	20	83%	40%	-	0%
2	4	17%	50%	5	21%
3	-	0%	60%	16	67%
4	-	0%	MR	1	4%
TOTAL	24	100%	TOTAL	24	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	✓ 1.35	Expense Ratio	✗ 73.4%
Breakeven Occ.	✓ 86.2%	Breakeven Rent	\$419
Average Rent	\$450	B/E Rent Margin	⚠ \$31
Property Taxes	\$323/unit	Exemption/PILOT	0%
Total Expense	\$3,708/unit	Controllable	\$2,005/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)			#DIV/0!
Highest Unit Capture Rate	✓ 0%	#N/A	#N/A
Dominant Unit Cap. Rate		1 BR/60%	14
Premiums (↑60% Rents)	#DIV/0!		#DIV/0!
Rent Assisted Units	14	58% Total Units	

DEVELOPMENT COST SUMMARY

Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	683 SF	Density	11.8/acre
Acquisition		\$23K/unit	\$548K
Building Cost	\$61.27/SF	\$42K/unit	\$1,004K
Hard Cost		\$52K/unit	\$1,243K
Total Cost		\$108K/unit	\$2,599K
Developer Fee	\$321K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$173K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA-RD	30/40	1.00%	\$548,005	1.94						Regions Bank	\$1,954,893
Additional Debt per § 10.302(c)(2)	30/30	6.50%	\$96,000	1.35							
TOTAL DEBT (Must Pay)			\$644,005		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$1,954,893
										TOTAL DEBT SOURCES	\$644,005
										TOTAL CAPITALIZATION	\$2,598,898

CONDITIONS

- 1 Receipt and acceptance by 10% test:
- USDA formal Letter of Approval with Conditions of Approval and Closing, including"
 - i: Approved rents
 - ii: Approved acquisition price
 - iii: Rates and terms of the proposed loan transfer
 - iv: USDA reserve requirements

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer
Expiration Date
Bond Amount
BRB Priority
Expected Close
Bond Structure

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experience Developer
- USDA will monitor operations and can adjust rental
- Currently 100% occupied

WEAKNESSES/RISKS

- 73% expense to income ratio
- Cash flow negative in year 22

AREA MAP



AERIAL PHOTOGRAPH(S)



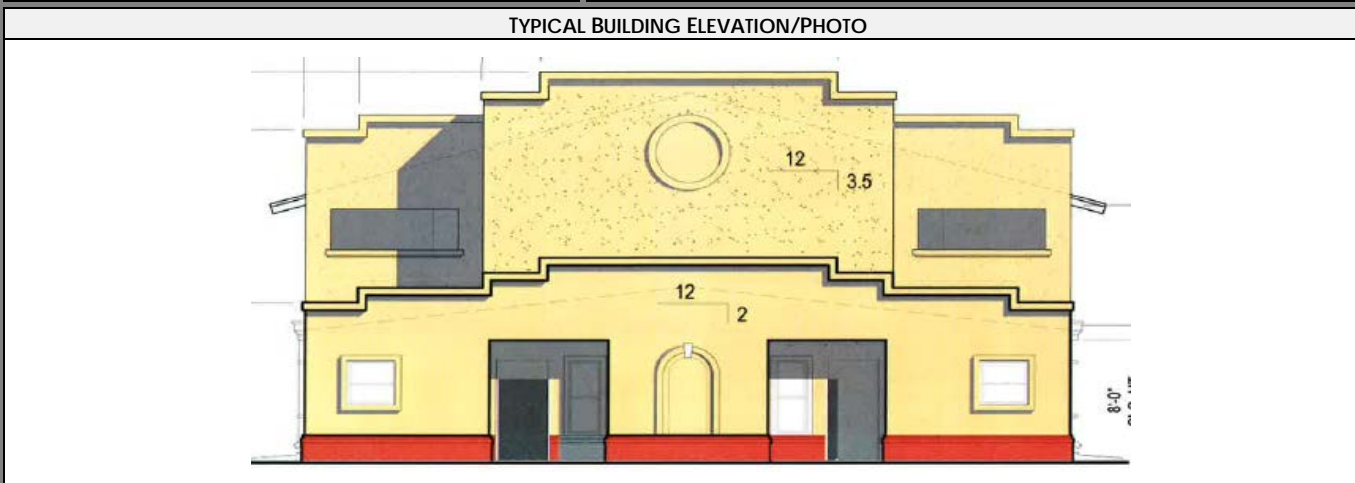
APPLICATION SUMMARY

REAL ESTATE ANALYSIS DIVISION
January 1, 1900

PROPERTY IDENTIFICATION	
Application #	16045
Development	South Homestead Palms
City / County	Homestead Meadows South CDP / El Paso
Region/Area	13 / Rural
Population	General
Set-Aside	Rural
Activity	New Construction

RECOMMENDATION				
TDHCA Program	Request	Approved		
LIHTC (9% Credit)	\$550,000	\$550,000	\$11,458/Unit	\$0.97

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Tropicana Properties		
Bobby Bowling IV, Demetrio Jimenez		
Developer(s)		
Tropicana Properties & Tropicana Buildings		
Bobby Bowling, Randall Bowling, Demetrio Jimenez		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	8%
1	4	8%	40%	-	0%
2	20	42%	50%	10	21%
3	20	42%	60%	34	71%
4	4	8%	MR	-	0%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.30	Expense Ratio	59.3%
Breakeven Occ.	83.7%	Breakeven Rent	\$552
Average Rent	\$611	B/E Rent Margin	\$60
Property Taxes	\$646/unit	Exemption/PILOT	0%
Total Expense	\$4,156/unit	Controllable	\$2,510/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			11.6%
Highest Unit Capture Rate	95%	3 BR/60%	14
Dominant Unit Cap. Rate	95%	2 BR/60%	18
Premiums (↑60% Rents)	#DIV/0!		#DIV/0!
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	972 SF	Density	#VALUE!
Acquisition		\$02K/unit	\$100K
Building Cost	\$71.20/SF	\$69K/unit	\$3,323K
Hard Cost		\$88K/unit	\$4,245K
Total Cost		\$144K/unit	\$6,915K
Developer Fee	\$1,103K	(7% Deferred)	Paid Year: 3
Contractor Fee	\$593K	30% Boost	Yes

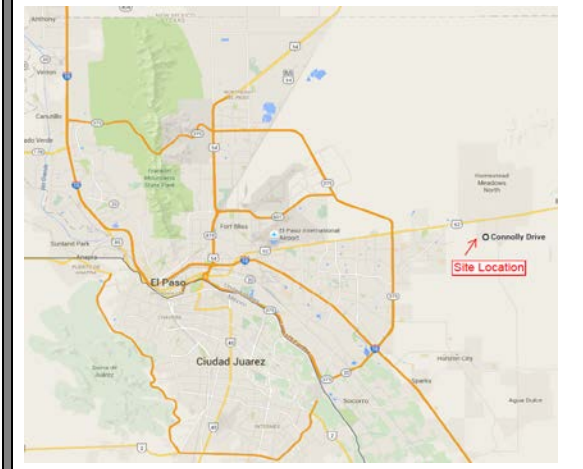
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Bank of America	16/30	5.75%	\$1,500,000	1.30						Richman Group	\$5,335,000	
										South Homestead Palms, Ltd.	\$80,000	
TOTAL DEBT (Must Pay)			\$1,500,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$5,415,000
											TOTAL DEBT SOURCES	\$1,500,000
											TOTAL CAPITALIZATION	\$6,915,000

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Experienced Developer
▫	Developer has had success with similar developments
WEAKNESSES/RISKS	
▫	Low Gross Capture Rate
▫	High unit capture rate for 67% of units

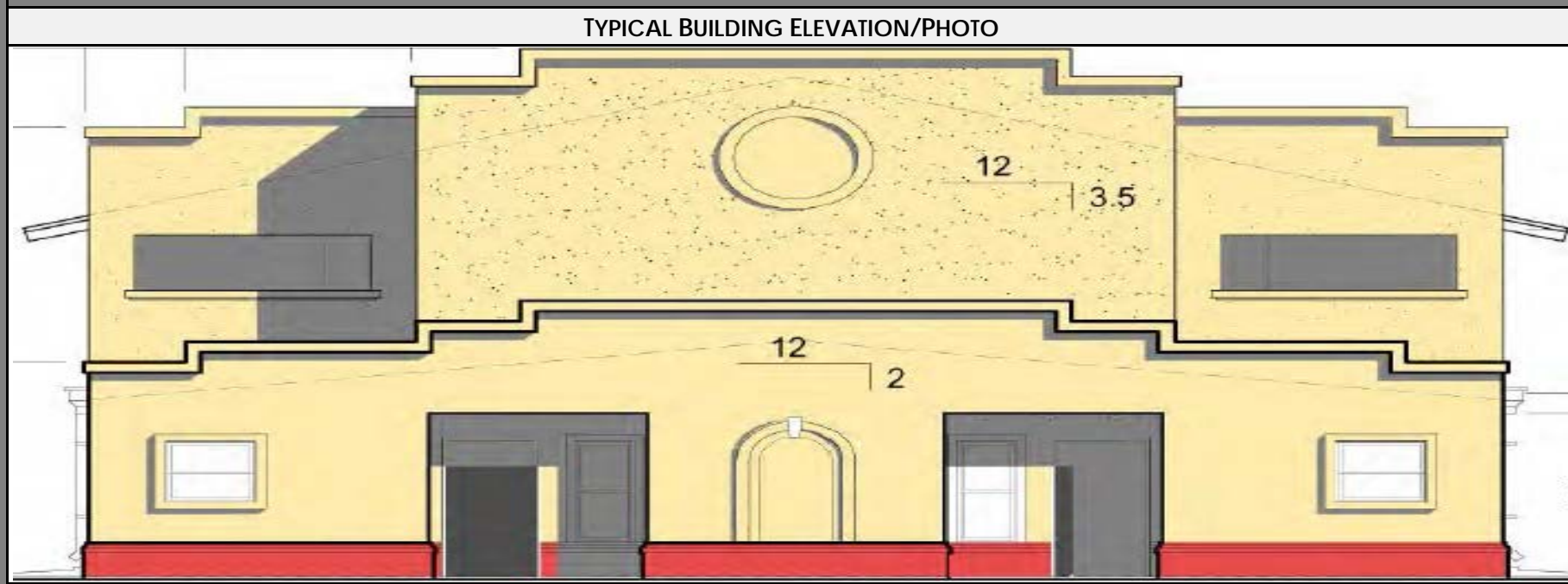


APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16048
Development	River Palms
City / County	El Paso / El Paso
Region/Area	13 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION						
TDHCA Program	Request	Approved				
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$9,868/Unit	\$1.03		
		Amount	Rate	Amort	Term	Lien
Private Activity Bonds						
MDLP (Repayable)						
MDLP (Non-Repayable)						
CHDO Expenses						

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Tropicana Properties		
Bobby Bowling IV, Demetrio Jimenez		
Developer(s)		
Tropicana Properties & Tropicana Buildings		
Bobby Bowling, Randall Bowling, Demetrio Jimenez		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	12	8%
1	20	13%	40%	-	0%
2	60	39%	50%	24	16%
3	64	42%	60%	80	53%
4	8	5%	MR	36	24%
TOTAL	152	100%	TOTAL	152	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	✓ 1.25	Expense Ratio	✓ 55.3%
Breakeven Occ.	✓ 84.1%	Breakeven Rent	\$566
Average Rent	\$624	B/E Rent Margin	✓ \$58
Property Taxes	\$585/unit	Exemption/PILOT	0%
Total Expense	\$3,952/unit	Controllable	\$2,447/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			⚠ 8.7%
Highest Unit Capture Rate	⚠ 60%	3 BR/60%	36
Dominant Unit Cap. Rate	⚠ 59%	2 BR/60%	42
Premiums (↑60% Gross)	Yes	✓	\$112/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	950 SF	Density	15.2/acre
Acquisition		\$09K/unit	\$1,312K
Building Cost	\$71.44/SF	\$68K/unit	\$10,318K
Hard Cost		\$84K/unit	\$12,838K
Total Cost		\$140K/unit	\$21,326K
Developer Fee	\$2,515K	(13% Deferred)	Paid Year: 4
Contractor Fee	\$1,797K	30% Boost	Yes

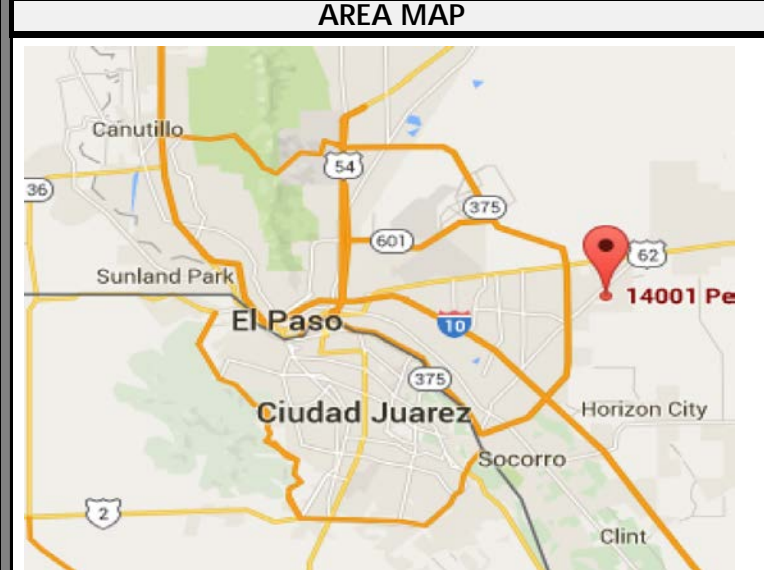
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Wells Fargo Bank	18/30	5.75%	\$5,500,000	1.26						Wells Fargo Bank	\$15,450,000
City of El Paso	15/30	3.00%	\$50,000	1.25						River Palms, Ltd.	\$326,210
TOTAL DEBT (Must Pay)			\$5,550,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$15,776,210
TOTAL DEBT SOURCES											\$5,550,000
TOTAL CAPITALIZATION											\$21,326,210

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Experienced Developer
▫	Located in growing suburb of El Paso
▫	Developer has constructed very similar developments
WEAKNESSES/RISKS	
▫	2 bedroom 60% units have 59% capture rate
▫	3 bedroom 60% units have 60% capture rate



APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16049
Development	Bishop Courts
City / County	Bishop / Nueces
Region/Area	10 / Rural
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION						
TDHCA Program	Request	Approved				
LIHTC (9% Credit)	\$825,329	\$825,328	\$13,755/Unit	\$0.99		
	Amount	Rate	Amort	Term	Lien	
Private Activity Bonds						
MDLP (Repayable)						
MDLP (Non-Repayable)						
CHDO Expenses						

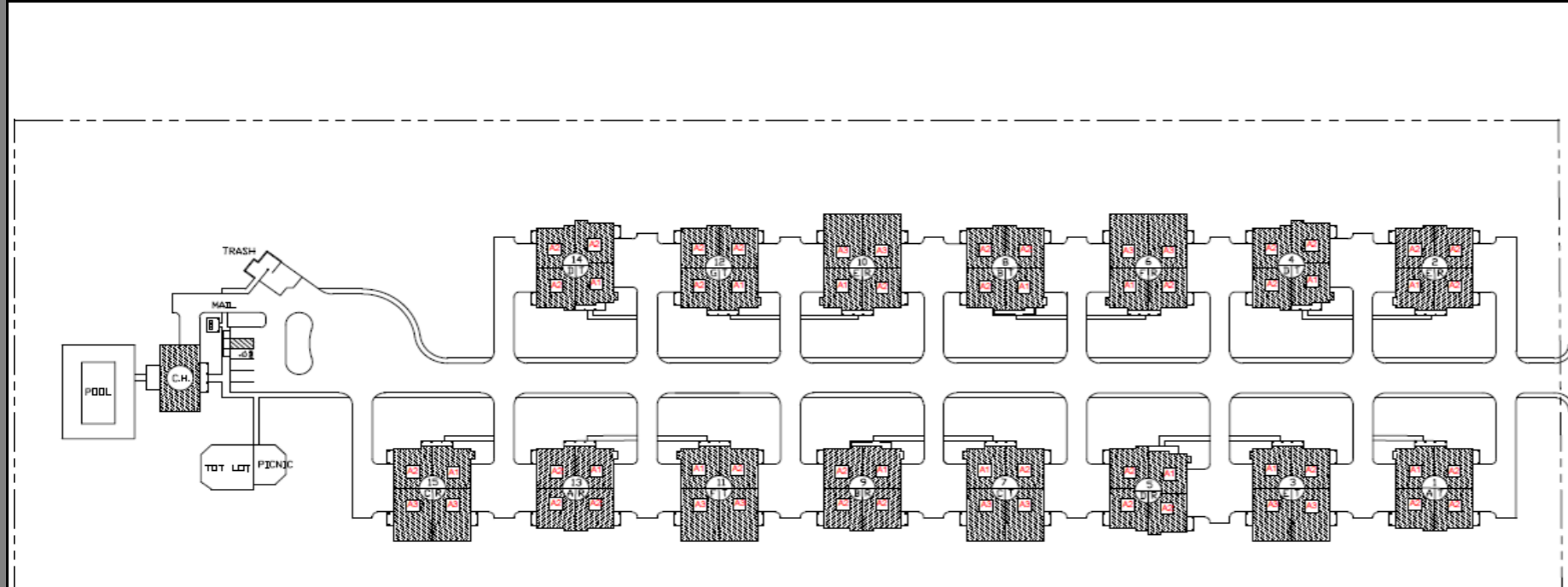
KEY PRINCIPAL / SPONSOR		
General Partner(s)		
ARX Housing Initiatives (Robbye Meyer)		
Residential Housing Ventures (Britton Jones)		
Eagle Residential Development (Stewart Rutledge)		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	5	8%
1	-	0%	40%	-	0%
2	-	0%	50%	12	20%
3	60	100%	60%	43	72%
4	-	0%	MR	-	✓
TOTAL	60	100%	TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			TDHCA's Pro Forma		
Debt Coverage	✓ 1.20	Expense Ratio	⚠ 64.4%		
Breakeven Occ.	✓ 87.0%	Breakeven Rent	\$556		
Average Rent	\$592	B/E Rent Margin	⚠ \$36		
Property Taxes	\$614/unit	Exemption/PILOT	0%		
Total Expense	\$4,301/unit	Controllable	\$2,533/unit		

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	✓ 16.0%		
Highest Unit Capture Rate	⚠ 39%	3 BR/50%	12
Dominant Unit Cap. Rate	⚠ 36%	3 BR/60%	43
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,448 SF	Density	4.0/acre
Acquisition		\$06K/unit	\$375K
Building Cost	\$62.30/SF	\$90K/unit	\$5,414K
Hard Cost		\$117K/unit	\$7,030K
Total Cost		\$174K/unit	\$10,425K
Developer Fee	\$1,227K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$836K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
ACRE Capital	40/40	4.00%	\$2,255,095	1.20	City of Bishop	0/0	0.00%	\$10	1.20	City Real Estate Advisors	\$8,169,930
TOTAL DEBT (Must Pay)			\$2,255,095		CASH FLOW DEBT / GRANTS			\$10		TOTAL EQUITY SOURCES	\$8,169,930
										TOTAL DEBT SOURCES	\$2,255,105
										TOTAL CAPITALIZATION	\$10,425,035

CONDITIONS

Receipt and acceptance by Cost Certification:

* Architect certification that noise study recommendations were successfully implemented in the completion of the Development.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH(S)
Issuer		
Expiration Date		
Bond Amount		
BRB Priority		
Expected Close		
Bond Structure		
RISK PROFILE		
STRENGTHS/MITIGATING FACTORS		
<ul style="list-style-type: none"> ▫ High Occupancy in PMA ▫ No Family Deal in PMA Since 2012 		
WEAKNESSES/RISKS		
<ul style="list-style-type: none"> ▫ Limited Parking ▫ Expense Ratio ▫ Expense Growth Sensitive ▫ High Individual Unit Capture Rates 		
Area Map		

APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16057	TDHCA Program		Request		Approved	
Development	Silverleaf at Mason Apartments	LIHTC (9% Credit)		\$500,000	\$0	NA	NA
City / County	Mason / Mason			Amount	Rate	Amort	Term
Region/Area	12 / Rural	Private Activity Bonds					Lien
Population	Elderly Limitation	MDLP (Repayable)					
Set-Aside	General	MDLP (Cash Flow)					
Activity	New Construction	CHDO Expenses					

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
SilverLeaf at Mason, LLC		
Mike Sugrue		
Developer(s)		
StoneLeaf Development Partners, LLC		
Mike Sugrue		
Related-Parties	Contractor - Yes	Seller - No

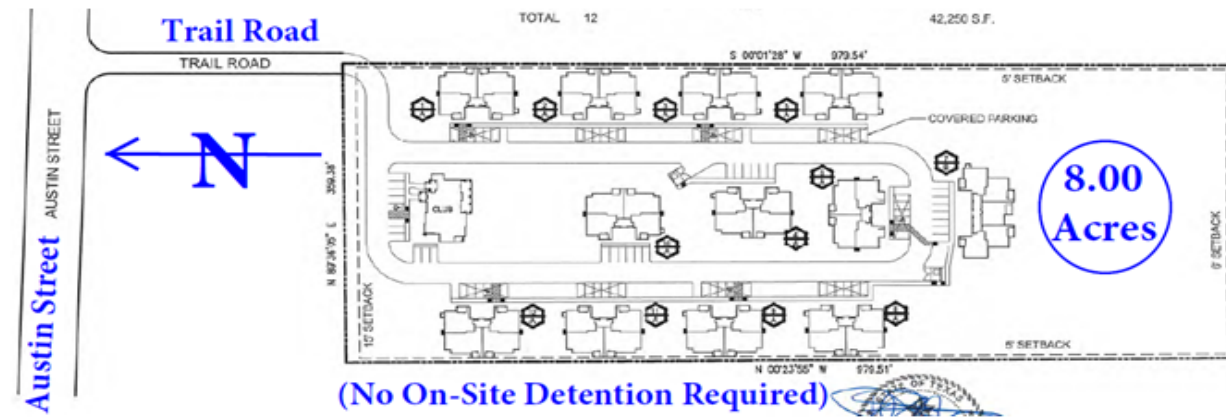
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	8%
1	27	55%	40%	-	0%
2	22	45%	50%	9	18%
3	-	0%	60%	31	63%
4	-	0%	MR	5	10%
TOTAL	49	100%	TOTAL	49	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	56.5%
Breakeven Occ.	85.8%	Breakeven Rent	\$586
Average Rent	\$633	B/E Rent Margin	\$46
Property Taxes	\$408/unit	Exemption/PILOT	0%
Total Expense	\$4,042/unit	Controllable	\$2,735/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			12.5%
Highest Unit Capture Rate	47%	2 BR/60%	13
Dominant Unit Cap. Rate	29%	1 BR/60%	18
Premiums (↑60% Gross)	No		
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	862 SF	Density	6.1/acre
Acquisition		\$02K/unit	\$80K
Building Cost	\$69.99/SF	\$60K/unit	\$2,957K
Hard Cost		\$79K/unit	\$3,879K
Total Cost		\$135K/unit	\$6,636K
Developer Fee	\$1,029K	(14% Deferred)	Paid Year: 6
Contractor Fee	\$543K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
BOK Financial	15/30	5.50%	\$1,868,150	1.20						Raymond James	\$4,599,540	
										StoneLeaf Development Partners	\$139,979	
TOTAL DEBT (Must Pay)			\$1,868,150		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$4,739,519
											TOTAL DEBT SOURCES	\$1,868,150
											TOTAL CAPITALIZATION	\$6,607,669

CONDITIONS

The Gross Capture Rate of 12.5% exceeds the 10% maximum rate pursuant to 10 TAC §10.302(i)(1)(A).

SHOULD THE BOARD APPROVE THIS AWARD, THE BOARD MUST WAIVE ITS RULES FOR THE ISSUES LISTED ABOVE AND SUCH AN AWARD SHOULD BE CONDITIONED UPON THE FOLLOWING:

1 Receipt and acceptance by Cost Certification:

At cost certification, an architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives, parking and amenities are not more than 6 inches below the floodplain, or a Letter of Map Amendment ("LOMA") or Letter of Map Revision ("LOMR-F") indicating that the development is no longer within the 100 year floodplain.

2 Should the Board approve this award, the Board must waive its rules for the Gross Capture Rate exceeding 10% and such award should be conditioned upon: (1) LIHTC allocation should not exceed \$500,000; and, (2) Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer
Expiration Date
Bond Amount
BRB Priority
Expected Close
Bond Structure

RISK PROFILE

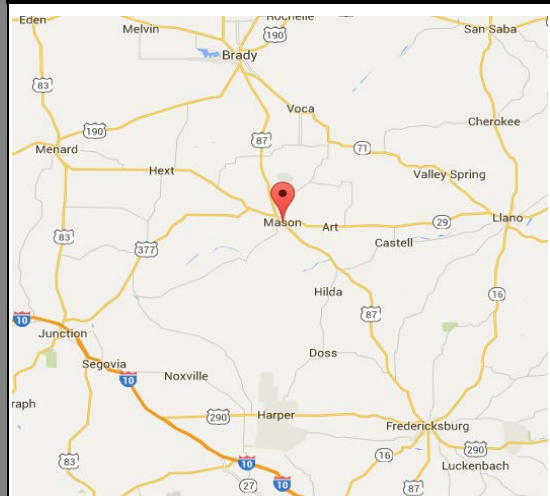
STRENGTHS/MITIGATING FACTORS

- Experienced Developer/Operator
- Overall Operational Feasibility Indicators

WEAKNESSES/RISKS

- Gross Capture Rate
- Overall Market Concerns

REGIONAL MAP



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

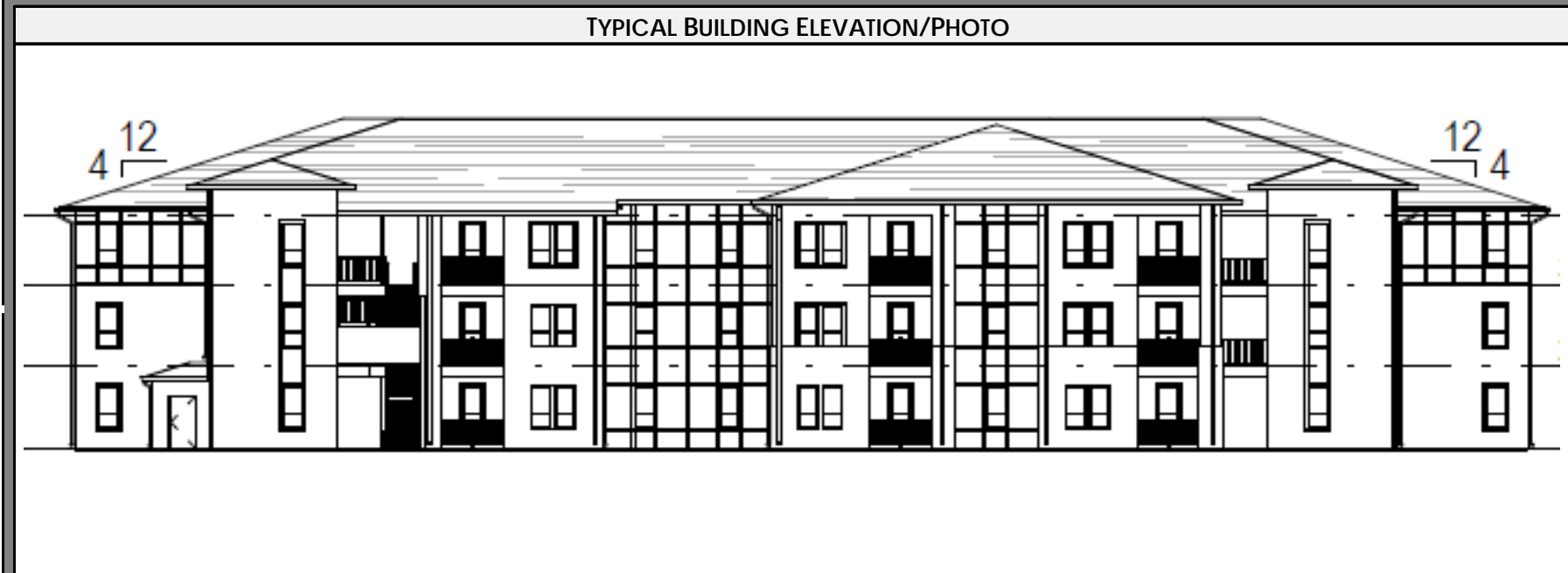
REAL ESTATE ANALYSIS DIVISION

July 24, 2016

PROPERTY IDENTIFICATION	
Application #	16061
Development	Easterling Culebra
City / County	San Antonio / Bexar
Region/Area	9 / Urban
Population	General
Set-Aside	Non-Profit
Activity	New Construction

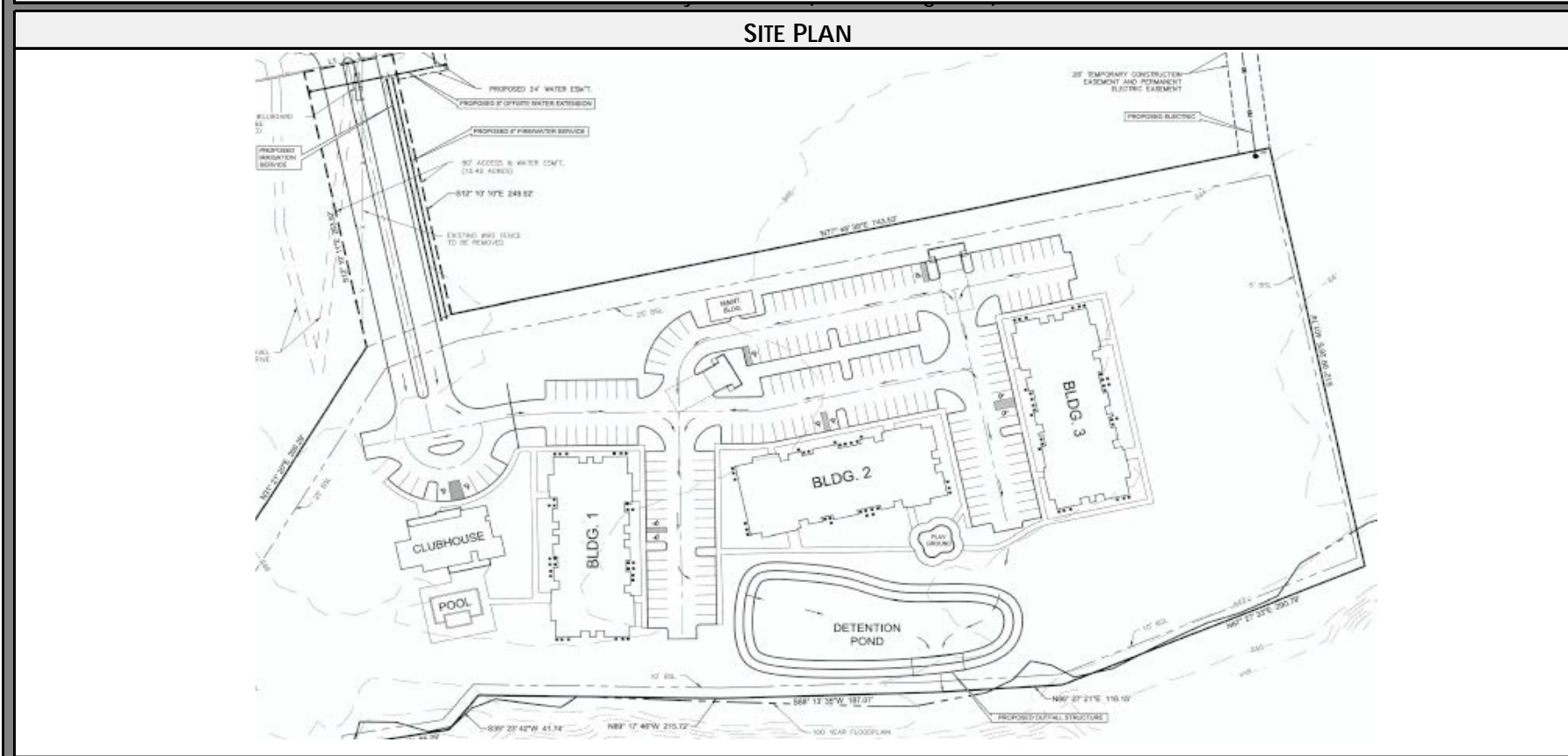
RECOMMENDATION						
TDHCA Program	Request	Approved				
		Amount	Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000	\$1,455,350	\$16,171/Unit			\$0.99
Private Activity Bonds						
MDLP (Repayable)						
MDLP (Non-Repayable)						
CHDO Expenses						

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Prospera (Gilbert M. Piette)		
Developer(s)		
NRP		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	10%
1	6	7%	40%	-	0%
2	48	53%	50%	33	37%
3	36	40%	60%	40	44%
4	-	0%	MR	8	9%
TOTAL	90	100%	TOTAL	90	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.18	Expense Ratio	62.3%
Breakeven Occ.	87.1%	Breakeven Rent	\$616
Average Rent	\$656	B/E Rent Margin	\$39
Property Taxes	\$550/unit	Exemption/PILOT	50%
Total Expense	\$4,670/unit	Controllable	\$3,035/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		9.6%	
Highest Unit Capture Rate	52%	3 BR/60%	17
Dominant Unit Cap. Rate	32%	2 BR/60%	21
Premiums (↑60% Rents)	Yes		\$131/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	956 SF	Density	9.7/acre
Acquisition		\$27K/unit	\$2,468K
Building Cost	\$66.31/SF	\$63K/unit	\$5,706K
Hard Cost		\$102K/unit	\$9,146K
Total Cost		\$199K/unit	\$17,923K
Developer Fee	\$1,895K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$1,280K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Citi - Perm	15/35	5.25%	\$3,445,000	1.18						Navistone	\$14,477,841	
TOTAL DEBT (Must Pay)			\$3,445,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$14,477,841
											TOTAL DEBT SOURCES	\$3,445,000
											TOTAL CAPITALIZATION	\$17,922,841

CONDITIONS

1 Receipt and acceptance by Commitment:

- a: Pursuant to §10.402(d)(7), a letter from Applicant's Attorney, "...identifying the statutory basis for the exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review.
- b: A revised term sheet from permanent lender that acknowledges Supportive Services pursuant to §10.302(d)(2)(K)(ii)
- c: Updated Utility Allowance Schedule

2 Receipt and acceptance by 10% test:

- a: Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
- b: Architect certification that property will feature, "Granite tops in the kitchen, Maple cabinets, Power coated railings, Cabinet hardware pulls (rather than finger pulls), 2 panel doors."

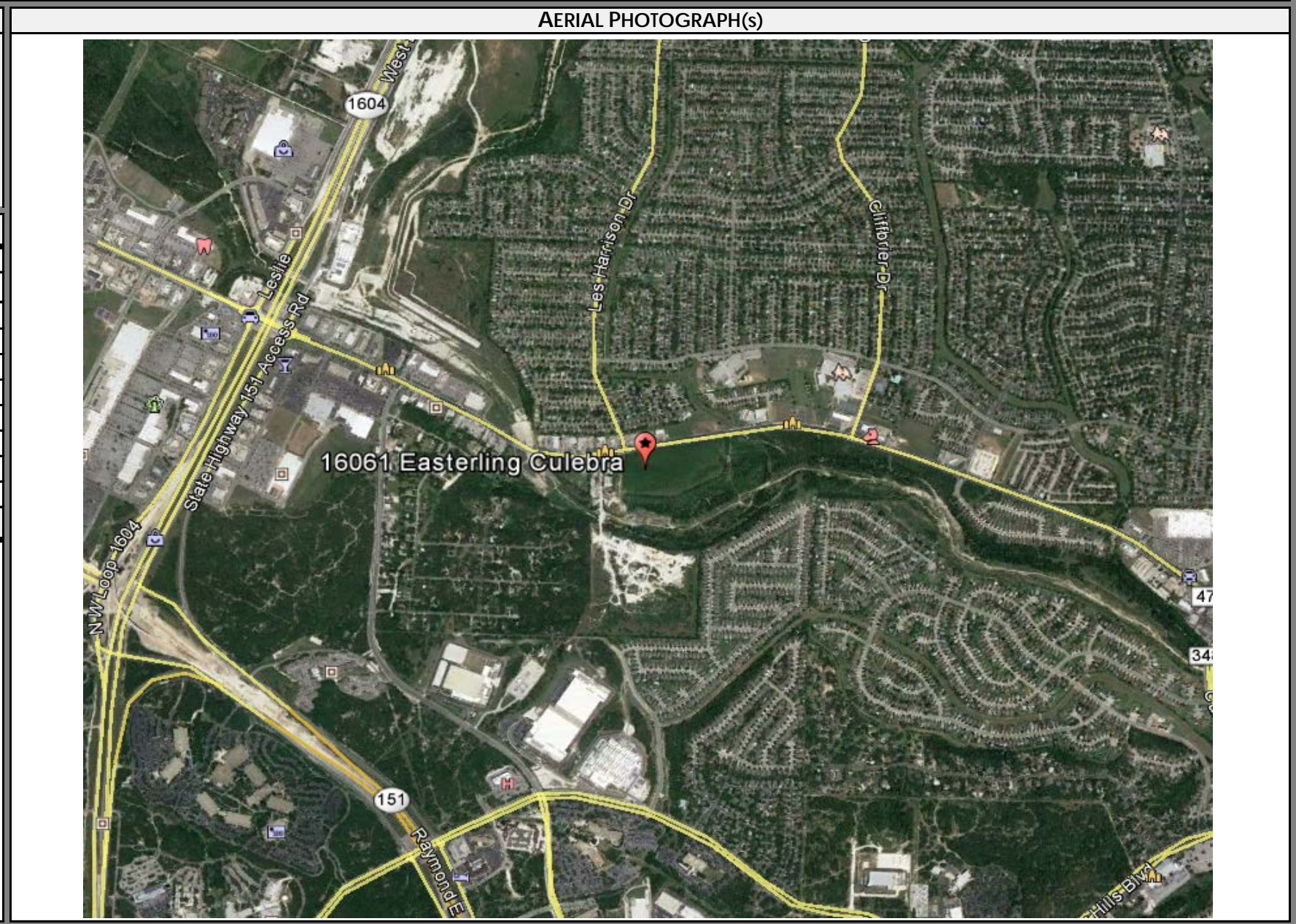
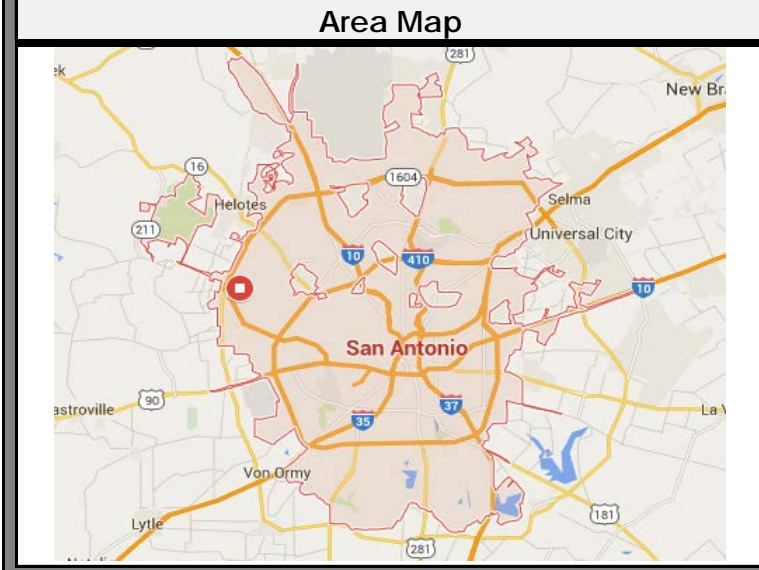
3 Receipt and acceptance by Cost Certification:

- Architect certification that noise study recommendations were successfully implemented in the completion of the Development.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
<input type="checkbox"/>	Experienced Developer
<input type="checkbox"/>	Feasible Using 60% Gross Rents on Market Units
WEAKNESSES/RISKS	
<input type="checkbox"/>	Expense Ratio
<input type="checkbox"/>	High Gross Capture Rate
<input type="checkbox"/>	High Unit Capture Rate on all 3BR Units
<input type="checkbox"/>	Expense Ratio
<input type="checkbox"/>	Area LIHTC Occupancies Average 93%
<input type="checkbox"/>	Infeasible w/o CHODO 50% Tax Exemption



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16065	TDHCA Program	Request	Approved		
Development	Northside Manor Apartments	LIHTC (9% Credit)	\$800,482	\$782,291	\$7,522/Unit	\$0.95
City / County	Angleton / Brazoria		Amount	Rate	Amort	Term
Region/Area	6 / Rural	Private Activity Bonds				
Population	General	MDLP (Repayable)				
Set-Aside	At-Risk	MDLP (Non-Repayable)				
Activity	Acquisition/Rehab 1984 & 1986	CHDO Expenses				

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
HVM Housing		
Developer(s)		
Dennis Hoover		
Related-Parties	Contractor - Yes	Seller - 0

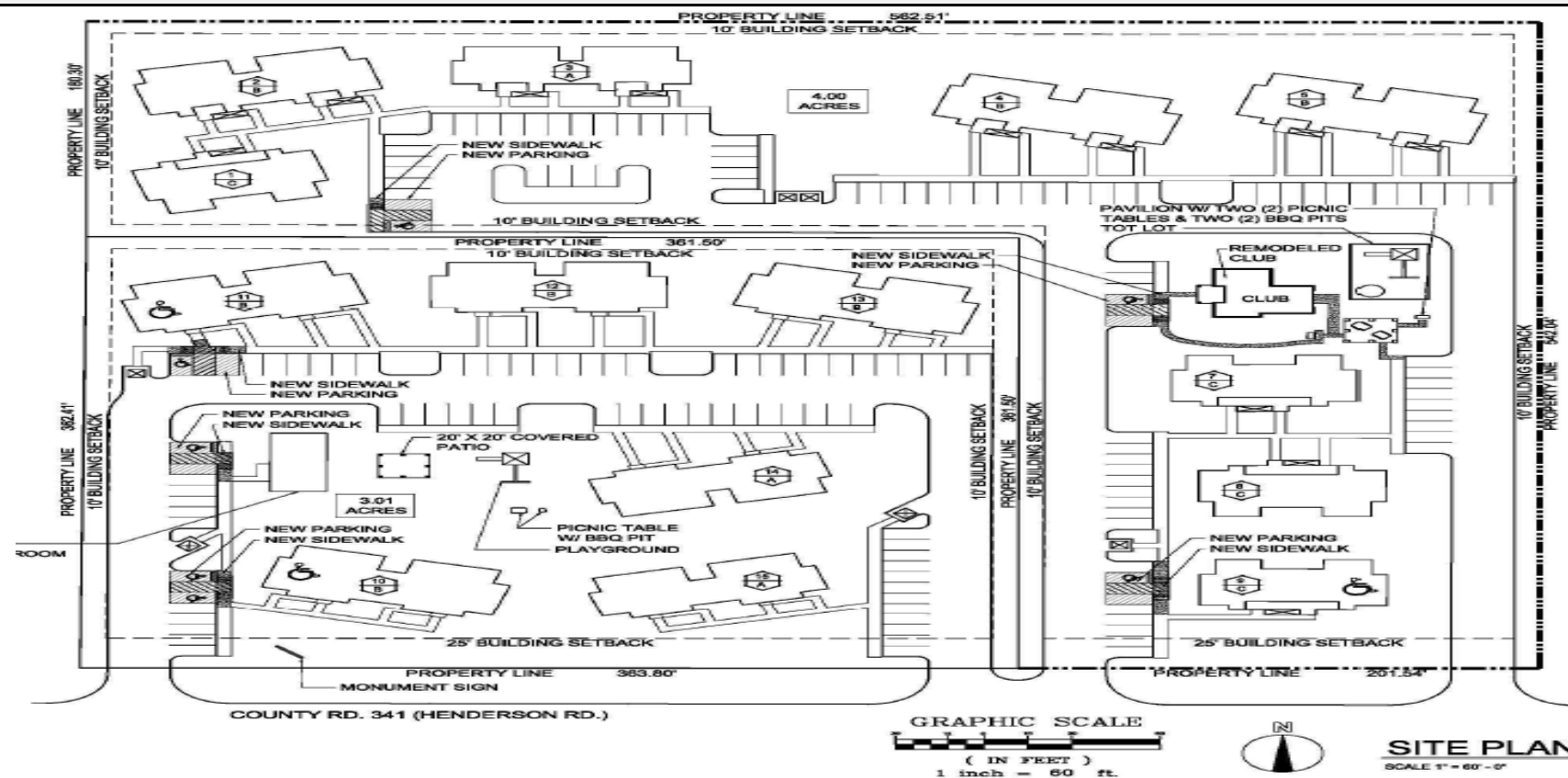
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	8%
1	32	31%	40%	-	0%
2	72	69%	50%	23	22%
3	-	0%	60%	73	70%
4	-	0%	MR	-	0%
TOTAL	104	100%	TOTAL	104	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	TDHCA's Pro Forma		
Debt Coverage	1.35	Expense Ratio	84.5%
Breakeven Occ.	88.8%	Breakeven Rent	\$483
Property Taxes	\$339/unit	Exemption/PILOT	0%
Total Expense	\$4,833/unit	Controllable	\$2,731/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	N/A		
Highest Unit Capture Rate	0%	N/A	N/A
Dominant Unit Cap. Rate	2 BR/60%		53
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	6	6% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	767 SF	Density	14.9/acre
Acquisition	\$29K/unit	\$3,025K	
Building Cost	\$44.97/SF	\$34K/unit	\$3,587K
Hard Cost	\$44K/unit		\$4,588K
Total Cost	\$97K/unit		\$10,078K
Developer Fee	\$824K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$642K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$5K	11%	Finishes/Fixtures \$9K 20%
Building Shell	\$22K	50%	Amenities \$1K 1%
HVAC	\$3K	6%	Total Exterior \$28K 69%
Appliances	\$1K	2%	Total Interior \$12K 31%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA-RD	30/50	1.00%	\$2,312,632	1.57						Raymond James Tax Credit Fund, Inc.	\$7,431,020
Additional Debt per §10.302(c)(2)	30/30	5.25%	\$147,000	1.35						Operating Funds Transferred	\$126,422
										Reserve Funds Transferred	\$61,015
										Deferred Developer Fee	
					City of Angleton	0/0	0.00%	\$100	1.35		
TOTAL DEBT (Must Pay)			\$2,459,632		CASH FLOW DEBT / GRANTS			\$100		TOTAL EQUITY SOURCES	\$7,618,457
										TOTAL DEBT SOURCES	\$2,459,732
										TOTAL CAPITALIZATION	\$10,078,189

CONDITIONS

- Receipt and acceptance by 10% test:
 - USDA RD Letter of Approval and Conditions, specifying:
 - i: rates and terms of the proposed loan transfers
 - ii: approved USDA Basic Rents and utility allowances
 - iii: USDA reserve requirements

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

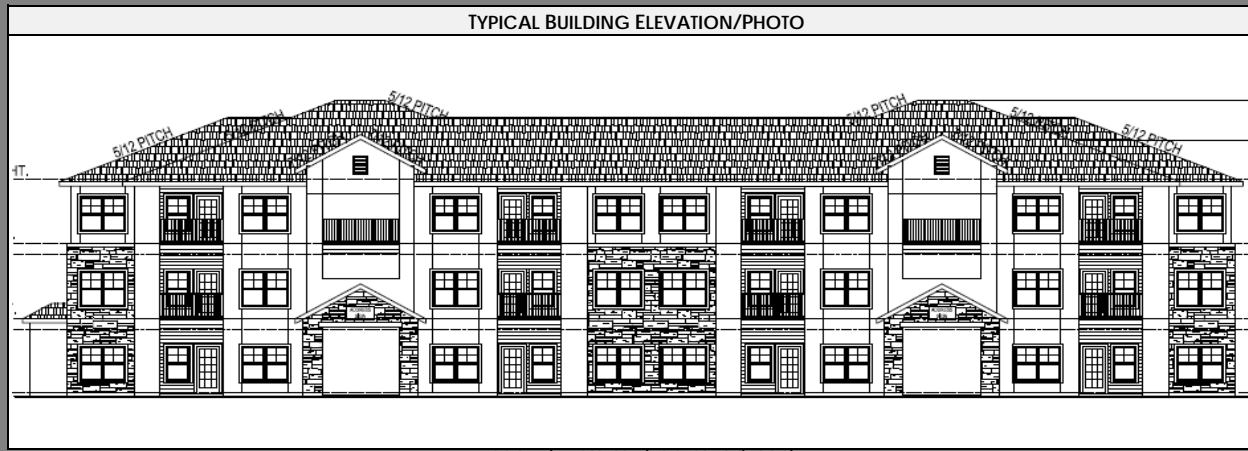
BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Experienced developer
▫	USDA Interest Subsidy on all of the units and Rental
▫	USDA subsidies can be increased to offset operating
WEAKNESSES/RISKS	
▫	Underwritten Expense Ratio 86.6%
▫	Underwritten with negative cash flow beginning in



APPLICATION SUMMARY

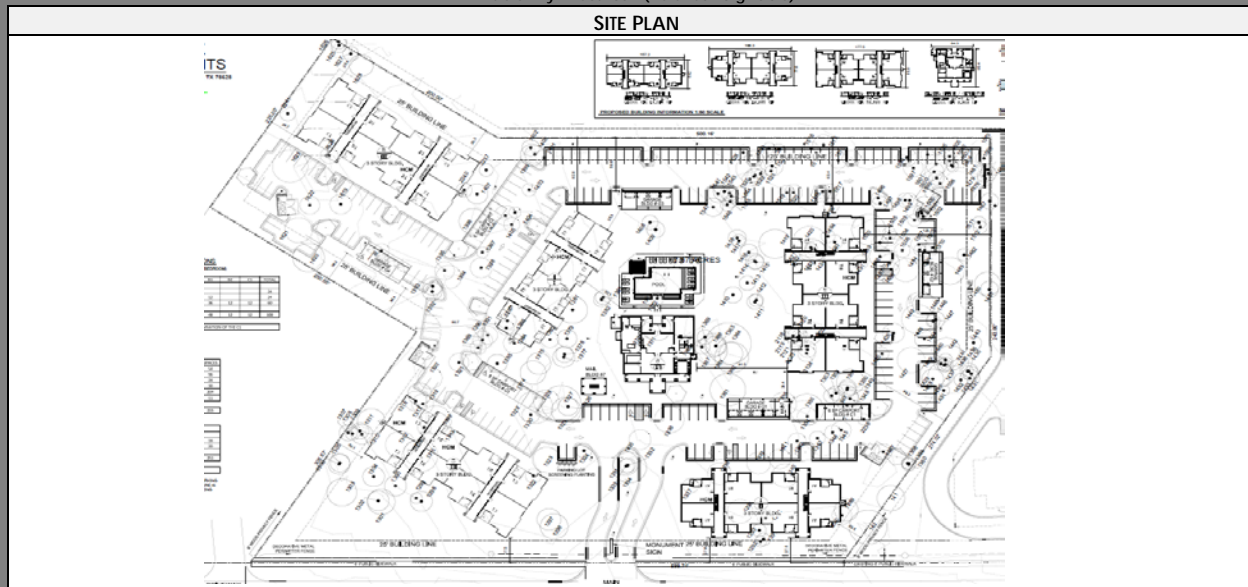
PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPAL / SPONSOR		
Application #	16068	TDHCA Program	Request	Approved			General Partner(s)		
Development	Live Oak Apartments	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$13,889/Unit	\$0.96	Pedcor		
City / County	Georgetown / Williamson		Amount	Rate	Amort	Term	Developer(s)		
Region/Area	7 / Urban	Private Activity Bonds					Pedcor		
Population	General	MDLP (Repayable)					Related-Parties Contractor - Yes Seller - No		
Set-Aside	General	MDLP (Non-Repayable)							
Activity	New Construction	CHDO Expenses							



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	10%
1	36	33%	40%	-	0%
2	60	56%	50%	44	41%
3	12	11%	60%	53	49%
4	-	0%	MR	-	0%
TOTAL	108	100%	TOTAL	108	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.35	Expense Ratio	58.3%
Breakeven Occ.	82.5%	Breakeven Rent	\$703
Average Rent	\$790	B/E Rent Margin	\$87
Property Taxes	\$861/unit	Exemption/PILOT	0%
Total Expense	\$5,242/unit	Controllable	\$3,399/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	9.9%
Highest Unit Capture Rate	96% 2 BR/60% 28
Dominant Unit Cap. Rate	96% 2 BR/60% 28
Premiums (↑60% Rents)	N/A N/A
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	942 SF	Density	14.7/acre
Acquisition	\$19K/unit		\$2,000K
Building Cost	\$74.83/SF		\$7,615K
Hard Cost	\$95K/unit		\$10,311K
Total Cost	\$174K/unit		\$18,760K
Developer Fee	\$2,093K (19% Deferred)	Paid Year:	4
Contractor Fee	\$1,518K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citi Community Capital	17/30	6.50%	\$3,960,000	1.35	City of Georgetown	0/0	0.00%	\$10	1.35	First Sterling	\$14,400,000
TOTAL DEBT (Must Pay)			\$3,960,000		CASH FLOW DEBT / GRANTS			\$10		Pedcor Development Associates, LLC	\$395,380
TOTAL EQUITY SOURCES											\$14,795,380
TOTAL DEBT SOURCES											\$3,960,010
TOTAL CAPITALIZATION											\$18,755,390

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - Architect certification that noise study recommendations were successfully implemented in the completion of the Development.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

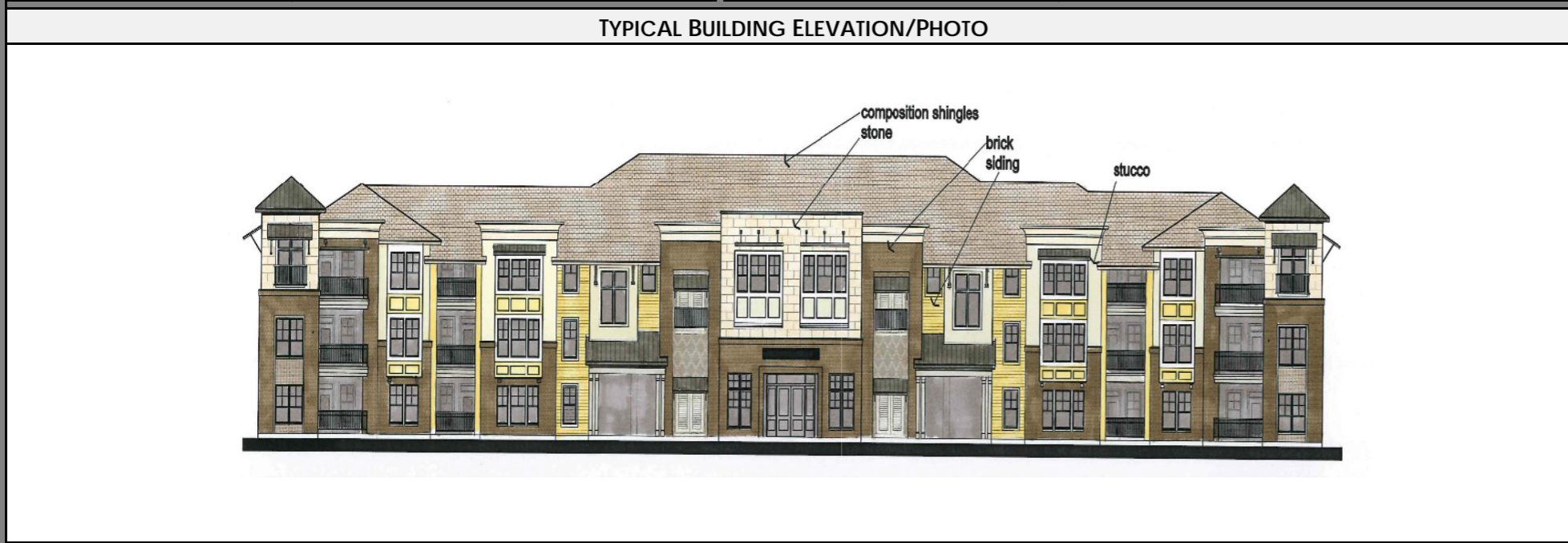
BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH(s)
Issuer		
Expiration Date		
Bond Amount		
BRB Priority		
Expected Close		
Bond Structure		
RISK PROFILE		
STRENGTHS/MITIGATING FACTORS		
▫ DCR		
▫ Long Term Cash Flows		
▫ Break-Evens		
WEAKNESSES/RISKS		
▫ 96% Unit Capture Rate on 2br 60% units		
▫ 9.94% Gross Capture Rate		
▫ Market Absorption Rates		
Area Map		

APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16069
Development	The Huntington at Sienna Ranch
City / County	Missouri / Fort Bend
Region/Area	6 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

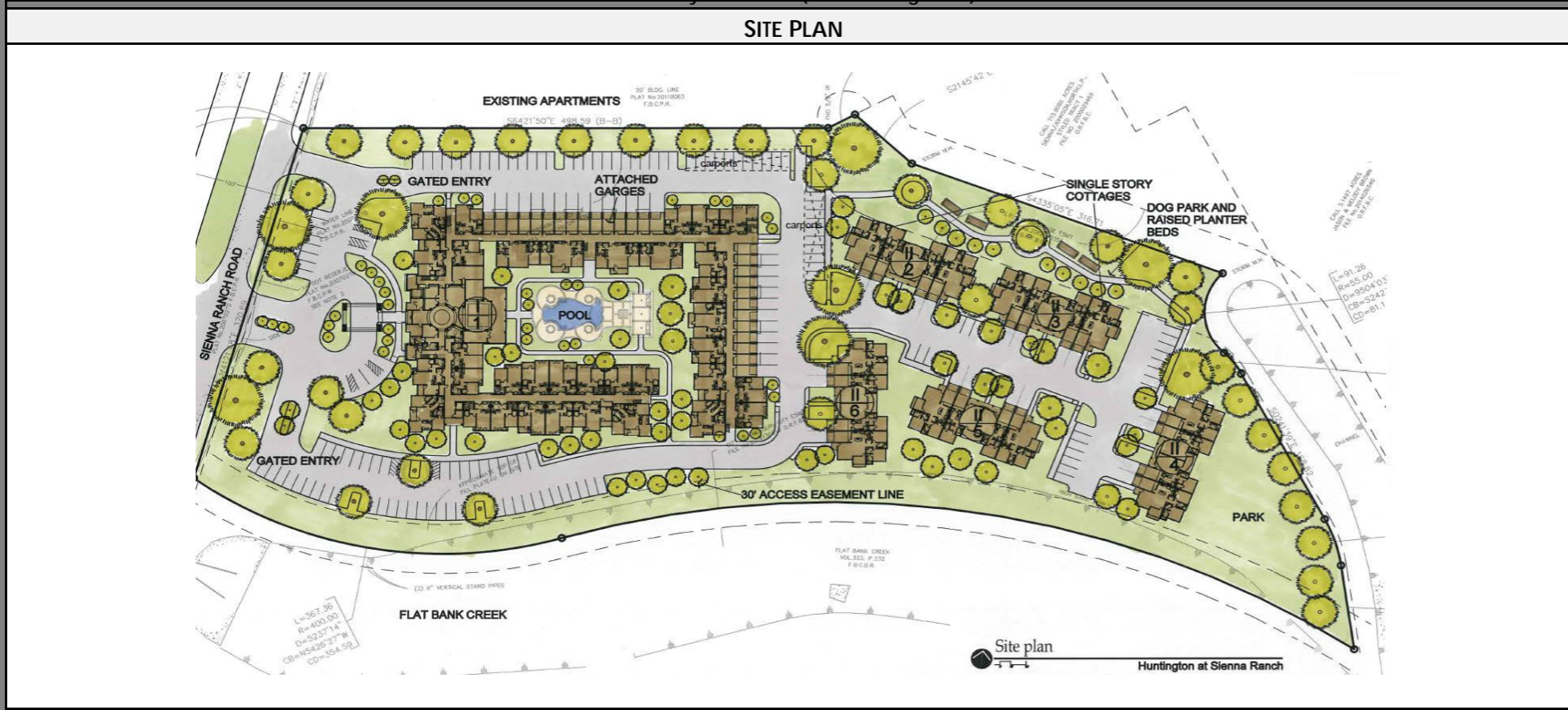
RECOMMENDATION					
TDHCA Program	Request	Approved			
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$10,067/Unit	\$1.03	
	Amount	Rate	Amort	Term	Lien
Private Activity Bonds					
MDLP (Repayable)					
MDLP (Non-Repayable)					
CHDO Expenses					

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Mgroup Holdings, Inc		
Developer(s)		
Mark Musemeche		
Laura Musemeche		
Related-Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	7%
1	95	64%	40%	-	0%
2	54	36%	50%	42	28%
3	-	0%	60%	52	35%
4	-	0%	MR	44	30%
TOTAL	149	100%	TOTAL	149	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.23	Expense Ratio	54.8%
Breakeven Occ.	84.7%	Breakeven Rent	\$774
Average Rent	\$848	B/E Rent Margin	\$74
Property Taxes	\$859/unit	Exemption/PILOT	0%
Total Expense	\$5,401/unit	Controllable	\$3,671/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	7.0%		
Highest Unit Capture Rate	18%	1 BR/50%	31
Dominant Unit Cap. Rate	18%	1 BR/50%	31
Premiums (↑60% Gross)	Yes	\$377/Avg.	
Rent Assisted Units	N/A		

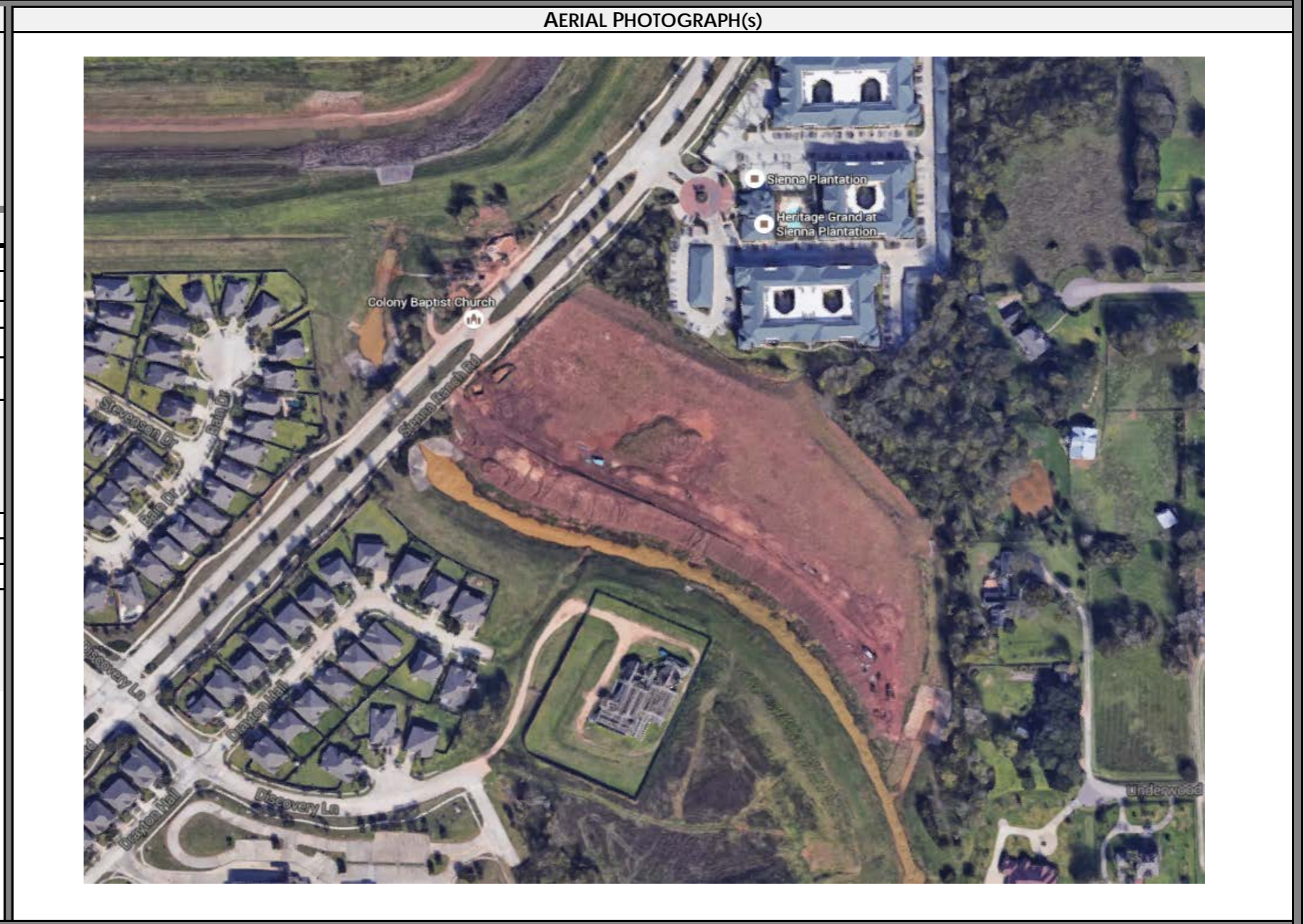
DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	833 SF	Density	17.6/acre
Acquisition		\$21K/unit	\$3,142K
Building Cost	\$74.75/SF	\$62K/unit	\$9,273K
Hard Cost		\$83K/unit	\$12,329K
Total Cost		\$159K/unit	\$23,726K
Developer Fee	\$2,552K	(30% Deferred)	Paid Year: 6
Contractor Fee	\$1,616K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Wells Fargo	18/30	6.00%	\$7,500,000	1.23	Fort Bend Housing Finance Corp	0/0	0.00%	\$500	1.23	Wells Fargo	\$15,448,455
										MGroup Holdings, Inc.	\$777,413
TOTAL DEBT (Must Pay)			\$7,500,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$16,225,868
										TOTAL DEBT SOURCES	\$7,500,501
										TOTAL CAPITALIZATION	\$23,726,369

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	High elderly HTC occupancy in PMA
▫	Low unit capture rates
▫	Principals have experience developing and owning
▫	First phase 1 mile away is 99% occupied
WEAKNESSES/RISKS	
▫	Feasibility dependent on Market Units
▫	Individual unit capture rates on 1BR 50% and 60% and 2



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16071	TDCA Program	Request	Approved		
Development	Bluff View Senior Village	LIHTC (9% Credit)	\$574,867	\$574,172	\$11,962/Unit	\$0.91
City / County	Crandall / Kaufman		Amount	Rate	Amort	Term
Region/Area	3 / Rural	Private Activity Bonds				
Population	Elderly Limitation	MDLP (Repayable)				
Set-Aside	General	MDLP (Cash Flow)				
Activity	New Construction	CHDO Expenses				

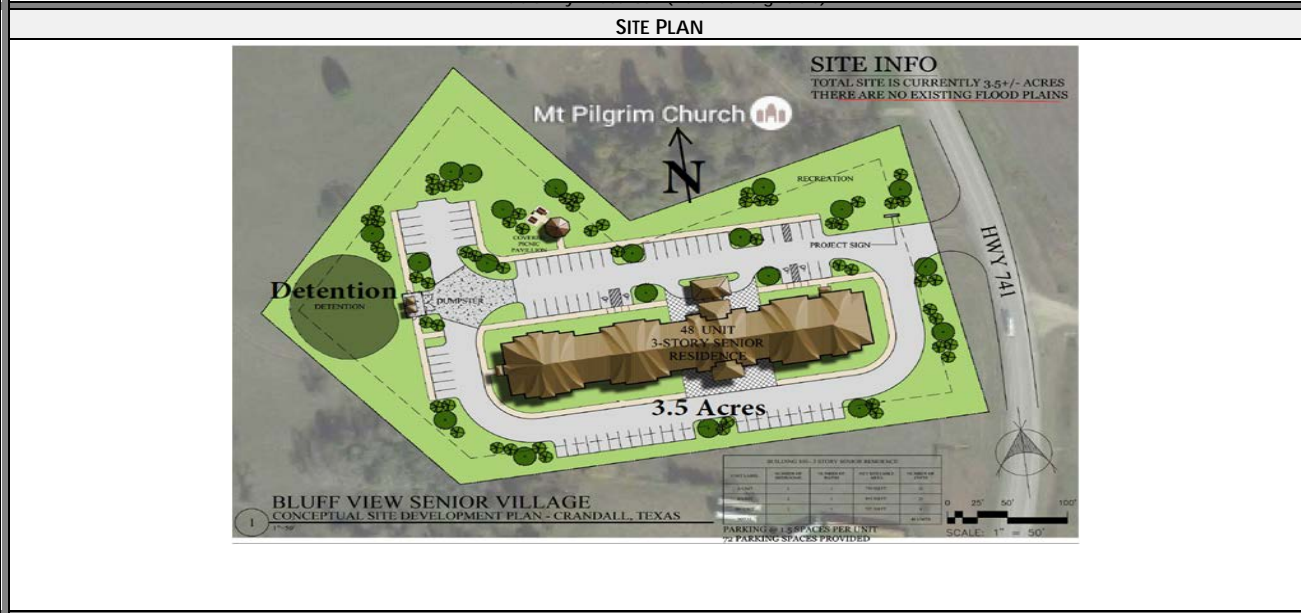
KEY PRINCIPAL / SPONSOR		
General Partner(s)		
JES Partnership-Bluff View, LLC Jeffrey E. Smith		
Developer(s)		
JES Development Company, Inc. Jeffrey E. Smith		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	6%
1	15	31%	40%	-	0%
2	33	69%	50%	7	15%
3	-	0%	60%	23	48%
4	-	0%	MR	15	31%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	48.3%
Breakeven Occ.	86.2%	Breakeven Rent	\$777
Average Rent	\$834	B/E Rent Margin	\$57
Property Taxes	\$656/unit	Exemption/PILOT	N/A
Total Expense	\$4,550/unit	Controllable	\$2,852/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	0.8%
Highest Unit Capture Rate	3% 2 BR/50% 4
Dominant Unit Cap. Rate	2% 2 BR/60% 15
Premiums (↑60% Gross)	Yes \$69/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	841 SF	Density	13.7/acre
Acquisition		\$11K/unit	\$530K
Building Cost	\$74.97/SF	\$63K/unit	\$3,027K
Hard Cost		\$97K/unit	\$4,665K
Total Cost		\$174K/unit	\$8,337K
Developer Fee	\$1,202K	(11% Deferred)	Paid Year: 4
Contractor Fee	\$591K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Sterling Bank	18/35	6.00%	\$2,975,000	1.15						Affordable Equity Partners, Inc.	\$5,223,923	
										JES Dev Co., Inc.	\$137,608	
TOTAL DEBT (Must Pay)			\$2,975,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$5,361,641
											TOTAL DEBT SOURCES	\$2,975,000
											TOTAL CAPITALIZATION	\$8,336,641

CONDITIONS

- Receipt and acceptance by Cost Certification:
- Should City require more parking than proposed, Applicant must offer the total number of spaces required by the City at no charge to the tenants.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE

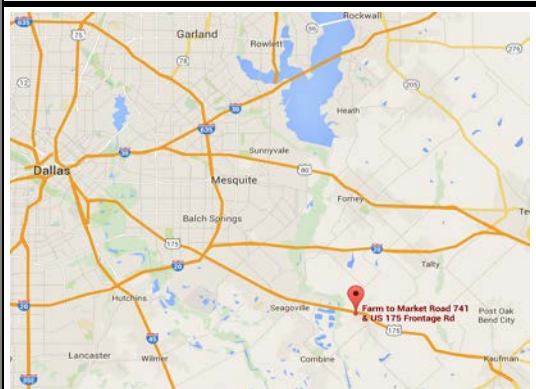
STRENGTHS/MITIGATING FACTORS

- Expense ratio of 48%
- Gross capture rate of 1%
- Unit capture rates 3% and below
- Attractive architectural design should compete well in market

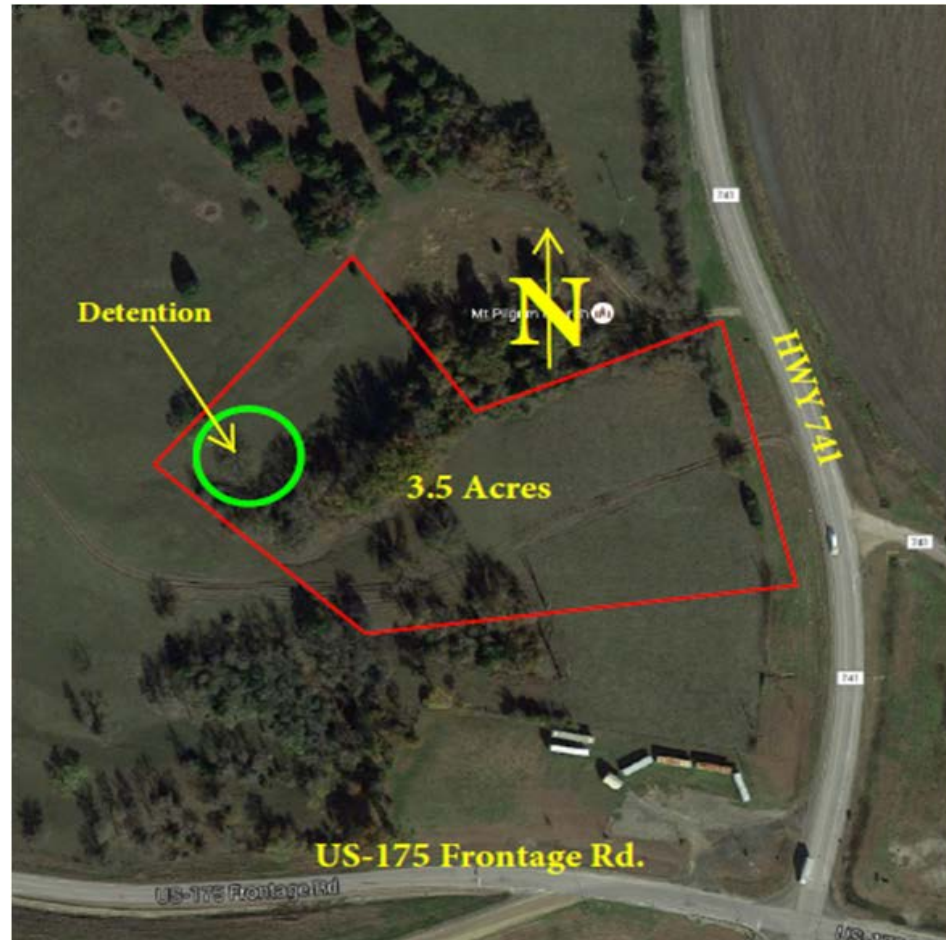
WEAKNESSES/RISKS

- DCR at minimum 1.15 times
- Market unit risk (15 units/31%)
- Limited to single entry off of Hwy 741
- Hwy 71 in vicinity of site is only 2 lanes (no middle turn)

AREA MAP



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16077	TDHCA Program	Request	Approved		
Development	McKinney Manor Apartments	LIHTC (9% Credit)	\$346,512	\$335,723	\$6,994/Unit	\$0.97
City / County	Sweeny / Brazoria		Amount	Rate	Amort	Term
Region/Area	6 / Rural	Private Activity Bonds				
Set-Aside	USDA/At-Risk	MDLP (Non-Repayable)				
Activity	Acquisition/Rehab (Built in 1985)	CHDO Expenses				

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
HVM Housing, LLC		
Developer(s)		
Related-Parties	Contractor - Yes	Seller - Yes

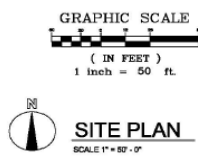
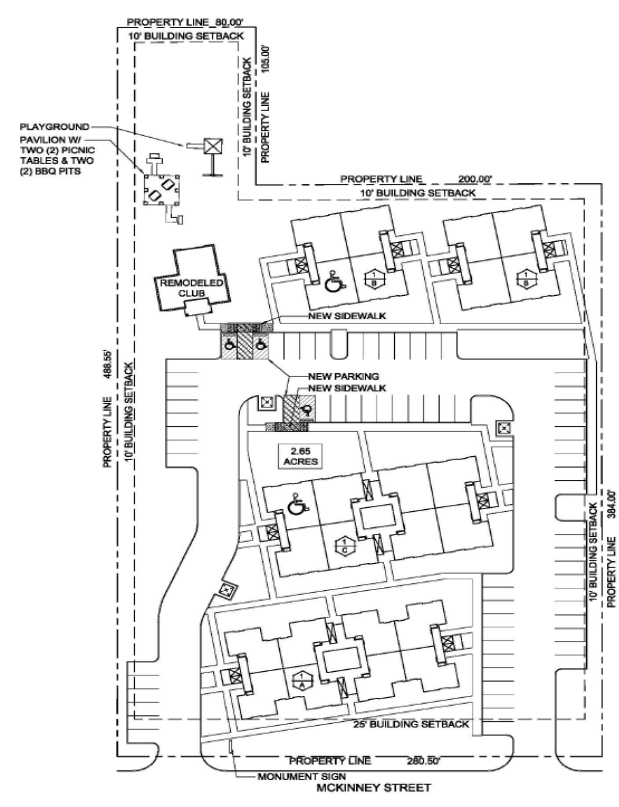
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	8%
1	16	33%	40%	-	0%
2	32	67%	50%	9	19%
3	-	0%	60%	35	73%
4	-	0%	MR	-	0%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.35	Expense Ratio	81.0%
Average Rent	\$513	B/E Rent Margin	\$26
Property Taxes	\$357/unit	Exemption/PILOT	0%
Total Expense	\$4,781/unit	Controllable	\$2,666/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	#DIV/0!	#DIV/0!	
Highest Unit Capture Rate	0%	#N/A	#N/A
Dominant Unit Cap. Rate		2 BR/60%	22
Premiums (↑60% Gross)	#DIV/0!	#DIV/0!	
Rent Assisted Units	9	19% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	710 SF	Density	18.1/acre
Acquisition		\$30K/unit	\$1,458K
Building Cost	\$40.30/SF	\$29K/unit	\$1,373K
Hard Cost		\$36K/unit	\$1,750K
Total Cost		\$96K/unit	\$4,618K
Developer Fee	\$454K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$315K	30% Boost	Yes

REHABILITATION COSTS / UNIT				
Site Work	\$4K	10%	Finishes/Fixtures	\$8K 21%
Building Shell	\$19K	53%	Amenities	\$1K 3%
HVAC	\$1K	4%	Total Exterior	\$24K 65%
Appliances	\$K	1%	Total Interior	\$9K 26%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA-RD	30/50	1.00%	\$1,170,124	1.81						Raymond James	\$3,256,187
Additional Debt per §10.302(c)(2)	30/50	5.25%	\$180,000	1.35						Transferred Reserves	\$11,460
										City of Sweeny	\$100
TOTAL DEBT (Must Pay)			\$1,350,124		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$3,267,747
TOTAL DEBT SOURCES											\$1,350,124
TOTAL CAPITALIZATION											\$4,617,871

CONDITIONS

1 Receipt and acceptance by Commitment:
 - Documentation of the cost of flood insurance for the buildings and tenant's contents for the buildings within the 100-year floodplain and certification that the flood insurance will be obtained.

2 Receipt and acceptance by 10% test:
 - USDA RD Letter of Approval and Conditions, specifying:
 - rates and terms of the proposed loan transfers
 - approved USDA Basic Rents and utility allowances
 - USDA reserve requirements

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH(s)
Issuer		
Expiration Date		
Bond Amount		
BRB Priority		
Expected Close		
Bond Structure		
RISK PROFILE		
STRENGTHS/MITIGATING FACTORS		
<ul style="list-style-type: none"> ▫ Experienced developer ▫ USDA Interest Subsidy on all of the units and Rental Assistance on 9 ▫ USDA subsidies can be increased to offset operating cost increases 		
WEAKNESSES/RISKS		
<ul style="list-style-type: none"> ▫ Underwritten Expense Ratio 86% ▫ Property located in Flood Zone AO 		
AREA MAP		

APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16082
Development	Lake Ridge Apartments
City / County	Mabank / Kaufman
Region/Area	3 / Rural
Population	Elderly Preference
Set-Aside	At-Risk
Activity	Acquisition/Rehab (Built in 1989)

RECOMMENDATION					
TDHCA Program	Request	Approved			
LIHTC (9% Credit)	\$327,121	\$325,694	\$7,755/Unit	\$0.95	
	Amount	Rate	Amort	Term	Lien
Private Activity Bonds					
MDLP (Repayable)					
MDLP (Non-Repayable)					
CHDO Expenses					

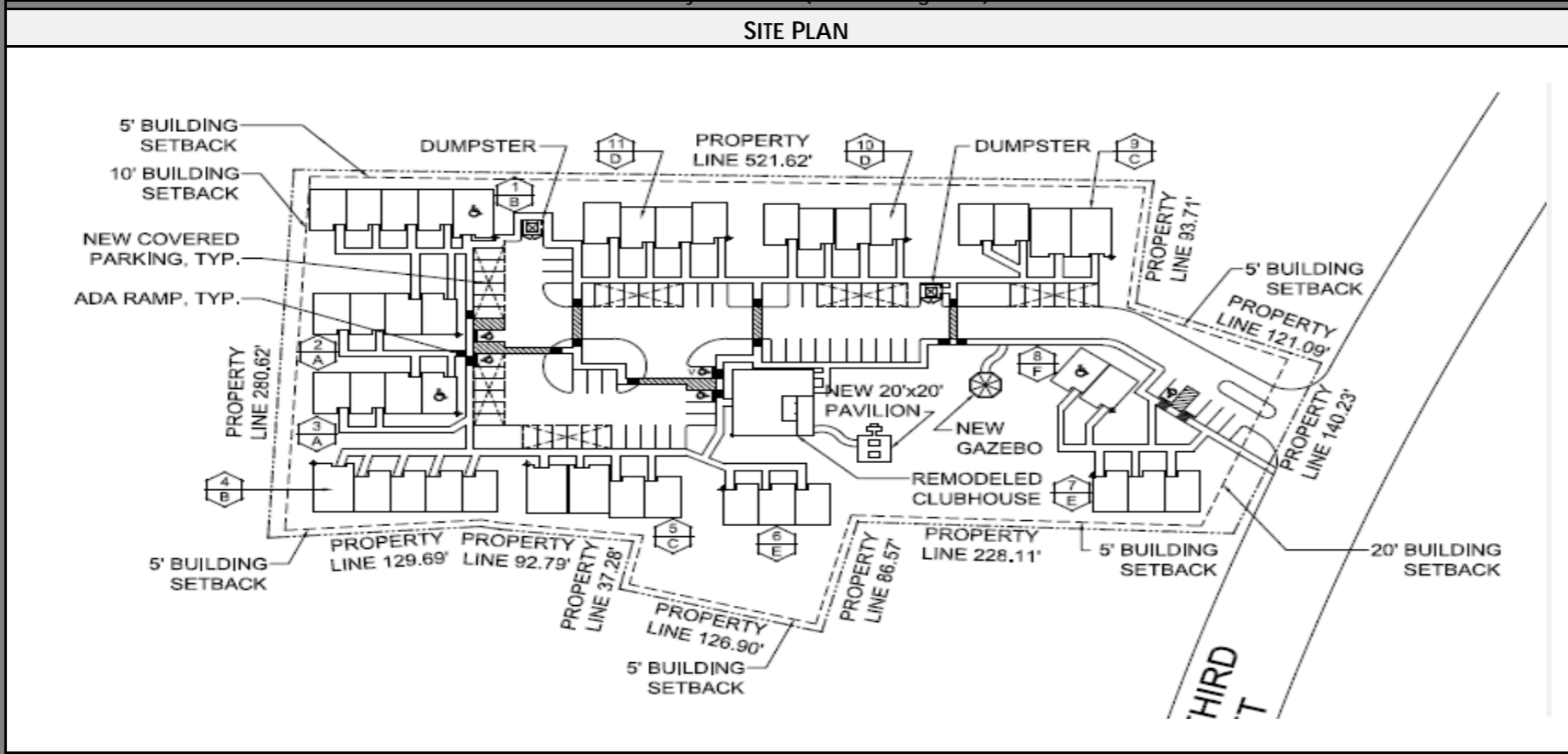
KEY PRINCIPAL / SPONSOR		
General Partner(s)		
HVM Mabank		
Nena Hoover, Dennis Hoover		
Developer(s)		
Dennis Hoover		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	10%
1	36	86%	40%	-	0%
2	6	14%	50%	9	21%
3	-	0%	60%	29	69%
4	-	0%	MR	-	0%
TOTAL	42	100%	TOTAL	42	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.35	Expense Ratio	81.9%
Breakeven Occ.	90.6%	Breakeven Rent	\$455
Average Rent	\$478	B/E Rent Margin	\$23
Property Taxes	\$254/unit	Exemption/PILOT	0%
Total Expense	\$4,548/unit	Controllable	\$2,817/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	NA
Highest Unit Capture Rate	Not Applicable for USDA Applications
Dominant Unit Cap. Rate	
Premiums (↑60% Gross)	
Rent Assisted Units	29 69% Total Units

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on PCA	
Avg. Unit Size	679 SF	Density 11.3/acre
Acquisition	\$26K/unit	\$1,106K
Building Cost	\$40.76/SF	\$28K/unit \$1,163K
Hard Cost	\$38K/unit	\$1,584K
Total Cost	\$102K/unit	\$4,276K
Developer Fee	\$608K (0% Deferred)	Paid Year: 1
Contractor Fee	\$285K	30% Boost Yes

REHABILITATION COSTS / UNIT

Site Work	\$5K	13%	Finishes/Fixtures	\$7K	18%
Building Shell	\$16K	43%	Amenities	\$2K	5%
HVAC	\$3K	9%	Total Exterior	\$23K	61%
Appliances	\$1K	3%	Total Interior	\$11K	30%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA-RD 515 Loan	30/50	1.00%	\$1,000,841	1.66	City of Mabank	0/0	0.00%	\$100	1.35	Raymond James Tax Credit Funds, Inc.	\$3,093,787
Additional Debt per §10.302(c)(2)	30/30	5.25%	\$89,000	1.35	USDA/RD-Restricted Reserves	0/0	0.00%	\$92,043	1.35		
TOTAL DEBT (Must Pay)			\$1,089,841		CASH FLOW DEBT / GRANTS			\$92,143		TOTAL EQUITY SOURCES	\$3,093,787
TOTAL DEBT SOURCES											\$1,181,984
TOTAL CAPITALIZATION											\$4,275,771

CONDITIONS

- Receipt and acceptance by 10% test:
- USDA RD Letter of Approval and Conditions, specifying:
 - i: rates and terms of the proposed loan transfers
 - ii: approved USDA Basic Rents and utility allowances
 - iii: USDA reserve requirements

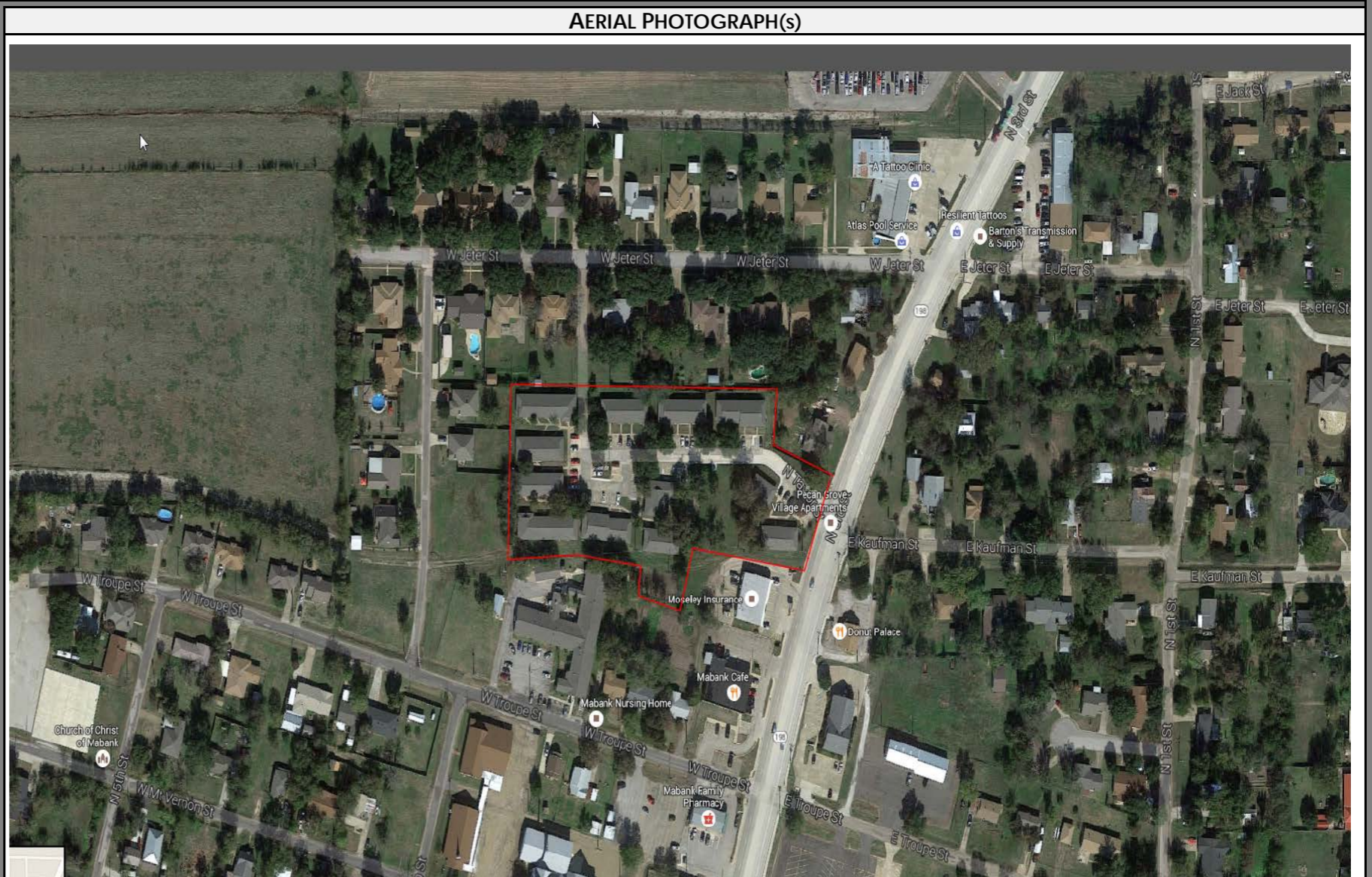
Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ Experienced Developer	
▫ USDA Interest Subsidy on all of the units and Rental Assistance on 29	
▫ USDA subsidies can be increased to offset operating cost increases	

WEAKNESSES/RISKS	
▫ Underwritten expense ratio of 84.4%	

COMMENTS
This development is an existing HTC property #91041 under the name of Pecan Grove Apartments.



APPLICATION SUMMARY

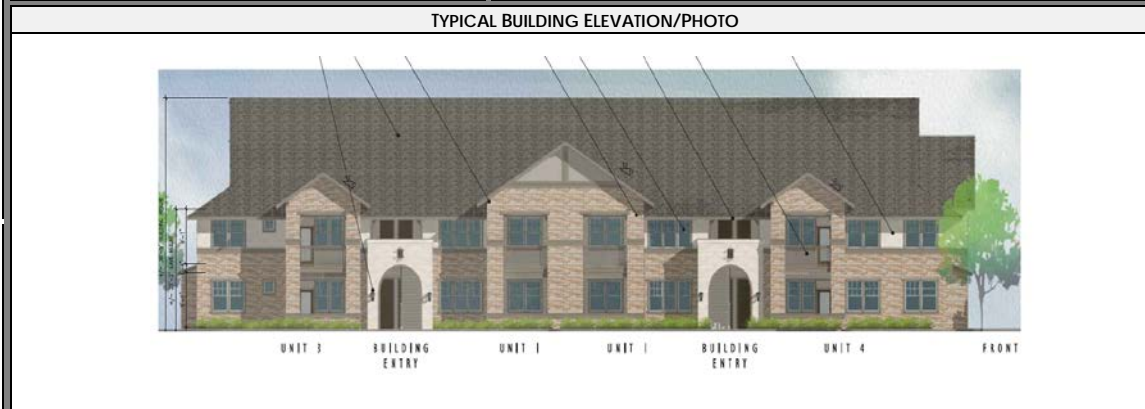
REAL ESTATE ANALYSIS DIVISION

July 25, 2016

PROPERTY IDENTIFICATION	
Application #	16098
Development	Parkdale Villas
City / County	Denison / Grayson
Region/Area	3 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION						
TDHCA Program	Request	Approved				
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$10,417/Unit	\$1.05		
	Amount	Rate	Amort	Term	Lien	
Private Activity Bonds						
MDLP (Repayable)						
MDLP (Non-Repayable)						
CHDO Expenses						

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
AMTEX Multi-Housing LLC		
OM Affordable Housing, LLC		
Developer(s)		
AMTEX Development LLC		
David Yarden		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	13	9%
1	36	25%	40%	-	0%
2	72	50%	50%	52	36%
3	36	25%	60%	63	44%
4	-	0%	MR	16	11%
TOTAL	144	100%	TOTAL	144	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.17	Expense Ratio	60.1%
Breakeven Occ.	87.0%	Breakeven Rent	\$646
Average Rent	\$687	B/E Rent Margin	\$41
Property Taxes	\$972/unit	Exemption/PILOT	0%
Total Expense	\$4,650/unit	Controllable	\$2,677/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			6.0%
Highest Unit Capture Rate	37%	3 BR/60%	16
Dominant Unit Cap. Rate	31%	2 BR/60%	31
Premiums (↑60% Rents)	Yes		\$68/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	983 SF	Density	12.8/acre
Acquisition		\$13K/unit	\$1,808K
Building Cost	\$64.81/SF	\$64K/unit	\$9,171K
Hard Cost		\$86K/unit	\$12,444K
Total Cost		\$154K/unit	\$22,140K
Developer Fee	\$2,489K	(28% Deferred)	Paid Year: 10
Contractor Fee	\$1,721K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
BBVA Compass	18/35	5.75%	\$5,698,853	1.17	City of Denison Fee Waiver	0/0	0.00%	\$100	1.17	Hudson Housing Capital	\$15,750,000
										AMTEX Development LLC	\$690,883
TOTAL DEBT (Must Pay)			\$5,698,853		CASH FLOW DEBT / GRANTS			\$100		TOTAL EQUITY SOURCES	\$16,440,883
										TOTAL DEBT SOURCES	\$5,698,953
										TOTAL CAPITALIZATION	\$22,139,836

CONDITIONS

1 Receipt and acceptance by Commitment:

- a: Confirmation of correct utility allowance approved by TDHCA Compliance.
- b: Architect plan for compliance with all applicable accessibility standards.
- c: documentation to verify budgeted amounts for impact fees, building and permit fees, and land carrying costs.

2 Receipt and acceptance by 10% test:

- a: Certification of actual relocation costs.
- b: Resolution from City of Denison confirming that there will be a roadway dedication to the project totaling 1.14 acres.

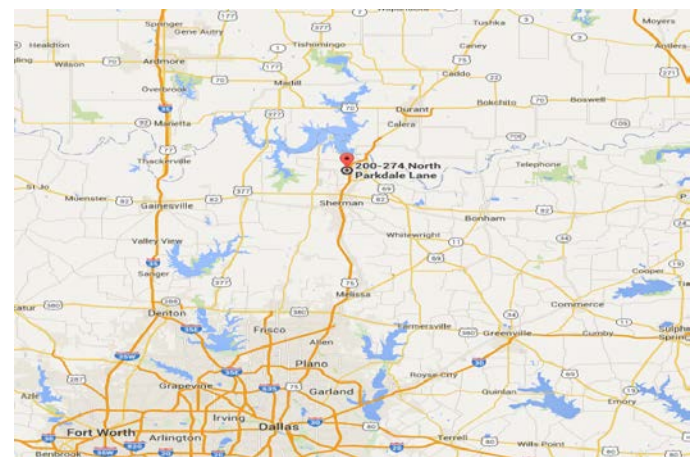
3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:

- a: Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
- b: Confirmation that asbestos testing was performed on existing structures on site prior to demolition, and if necessary, a certification that an asbestos abatement program was implemented by a qualified abatement company.
- c: Confirmation that a Limited Environmental Site Investigation (LESI) was conducted to evaluate the presence of potential environmental contaminants in the on-site fill material and groundwater associated with the former ponds located on North Tract and South Tract of the Site and any recommendations from the LESI be implemented by the building plans.
- d: Confirmation that if an on-site septic system or on-site water well is encountered during future Site development activities and is not intended for future use that they be remedied according to state and federal regulations.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Easy access major highway (HW 75)
▫	Attractive location near restaurants and Walmart
▫	Low Gross Capture Rate
▫	High affordable occupancies in PMA
WEAKNESSES/RISKS	
▫	1.15 projected DCR
▫	61% expense ratio
▫	Part of site not zoned and subject to annexation

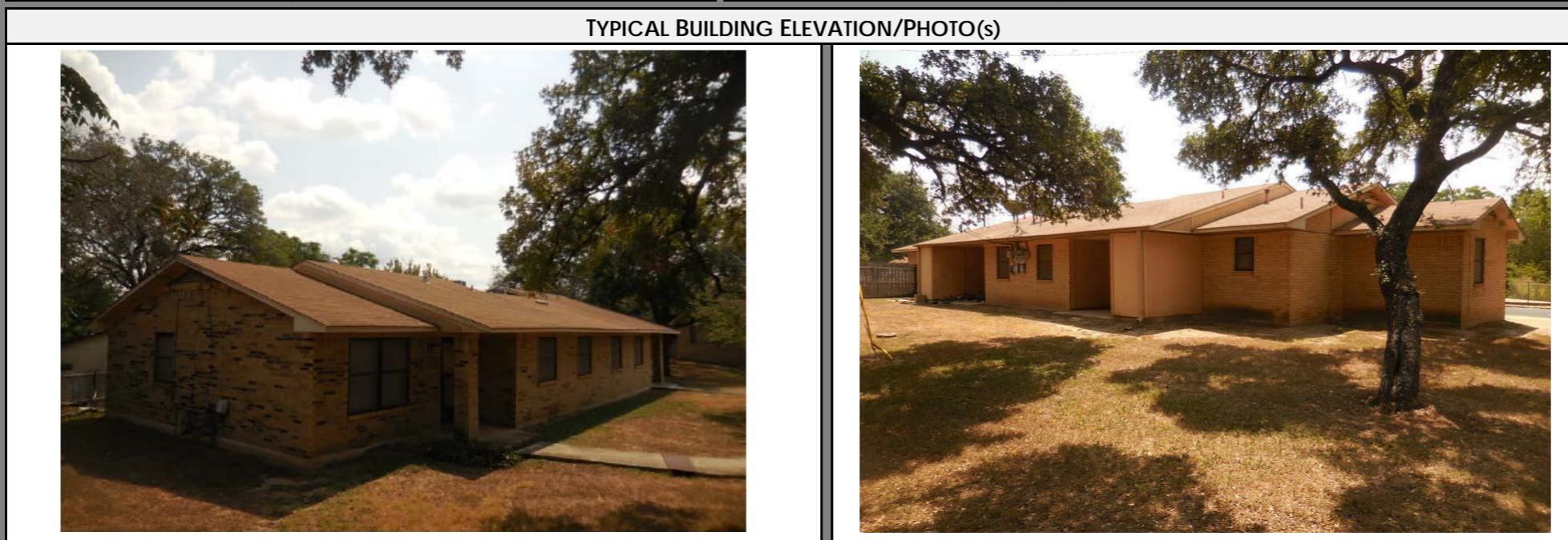


APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16099
Development	SEA RAD Oaks
City / County	Austin / Travis
Region/Area	7 / Urban
Population	General
Set-Aside	At-Risk
Activity	Acquisition/Rehab (Built in 1980)

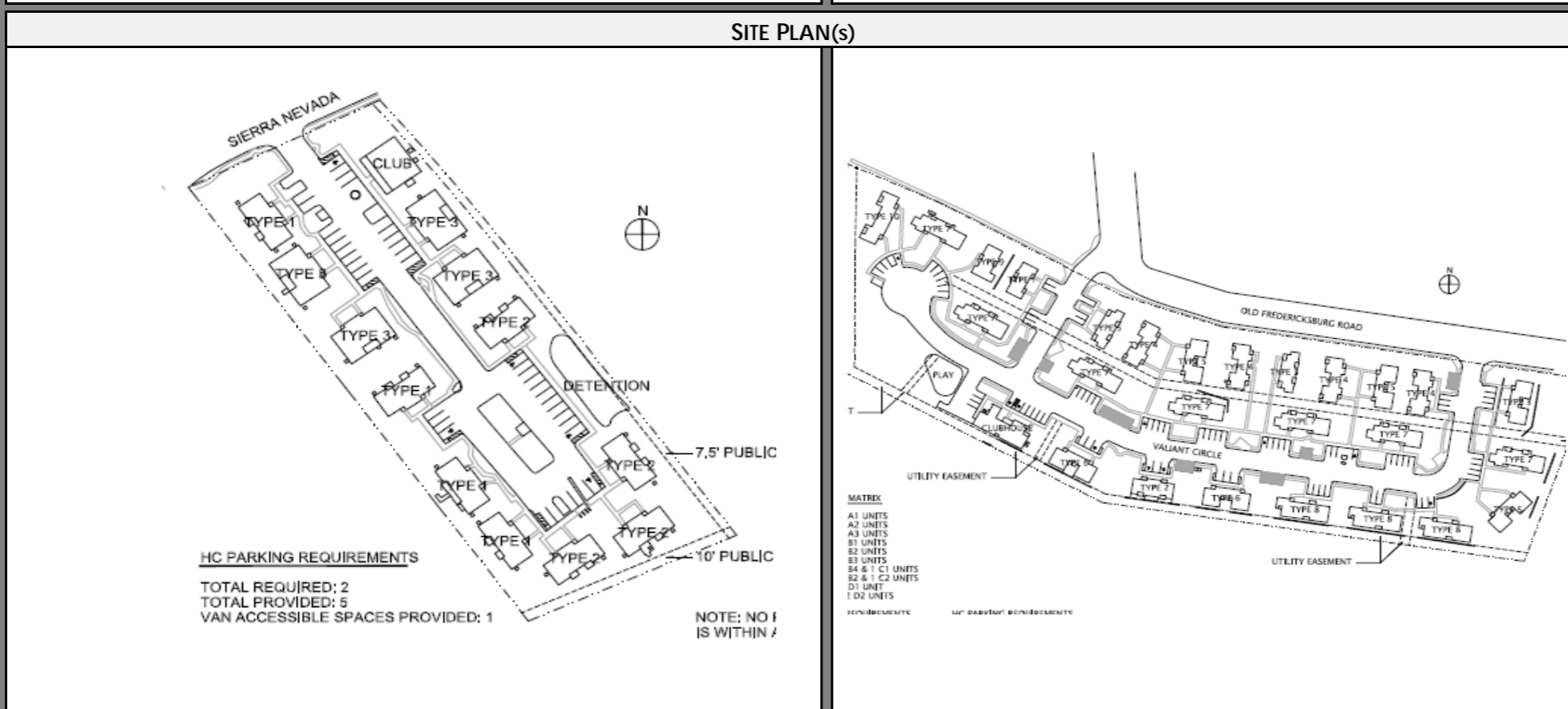
RECOMMENDATION					
TDHCA Program	Request	Approved			
LIHTC (9% Credit)	\$901,883	\$901,883	\$12,025/Unit	\$0.95	
	Amount	Rate	Amort	Term	Lien
Private Activity Bonds					
MDLP (Repayable)					
MDLP (Non-Repayable)					
CHDO Expenses					

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Travis County Housing Authority		
Developer(s)		
Franklin Development (Aubra Franklin)		
Related-Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	12%
1	24	32%	40%	-	0%
2	38	51%	50%	30	40%
3	10	13%	60%	36	48%
4	3	4%	MR	-	0%
TOTAL	75	100%	TOTAL	75	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			TDHCA's Pro Forma		
Debt Coverage	1.15	Expense Ratio	81.6%		
Breakeven Occ.	92.7%	Breakeven Rent	\$455		
Average Rent	\$466	B/E Rent Margin	\$12		
Property Taxes	Exempt	Exemption/PILOT	0%		
Total Expense	\$4,443/unit	Controllable	\$3,107/unit		



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.2%		
Highest Unit Capture Rate	8%	3 BR/50%	8
Dominant Unit Cap. Rate	7%	2 BR/50%	20
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	75	100% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	817 SF	Density	6.6/acre
Acquisition		\$13K/unit	\$1,000K
Building Cost	\$77.63/SF	\$63K/unit	\$4,756K
Hard Cost		\$79K/unit	\$5,924K
Total Cost		\$145K/unit	\$10,853K
Developer Fee	\$1,116K	(22% Deferred)	Paid Year: 41
Contractor Fee	\$754K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Boston Capital	18/35	5.25%	\$1,040,000	1.15	Housing Authority of Travis County	20/40	0.00%	\$1,000,000	1.15	Boston Capital	\$8,567,036
										Franklin Development, Ltd.	\$246,184
TOTAL DEBT (Must Pay)			\$1,040,000		CASH FLOW DEBT / GRANTS			\$1,000,000		TOTAL EQUITY SOURCES	\$8,813,220
										TOTAL DEBT SOURCES	\$2,040,000
										TOTAL CAPITALIZATION	\$10,853,220

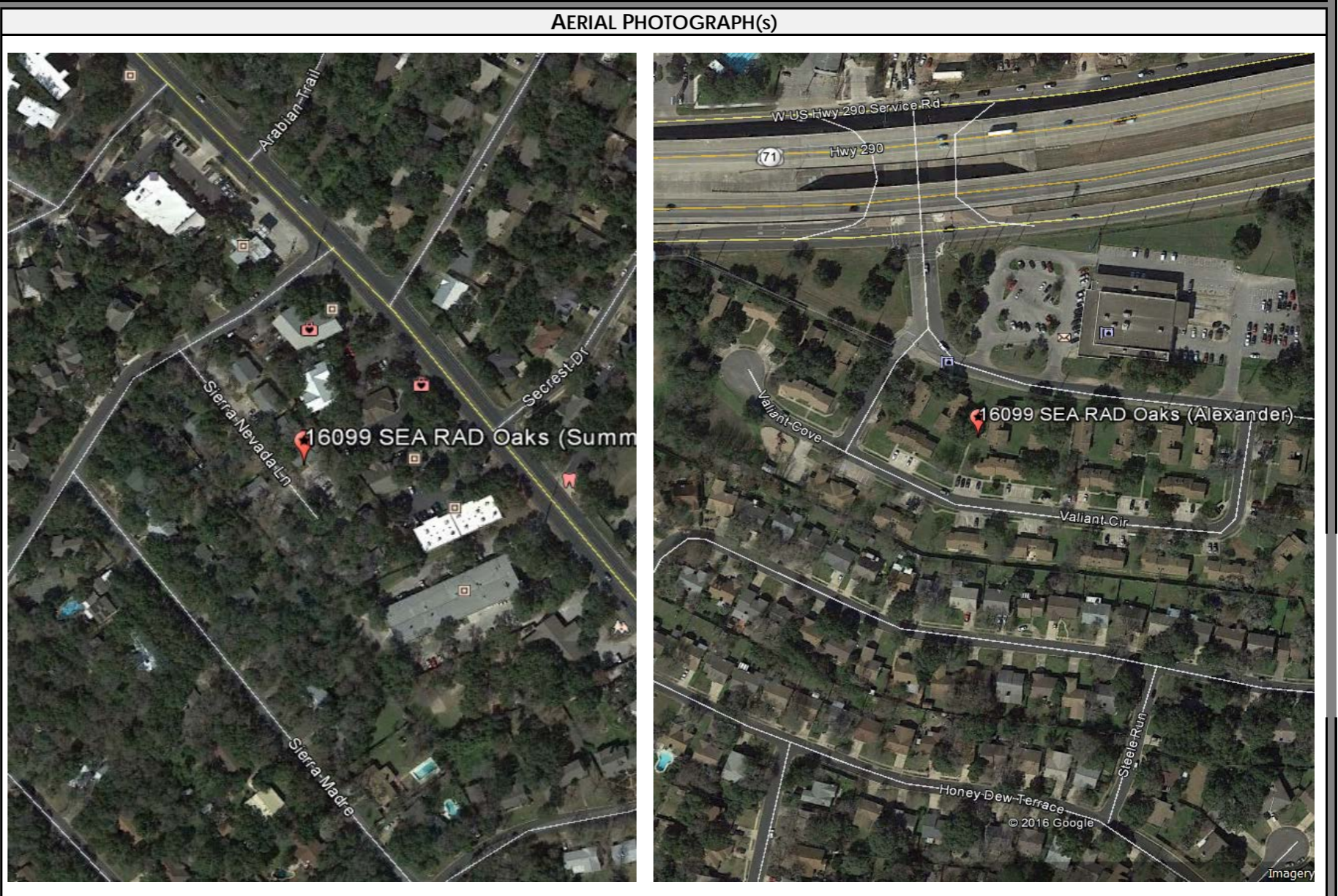
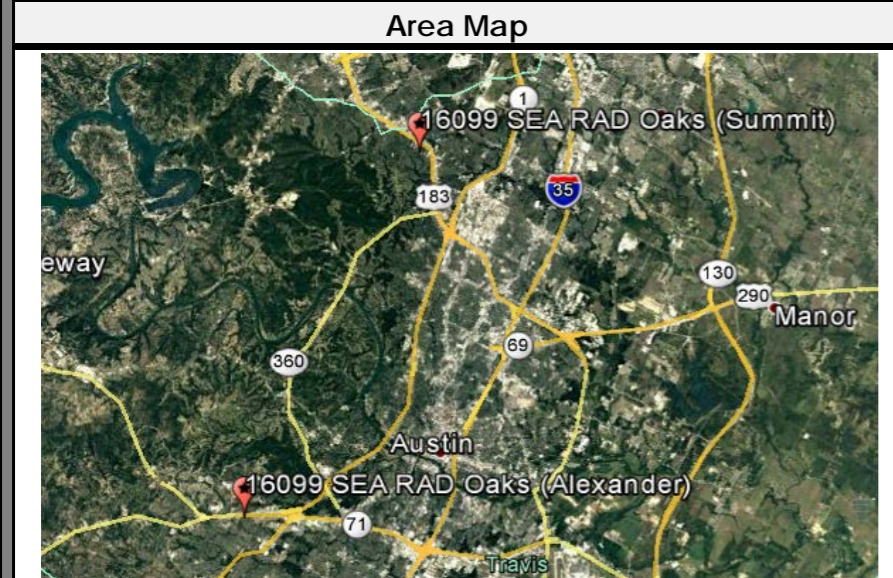
CONDITIONS

- Receipt and acceptance by 10% test:
- * HUD approval of RAD conversion including a commitment to enter into the Housing Assistance Payment contract (or executed CHAP or similar agreement), HUD schedule of milestones for the conversion, HUD approved rents and operating budget.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Low Gross and Unit Capture Rates
▫	HUD CHAP Contract
WEAKNESSES/RISKS	
▫	Weak Cash Flows
▫	DCR
▫	Long Term Feasibility
▫	Expense Ratio



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16104	TDHCA Program		Request		
Development	Villa Verde Estates	LIHTC (9% Credit)		\$1,500,000	\$1,500,000	\$11,364/Unit
City / County	Weslaco ETJ / Hidalgo			Amount	Rate	Amort
Region/Area	11 / Urban	Private Activity Bonds		Term	Lien	
Population	General	MDLP (Repayable)				
Set-Aside	General	MDLP (Non-Repayable)				
Activity	New Construction	CHDO Expenses				

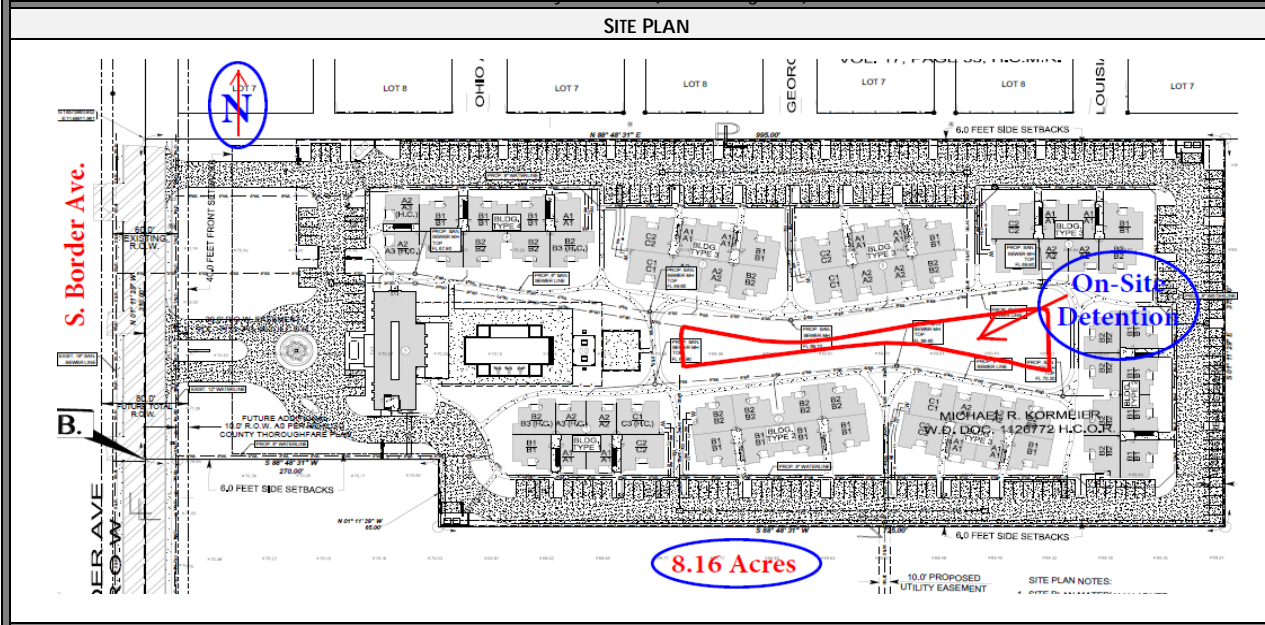
KEY PRINCIPAL / SPONSOR		
DWR Villa Verde GP, LLC Donna Rickenbacker		
Related-Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	12	9%
1	46	35%	40%	-	0%
2	66	50%	50%	23	17%
3	20	15%	60%	77	58%
4	-	0%	MR	20	15%
TOTAL	132	100%	TOTAL	132	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.20	Expense Ratio	61.7%
Breakeven Occ.	86.5%	Breakeven Rent	\$554
Average Rent	\$593	B/E Rent Margin	\$40
Property Taxes	\$538/unit	Exemption/PILOT	0%
Total Expense	\$4,163/unit	Controllable	\$2,641/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	5.5%
Highest Unit Capture Rate	32% 1 BR/60% 20
Dominant Unit Cap. Rate	31% 2 BR/60% 41
Premiums (↑60% Gross)	No
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	944 SF	Density	16.2/acre
Acquisition	\$06K/unit		\$809K
Building Cost	\$71.00/SF		\$8,850K
Hard Cost			\$11,669K
Total Cost			\$18,793K
Developer Fee	\$2,197K (32% Deferred)		Paid Year: 11
Contractor Fee	\$1,634K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
BBVA Compass	18/30	6.25%	\$3,840,000	1.20	City of Weslaco-Reduced Fee	0/0	0.00%	\$10	1.20	RBC Capital Markets	\$14,248,575
TOTAL DEBT (Must Pay)			\$3,840,000		CASH FLOW DEBT / GRANTS			\$11		DWR Development Group, LLC	\$704,695
TOTAL EQUITY SOURCES											\$14,953,270
TOTAL DEBT SOURCES											\$3,840,011
TOTAL CAPITALIZATION											\$18,793,281

CONDITIONS

- Receipt and acceptance by 10% test:
 - Architect certification that the development plans incorporate mitigation measures sufficient to satisfy Acceptable Separation Distance guidelines related to residential propane tanks on adjacent properties.
- Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Architect certification that mitigation measures for Acceptable Separation Distance guidelines were successfully implemented in the completion of the Development.
- Receipt and acceptance by Cost Certification:
 - Third Party engineer certification that the Site has been developed in full compliance with the National Flood Protection Act and that all applicable federal and state statutory and regulatory requirements have been met. Even if not required by such provisions, the Site must be developed so that all finished ground floor elevations are at least one foot above the floodplain and that all drives, parking and amenities are no lower than six inches below the floodplain. If there are more stringent local requirements they must also be met. Alternatively, Applicant/Developer can provide a Letter of Map Amendment ("LOMA") or Letter of Map Revision ("LOMR-F") indicating that the development is no longer within the 100 year floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer
Expiration Date
Bond Amount
BRB Priority
Expected Close
Bond Structure

RISK PROFILE

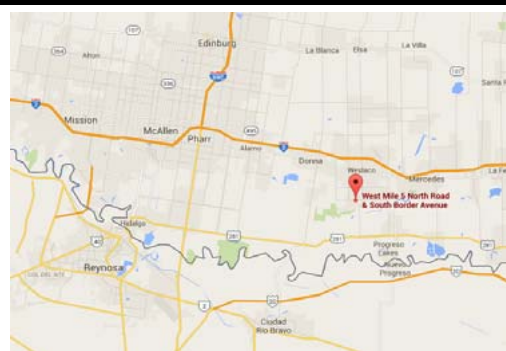
STRENGTHS/MITIGATING FACTORS

- 1.20 DCR assuming gross 60% rents on unrestricted units
- HTC developments in PMA average 98% occupancy
- Attractive architectural design should compete well in

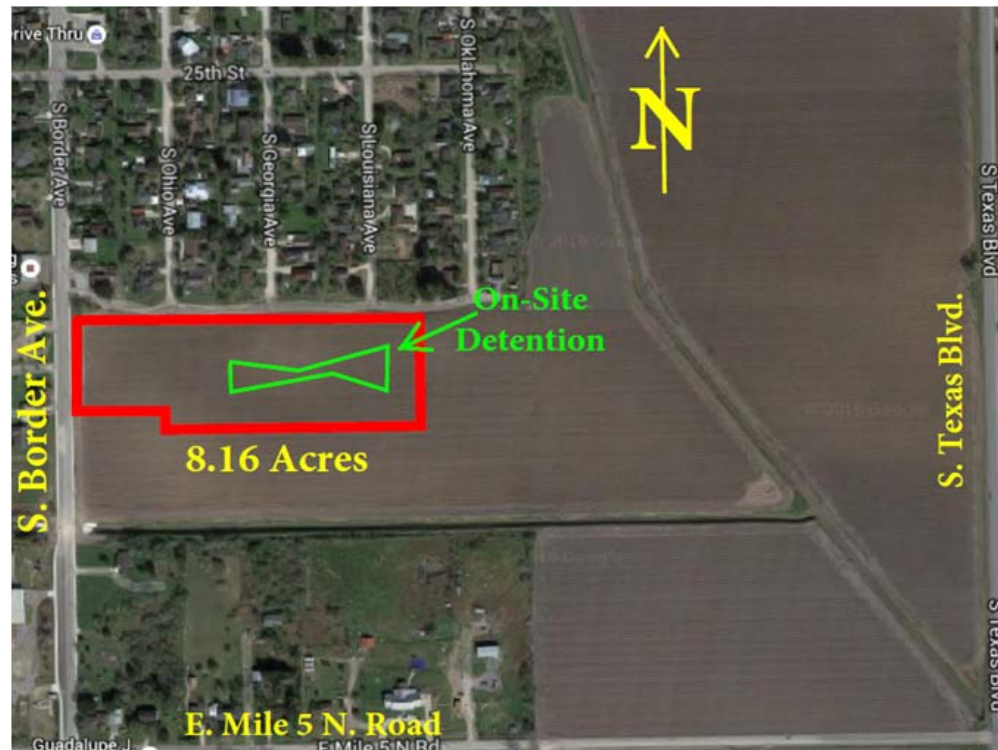
WEAKNESSES/RISKS

- 62% expense ratio
- High 60% unit capture rates on 1 & 2 BR's

AREA MAP



AERIAL PHOTOGRAPH(S)



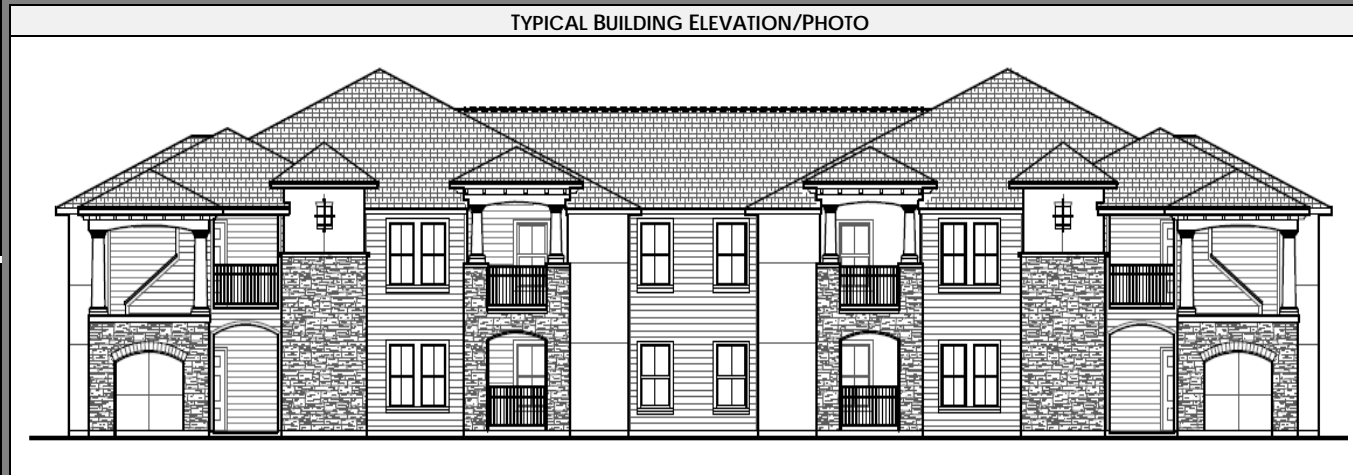
APPLICATION SUMMARY

REAL ESTATE ANALYSIS DIVISION

July 25, 2016

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16105	TDHCA Program	Request	Approved			
Development	Tuscany Park at Arcola		LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$15,625/Unit	\$0.99
City / County	Arcola / Fort Bend		Amount	Rate	Amort	Term	Lien
Region/Area	6 / Urban						
Population	General						
Set-Aside	General						
Activity	New Construction						

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
East 43rd Street, LLC		
NRP Affordable Subsidiary, LLC		
Developer(s)		
Sarah Andre		
NRP Lone Star Development, LLC		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	9%
1	48	50%	40%	-	0%
2	40	42%	50%	36	38%
3	8	8%	60%	43	45%
4	-	0%	MR	8	8%
TOTAL	96	100%	TOTAL	96	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.22	Expense Ratio	64.3%
Breakeven Occ.	86.5%	Breakeven Rent	\$668
Average Rent	\$716	B/E Rent Margin	\$49
Property Taxes	\$938/unit	Exemption/PILOT	0%
Total Expense	\$5,316/unit	Controllable	\$3,231/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	7.8%
Highest Unit Capture Rate	38% 1 BR/60% 22
Dominant Unit Cap. Rate	38% 1 BR/60% 22
Premiums (↑60% Rents)	Yes \$63/Avg.
Rent Assisted Units	96 100% Total Units

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	842 SF	Density	10.7/acre
Acquisition	\$14K/unit		\$1,300K
Building Cost	\$74.60/SF	\$63K/unit	\$6,028K
Hard Cost	\$97K/unit		\$9,358K
Total Cost	\$193K/unit		\$18,553K
Developer Fee	\$2,115K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$1,296K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citi	18/35	5.25%	\$3,700,000	1.22	City of Arcola	0/0	0.00%	\$1,000	1.22	NaviStone Partners, Ltd.	\$14,847,029
										East 43rd Street LLC/NRP Lone Star Development LLC	\$4,711
TOTAL DEBT (Must Pay)			\$3,700,000		CASH FLOW DEBT / GRANTS			\$1,000		TOTAL EQUITY SOURCES	\$14,851,740
										TOTAL DEBT SOURCES	\$3,701,000
										TOTAL CAPITALIZATION	\$18,552,740

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer
Expiration Date
Bond Amount
BRB Priority
Expected Close
Bond Structure

RISK PROFILE

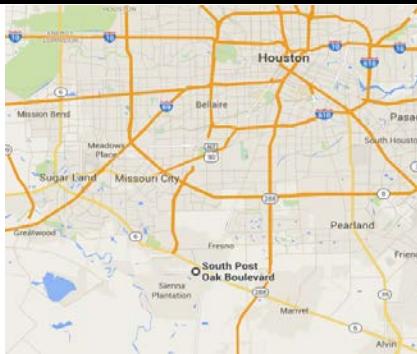
STRENGTHS/MITIGATING FACTORS

- Experienced builder and developer
- Developer has multiple developments in the Houston
- High occupancy in the PMA
- If market units achieve a higher premium, it would increase the viability of the project

WEAKNESSES/RISKS

- 64.32% expense ratio
- High unit capture rates for 1BR 50%, 1BR 60%, and 2 BR 60% units

AREA MAP



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

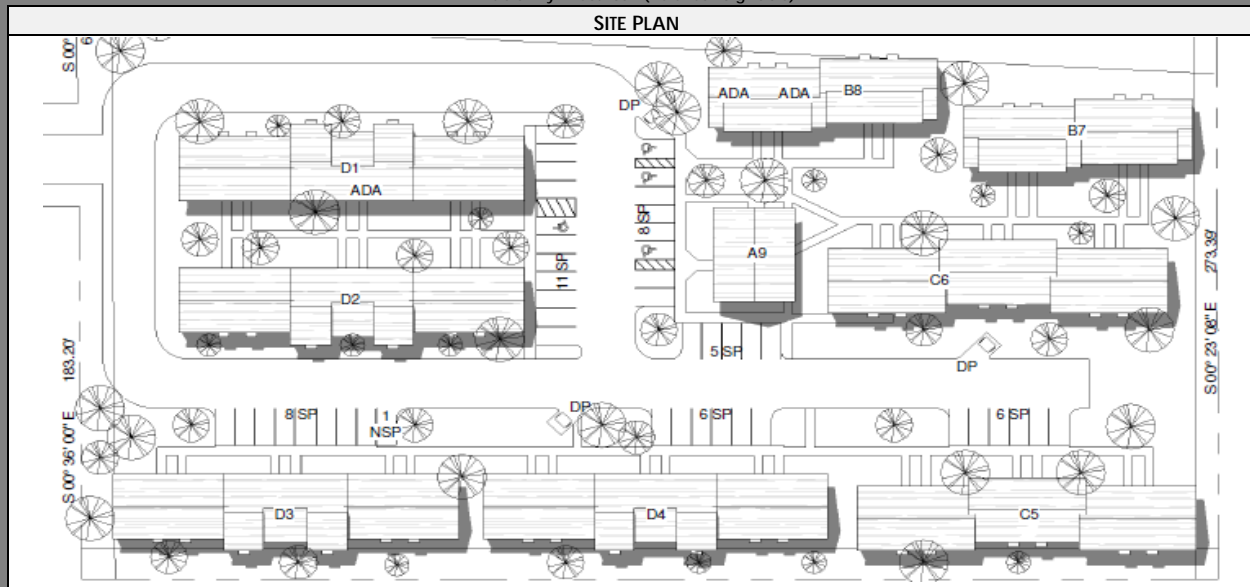
PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16108	TDHCA Program	Request	Approved		
Development	Timber Ridge	LIHTC (9% Credit)	\$276,679	\$263,062	\$5,979/Unit	\$0.90
City / County	Chandler / Henderson		Amount	Rate	Amort	Term
Region/Area	4 / Rural	Private Activity Bonds				Lien
Population	Elderly Preference	MDLP (Repayable)	\$500,000	3.00%	30	30
Set-Aside	USDA	MDLP (Cash Flow)				Parity 1st
Activity	Acquisition/Rehab (Built in 1991)	CHDO Expenses				

KEY PRINCIPAL / SPONSOR(S)		
Jim Fieser		
James (Jamie) Fieser		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	9%
1	36	82%	40%	-	0%
2	8	18%	50%	9	20%
3	-	0%	60%	31	70%
4	-	0%	MR	-	0%
TOTAL	44	100%	TOTAL	44	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.27	Expense Ratio	70.5%
Breakeven Occ.	86.7%	Breakeven Rent	\$406
Average Rent	\$433	B/E Rent Margin	\$28
Property Taxes	\$256/unit	Exemption/PILOT	0%
Total Expense	\$3,458/unit	Controllable	\$1,998/unit



MARKET FEASIBILITY INDICATORS	
Gross Capture Rate (30% Maximum)	
Highest Unit Capture Rate	
Dominant Unit Cap. Rate	
Premiums (↑60% Rents)	
Rent Assisted Units	26 | 59% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	690 SF	Density	11.7/acre
Acquisition		\$28K/unit	\$1,214K
Building Cost	\$30.87/SF	\$21K/unit	\$938K
Hard Cost		\$26K/unit	\$1,124K
Total Cost		\$88K/unit	\$3,870K
Developer Fee	\$550K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$196K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$1K	5%	Finishes/Fixtures \$11K 43%
Building Shell	\$6K	23%	Appliances \$1K 5%
Amenities	\$1K	2%	HVAC \$3K 12%
Total Exterior	\$8K	31%	Total Interior \$15K 60%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA	30/50	1.00%	\$969,245	2.58	City of Chandler	0/0	0.00%	\$100	1.27	WNC	\$2,365,191
TDHCA	30/30	3.00%	\$500,000	1.27	PDG Architects	0/0	0.00%	\$25,000	1.27	Fieser Development, Inc.	\$0
					Transfer of Reserves	0/0	0.00%	\$10,555	1.27		
TOTAL DEBT (Must Pay)			\$1,469,245		CASH FLOW DEBT / GRANTS			\$35,655		TOTAL EQUITY SOURCES	\$2,365,191
										TOTAL DEBT SOURCES	\$1,504,900
										TOTAL CAPITALIZATION	\$3,870,091

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
- 2 Receipt and acceptance by 10% test:
 - a: Approved rents
 - b: Approved acquisition price
 - c: Rates and terms of the proposed loan transfer
 - d: USDA reserve requirements

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE

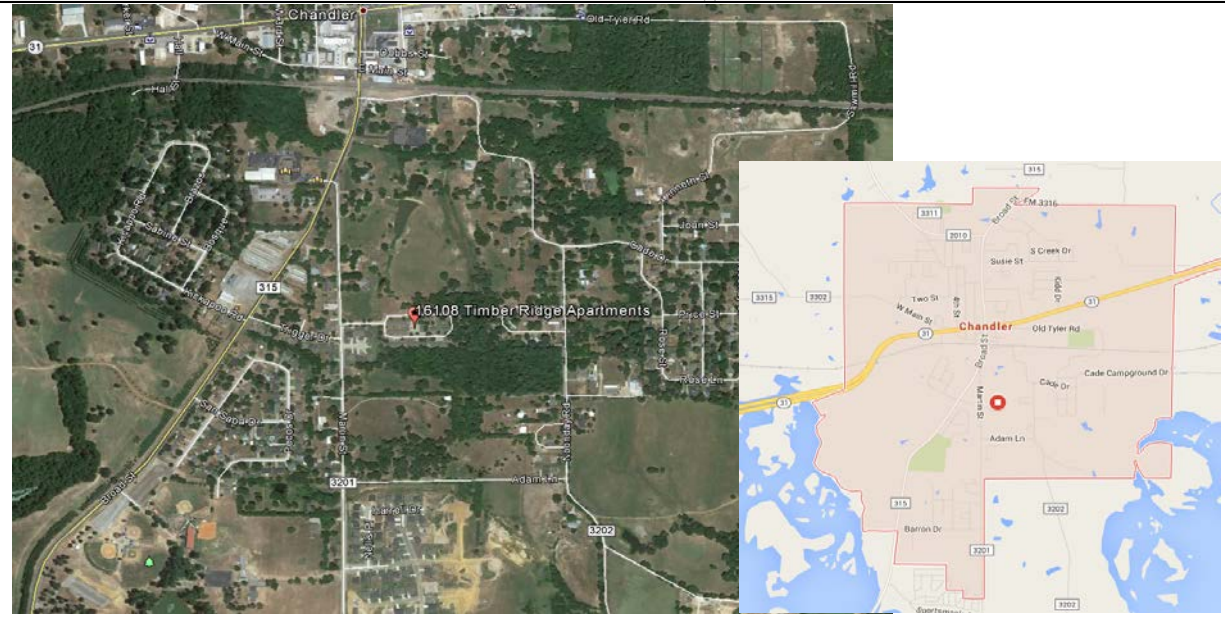
STRENGTHS/MITIGATING FACTORS

- ▣ Experienced developer (LIHTC & USDA)
- ▣ High Occupancy
- ▣ USDA Rental Assistance

WEAKNESSES/RISKS

- ▣ Expense Ratio
- ▣ Year 15 DCR
- ▣ Low B/E Rent Margin

AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

REAL ESTATE ANALYSIS DIVISION
May 31, 2016

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16113	TDHCA Program	Request	Approved			Lien
Development	Village at Main			LIHTC (9% Credit)	\$234,602	\$225,583		$20,000/Unit	$0.90
City / County	Bullard / Smith		Amount	Rate	Amort	Term	
Region/Area	4 / Rural	Private Activity Bonds					
Population	General	MDLP (Repayable)	\$227,400	3.00%	30	30	Parity 1st
Set-Aside	USDA	MDLP (Cash Flow)					
Activity	Acquisition/Rehab (Built in 1994)	CHDO Expenses					

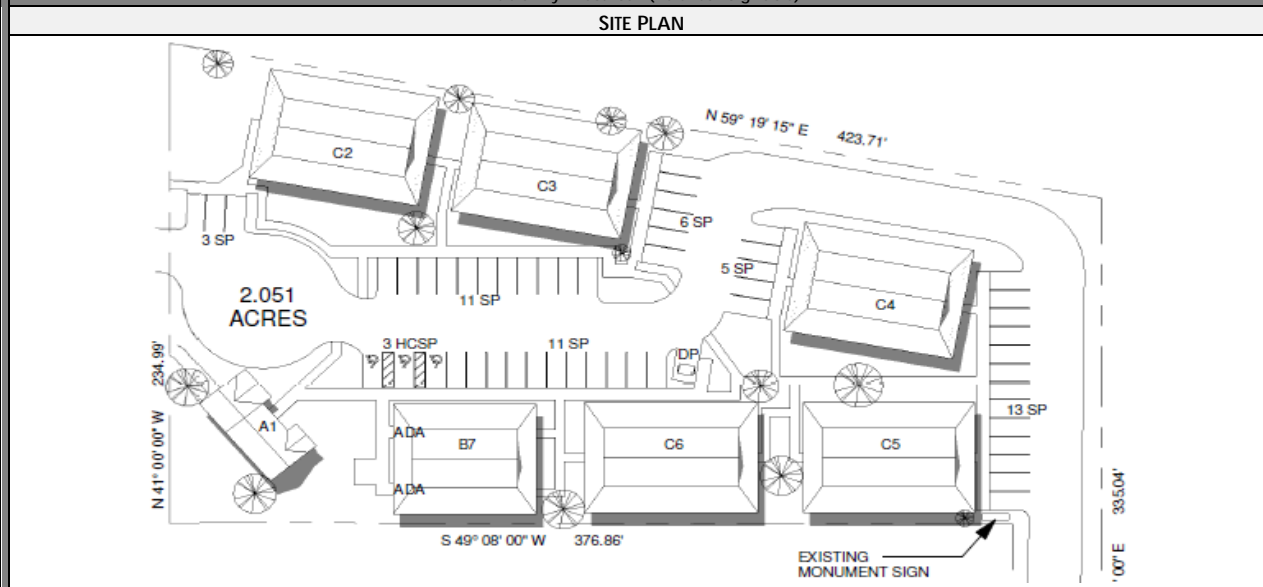
KEY PRINCIPAL / SPONSOR(S)		
Jim Fieser		
James (Jamie) Fieser		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	2	8%
1	4	17%	40%	-	0%
2	20	83%	50%	5	21%
3	-	0%	60%	17	71%
4	-	0%	MR	-	0%
TOTAL	24	100%	TOTAL	24	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.29	Expense Ratio	76.4%
Breakeven Occ.	87.6%	Breakeven Rent	\$519
Average Rent	\$548	B/E Rent Margin	\$29
Property Taxes	\$248/unit	Exemption/PILOT	0%
Total Expense	\$4,685/unit	Controllable	\$2,482/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	
Highest Unit Capture Rate	
Dominant Unit Cap. Rate	
Premiums (↑60% Gross)	
Rent Assisted Units	19 | 79% Total Units

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on PCA	
Avg. Unit Size	773 SF	Density 11.7/acre
Acquisition	\$33K/unit	\$797K
Building Cost	\$39.80/SF	\$31K/unit \$738K
Hard Cost	\$38K/unit	\$922K
Total Cost	\$121K/unit	\$2,898K
Developer Fee	\$420K (0% Deferred)	Paid Year: 1
Contractor Fee	\$166K	30% Boost Yes

REHABILITATION COSTS / UNIT

Site Work	\$2K 5%	Finishes/Fixtures	\$15K 40%
Building Shell	\$10K 25%	Appliances	\$2K 4%
Amenities	\$2K 6%	HVAC	\$4K 11%
Total Exterior	\$14K 36%	Total Interior	\$21K 55%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
USDA	30/50	1.00%	\$611,878	2.24	City of Bullard	0/0	0.00%	\$20	1.29	WNC	\$2,030,038	
TDHCA	30/30	3.00%	\$227,400	1.29	Transfer Replacement Reserves	0/0	0.00%	\$4,153	1.29	Deferred Developer Fee	\$0	
					PDG Architects	0/0	0.00%	\$25,000	1.29	TOTAL EQUITY SOURCES	\$2,030,038	
TOTAL DEBT (Must Pay)			\$839,278		CASH FLOW DEBT / GRANTS			\$29,173		TOTAL DEBT SOURCES	\$868,451	
											TOTAL CAPITALIZATION	\$2,898,489

CONDITIONS

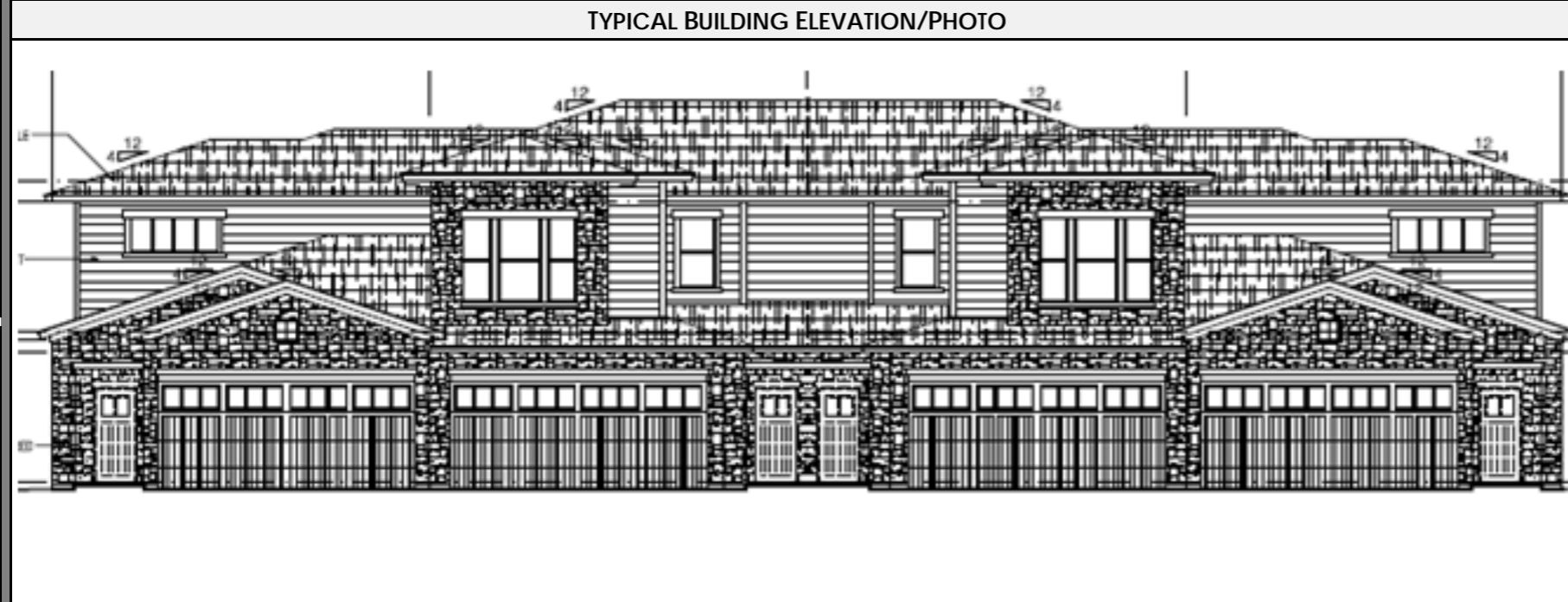
- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
- 2 Receipt and acceptance by Commitment:
 - a: A letter from the City of Bullard stating that the community building expansion will be eligible for a building permit.
- 3 Receipt and acceptance by 10% test:
 - a: Approved rents
 - b: Approved acquisition price
 - c: Rates and terms of the proposed loan transfer
 - d: USDA reserve requirements

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH / AREA MAP	
Issuer			
Expiration Date			
Bond Amount			
BRB Priority			
Expected Close			
Bond Structure			
RISK PROFILE			
STRENGTHS/MITIGATING FACTORS			
<ul style="list-style-type: none"> ▫ Experienced developer (LIHTC & USDA) ▫ High Occupancy ▫ USDA Rental Assistance 			
WEAKNESSES/RISKS			
<ul style="list-style-type: none"> ▫ Break-Even Vacancy ▫ Expense Growth Sensitivity ▫ Expense Ratio 			

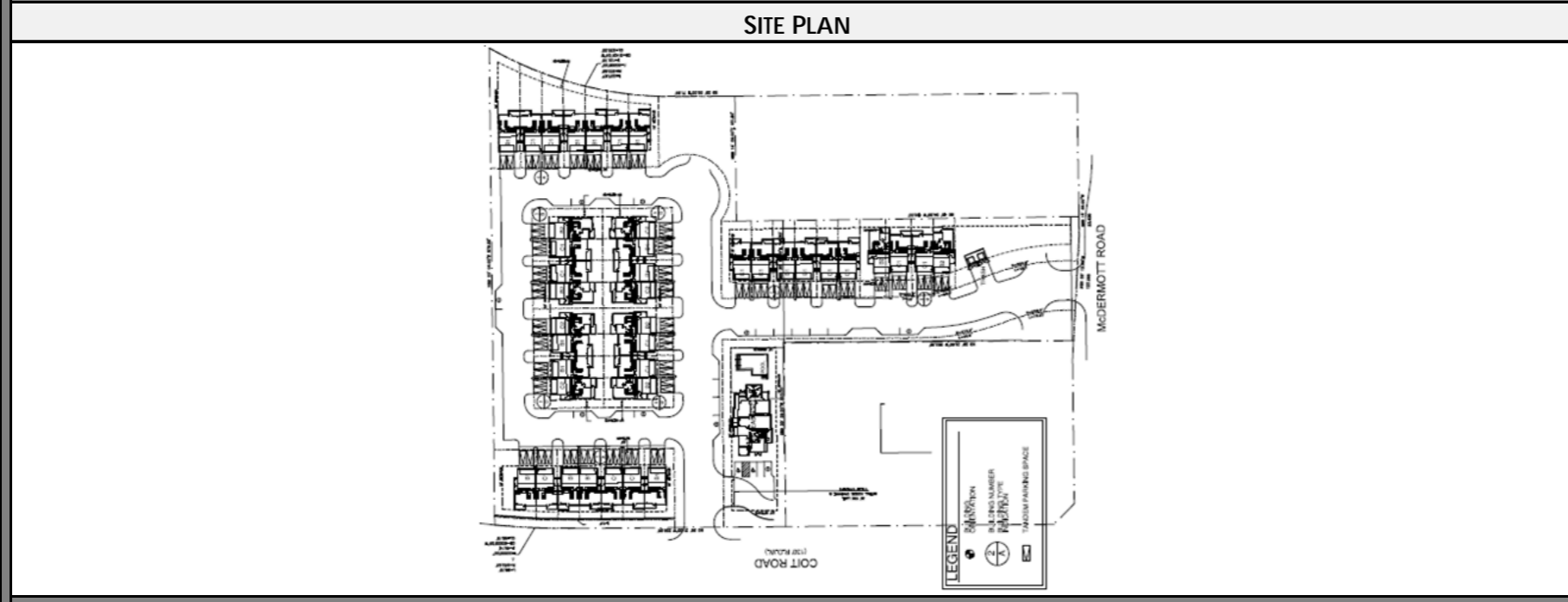
APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPAL / SPONSOR				
Application #	16114	TDHCA Program	Request	Approved		General Partner(s)					
Development	Veranda Townhomes	LIHTC (9% Credit)	\$484,341	\$474,312	\$11,858/Unit	\$0.99	Plano Housing Corporation - Jean Brown				
City / County	Plano / Collin		Amount	Rate	Amort	Term	Lien	Rise Residential - Melissa Adami			
Region/Area	3 / Urban	Private Activity Bonds							Developer(s)		
Population	General	MDLP (Repayable)									
Set-Aside	General	MDLP (Non-Repayable)									
Activity	New Construction	CHDO Expenses							Related-Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	2	5%
1	-	0%	40%	-	0%
2	20	50%	50%	8	20%
3	20	50%	60%	10	25%
4	-	0%	MR	20	50%
TOTAL	40	100%	TOTAL	40	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.15	Expense Ratio	37.9%
Breakeven Occ.	84.9%	Breakeven Rent	\$1,193
Average Rent	\$1,305	B/E Rent Margin	\$111
Property Taxes	\$1,045/unit	Exemption/PILOT	50%
Total Expense	\$5,729/unit	Controllable	\$3,191/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			0.8%
Highest Unit Capture Rate	17%	2 BR/60%	6
Dominant Unit Cap. Rate	17%	2 BR/60%	6
Premiums (↑60% Gross)	Yes		\$668/Avg.
Rent Assisted Units	4	10% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	1,427 SF	Density	7.4/acre
Acquisition		\$62K/unit	\$2,475K
Building Cost	\$70.17/SF	\$100K/unit	\$4,006K
Hard Cost		\$133K/unit	\$5,321K
Total Cost		\$271K/unit	\$10,838K
Developer Fee	\$1,059K	(48% Deferred)	Paid Year: 8
Contractor Fee	\$745K	30% Boost	Yes

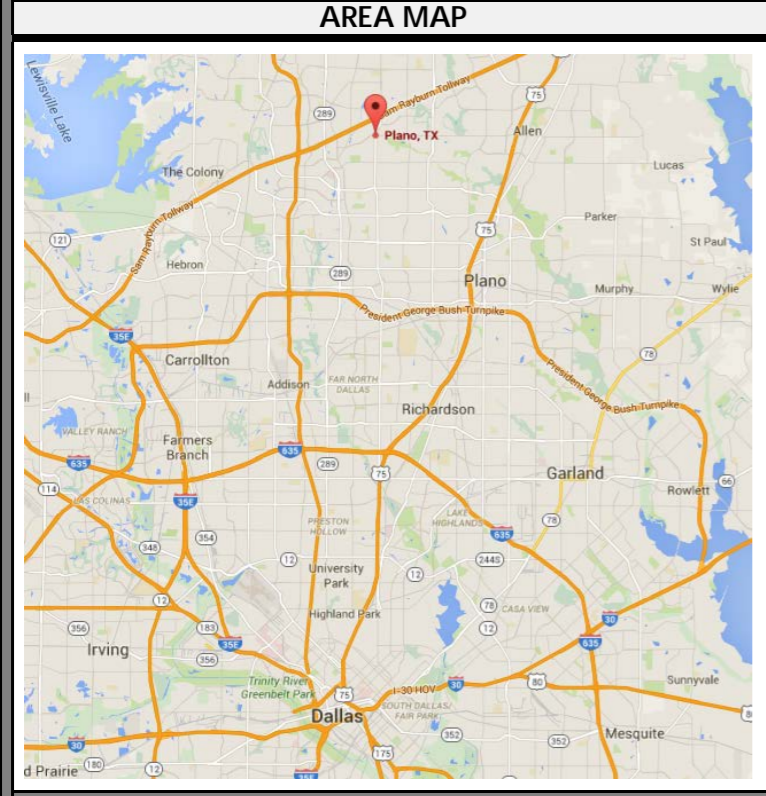
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
IBC CIP FHLB Mortgage	15/40	5.00%	\$5,630,000	1.15						42 Equity Partners	\$4,695,723	
										Deferred Developer Fee	\$512,275	
TOTAL DEBT (Must Pay)			\$5,630,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$5,207,998
											TOTAL DEBT SOURCES	\$5,630,000
											TOTAL CAPITALIZATION	\$10,837,998

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Low gross capture rate
▫	Low unit capture rates
▫	Experienced Developer/Owner
WEAKNESSES/RISKS	
▫	Market rent exposure
▫	Understated contingency
▫	50% 3-bedroom units
▫	Break even rent



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16115	TDHCA Program		Request		Approved	
Development	The Reserve at Dry Creek	LIHTC (9% Credit)		\$1,294,481	\$1,284,953	\$11,371/Unit	\$0.97
City / County	Hewitt / McLennan			Amount	Rate	Amort	Term
Region/Area	8 / Urban	Private Activity Bonds					
Population	Elderly Limitation	MDLP (Repayable)		\$1,000,000	3.00%	30	18
Set-Aside	General	MDLP (Cashflow)					
Activity	New Construction	CHDO Expenses					

KEY PRINCIPALS / SPONSORS		
Diana McIver		
Janine Sisak		
DMA Development		
Related-Parties	Contractor - No	Seller - No

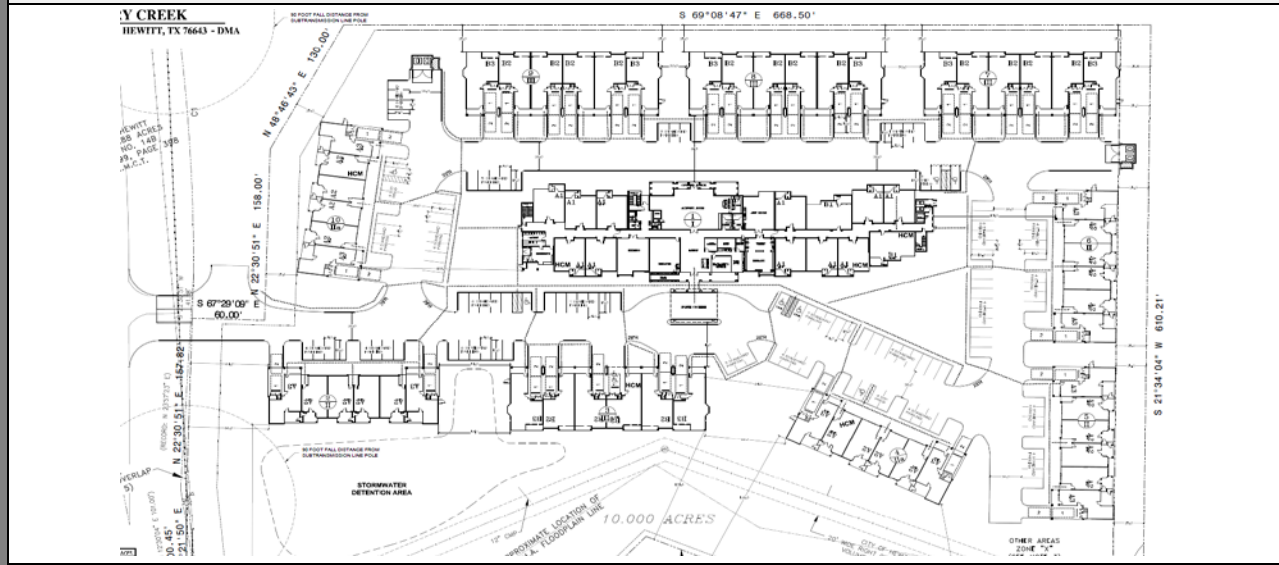
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	8%
1	83	73%	40%	-	0%
2	30	27%	50%	18	16%
3	-	0%	60%	63	56%
4	-	0%	MR	23	20%
TOTAL	113	100%	TOTAL	113	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.16	Expense Ratio	64.9%
Breakeven Occ.	88.0%	Breakeven Rent	\$560
Average Rent	\$588	B/E Rent Margin	\$29
Property Taxes	\$653/unit	Exemption/PILOT	0%
Total Expense	\$4,278/unit	Controllable	\$2,697/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	2.5%		
Highest Unit Capture Rate	7%	1 BR/60%	50
Dominant Unit Cap. Rate	7%	1 BR/60%	50
Premiums (↑60% Rents)	Yes		\$210/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	841 SF	Density	11.3/acre
Acquisition	\$12K/unit		\$1,357K
Building Cost	\$73.63/SF		\$7,000K
Hard Cost	\$77K/unit		\$8,661K
Total Cost	\$143K/unit		\$16,126K
Developer Fee	\$1,834K	(17% Deferred)	Paid Year: 9
Contractor Fee	\$1,213K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Chase Bank, N.A.	18/30	6.50%	\$2,300,000	1.50	City of Hewitt	0/0	0.00%	\$500	1.16	First Sterling	\$12,462,798
TDHCA	18/30	3.00%	\$1,000,000	1.16	Kelly Grossman	0/0	0.00%	\$55,000	1.16	Deferred Developer Fee	\$307,820
TOTAL DEBT (Must Pay)			\$3,300,000		CASH FLOW DEBT / GRANTS			\$55,500		TOTAL EQUITY SOURCES	\$12,770,618
										TOTAL DEBT SOURCES	\$3,355,500
										TOTAL CAPITALIZATION	\$16,126,118

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Senior loan documents (and/or partnership documents) must contain a provision(s) that any stabilization resizing on the senior debt includes the debt service on the TDHCA MDL at a 1.15 DCR.
 - e: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.

- 2 Receipt and acceptance by Commitment:
 - Documentation from City of Hewitt approving zoning change (parking variance no later than Carryover).

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Developer experience
- Use of known building designs increases confidence in construction cost estimates
- Secondary income expected to be higher and provide

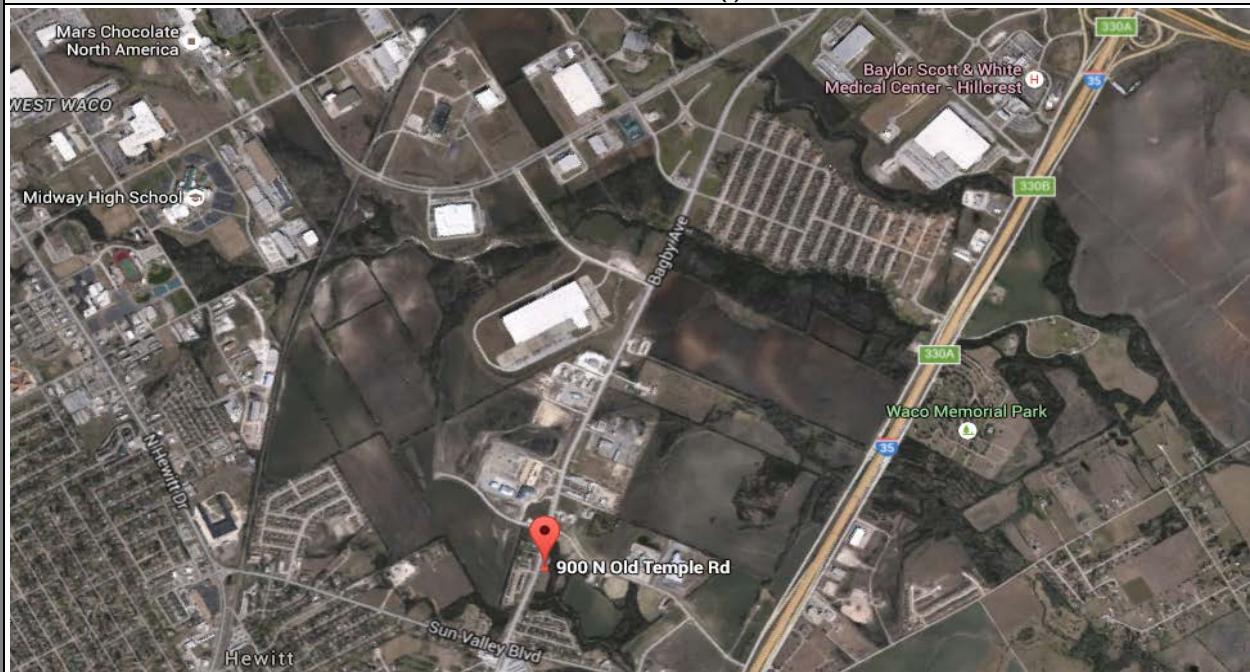
WEAKNESSES/RISKS

- Reliant on market premiums on market units
- Expense Ratio at 64.95%
- 1.15 times DCR in year 15


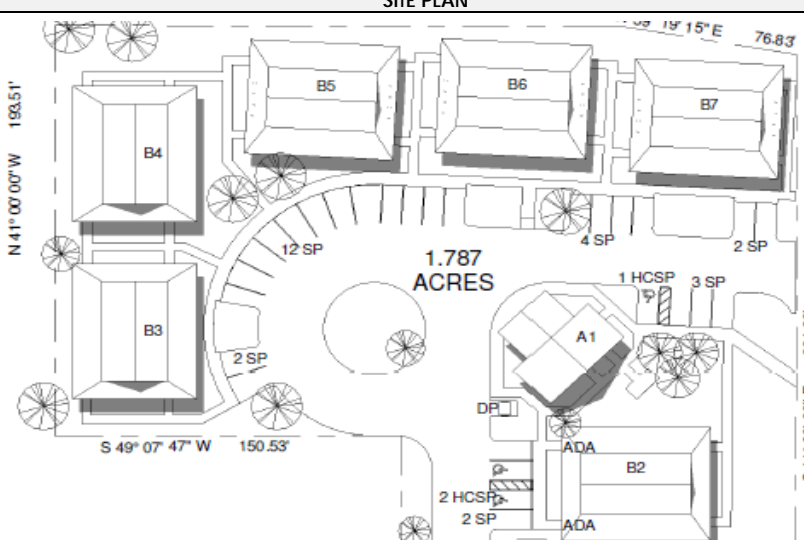
AREA MAP



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION						KEY PRINCIPAL / SPONSOR(S)		
Application #	16116	TDHCA Program	Request	Approved			Jim Fieser James (Jamie) Fieser Related-Parties Contractor - Yes Seller - No			
Development	Cottages at Main	LIHTC (9% Credit)	\$197,264	\$194,178	\$8,091/Unit	\$0.90				
City / County	Bullard / Smith		Amount	Rate	Amort	Term				Lien
Region/Area	4 / Rural	Private Activity Bonds								
Population	Elderly Preference	MDLP (Repayable)	\$229,036	3.00%	30	30				Parity 1st
Set-Aside	USDA	MDLP (Cash Flow)								
Activity	Acquisition/Rehab (Built in 1994)	CHDO Expenses								
TYPICAL BUILDING ELEVATION/PHOTO										
										
UNIT DISTRIBUTION										
# Beds	# Units	% Total	Income	# Units	% Total					
Eff	-	0%	30%	2	8%					
1	24	100%	40%	-	0%					
2	-	0%	50%	5	21%					
3	-	0%	60%	17	71%					
4	-	0%	MR	-						
TOTAL	24	100%	TOTAL	24	100%					
PRO FORMA FEASIBILITY INDICATORS										
Pro Forma Underwritten					TDHCA's Pro Forma					
Debt Coverage	✓ 1.26	Expense Ratio	✗ 75.6%							
Breakeven Occ.	🟡 90.3%	Breakeven Rent	\$460							
Average Rent	\$484	B/E Rent Margin	🟡 \$24							
Property Taxes	\$257/unit	Exemption/PILOT	0%							
Total Expense	\$4,219/unit	Controllable	\$2,407/unit							
SITE PLAN										
										
MARKET FEASIBILITY INDICATORS										
Gross Capture Rate (30% Maximum)										
Highest Unit Capture Rate										
Dominant Unit Cap. Rate										
Premiums (↑60% Gross)										
Rent Assisted Units					19	79% Total Units				
DEVELOPMENT COST SUMMARY										
Costs Underwritten					TDHCA's Costs - Based on PCA					
Avg. Unit Size	632 SF	Density	13.4/acre							
Acquisition	\$31K/unit	\$752K								
Building Cost	\$40.74/SF	\$26K/unit	\$618K							
Hard Cost	\$31K/unit	\$752K								
Total Cost	\$108K/unit	\$2,589K								
Developer Fee	\$366K	(0% Deferred)	Paid Year: 1							
Contractor Fee	\$131K	30% Boost	Yes							
REHABILITATION COSTS / UNIT										
Site Work	\$2K	5%	Finishes/Fixtures	\$14K	44%					
Building Shell	\$7K	23%	Appliances	\$2K	5%					
Amenities	\$1K	4%	HVAC	\$3K	10%					
Total Exterior	\$10K	32%	Total Interior	\$19K	59%					

APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16117	TDHCA Program		Request		
Development	Indian Lake	LIHTC (9% Credit)	\$881,030	\$875,697	\$10,946/Unit	\$0.95
City / County	Indian Lake / Cameron		Amount	Rate	Amort	Term
Region/Area	11 / Rural	Private Activity Bonds				
Population	General	MDLP (Repayable)				
Set-Aside	General	MDLP (Non-Repayable)				
Activity	New Construction	CHDO Expenses				

KEY PRINCIPAL / SPONSOR		
Melissa Adami		
Bill Fisher		
Dewey Stephens		
Related-Parties	Contractor - Yes	Seller - No

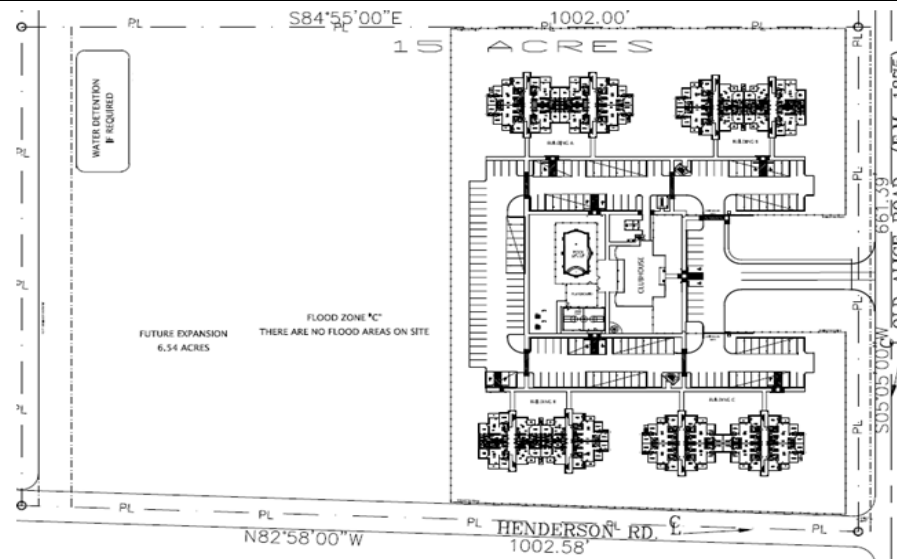
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	5	6%
1	24	30%	40%	-	0%
2	20	25%	50%	13	16%
3	36	45%	60%	46	58%
4	-	0%	MR	16	20%
TOTAL	80	100%	TOTAL	80	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.16	Expense Ratio	61.1%
Breakeven Occ.	87.6%	Breakeven Rent	\$590
Average Rent	\$625	B/E Rent Margin	\$35
Property Taxes	\$469/unit	Exemption/PILOT	0%
Total Expense	\$4,417/unit	Controllable	\$2,992/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			1.3%
Highest Unit Capture Rate	10%	3 BR/60%	24
Dominant Unit Cap. Rate	10%	3 BR/60%	24
Premiums (↑60% Gross)	Yes		\$6/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,004 SF	Density	5.3/acre
Acquisition		\$05K/unit	\$365K
Building Cost	\$68.80/SF	\$69K/unit	\$5,524K
Hard Cost		\$87K/unit	\$6,924K
Total Cost		\$144K/unit	\$11,525K
Developer Fee	\$1,414K	(0% Deferred)	
Contractor Fee	\$969K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
IBC FHLB CIP Loan	15/35	5.00%	\$3,200,000	1.16	City of Indian Lake	0/0	0.00%	\$6,000	1.16	42 Equity Partners	\$8,319,334
TOTAL DEBT (Must Pay)			\$3,200,000		CASH FLOW DEBT / GRANTS			\$6,001		TOTAL EQUITY SOURCES	\$8,319,334
										TOTAL DEBT SOURCES	\$3,206,001
										TOTAL CAPITALIZATION	\$11,525,335

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE

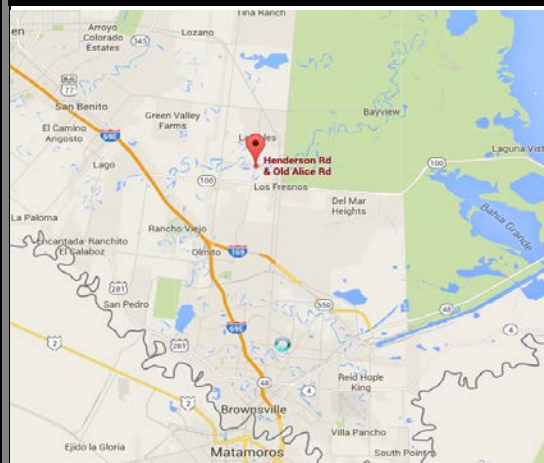
STRENGTHS/MITIGATING FACTORS

- Experienced Developer/Owner
- Overall good feasibility indicators
- Reported high occupancies in PMA

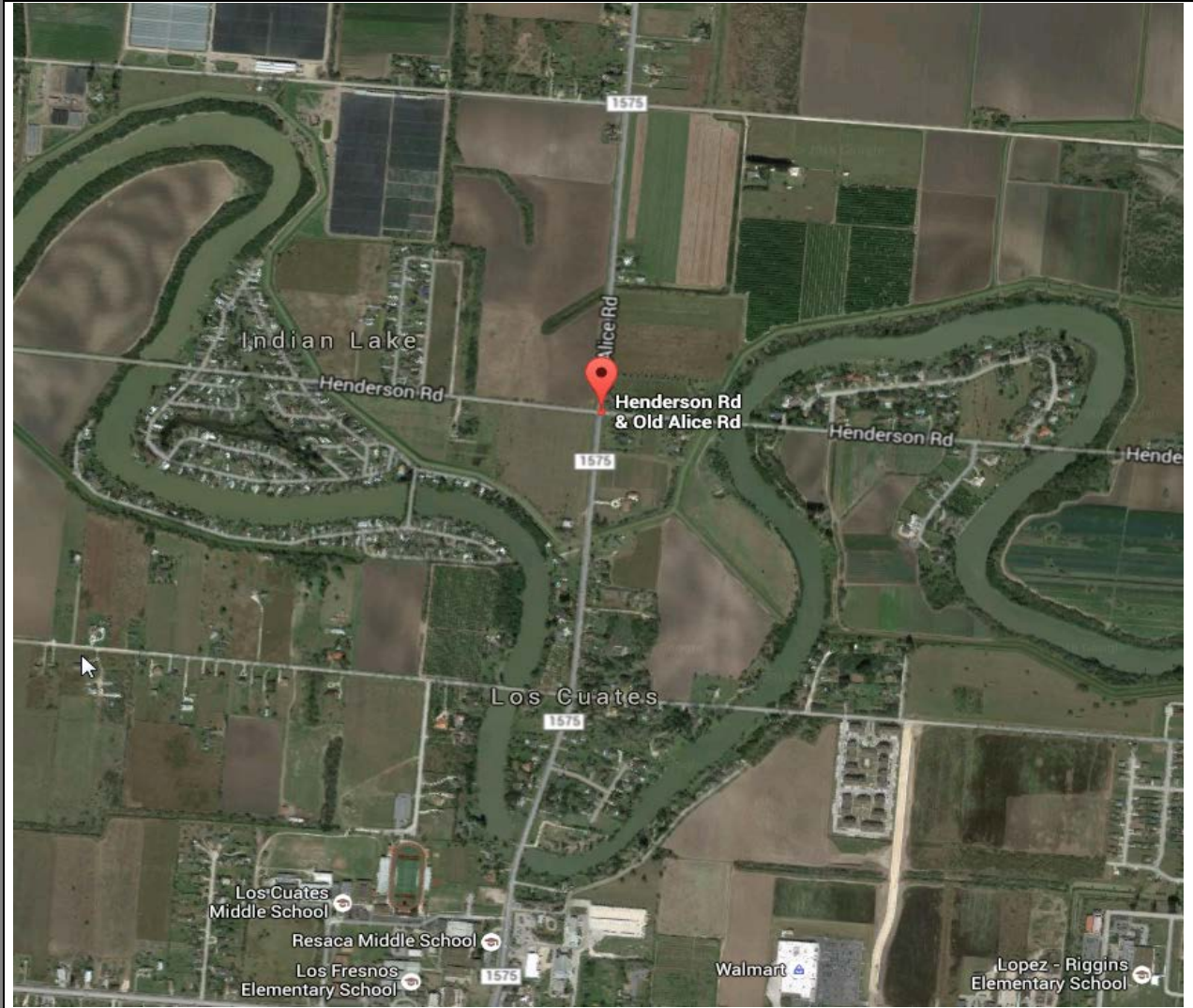
WEAKNESSES/RISKS

- Market rent exposure
- Understated contingency
- 45% 3-bedroom units

AREA MAP



AERIAL PHOTOGRAPH(s)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPAL / SPONSOR				
Application #	16118	TDHCA Program	Request	Approved		General Partner(s)					
Development	The Standard on the Creek	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$12,500/Unit	\$0.98	SR Fall Creek, LP				
City / County	Houston / Harris		Amount	Rate	Amort	Term	Lien	Matt Vrugink / Clay Likover			
Region/Area	6 / Urban	Private Activity Bonds							Developer(s)		
Population	General	MDLP (Repayable)							Standard Residential II, LLC		
Set-Aside	General	MDLP (Non-Repayable)							Matt Vrugink / Clay Likover		
Activity	New Construction	CHDO Expenses									
		Related-Parties		Contractor -		Seller - No					

TYPICAL BUILDING ELEVATION/PHOTO

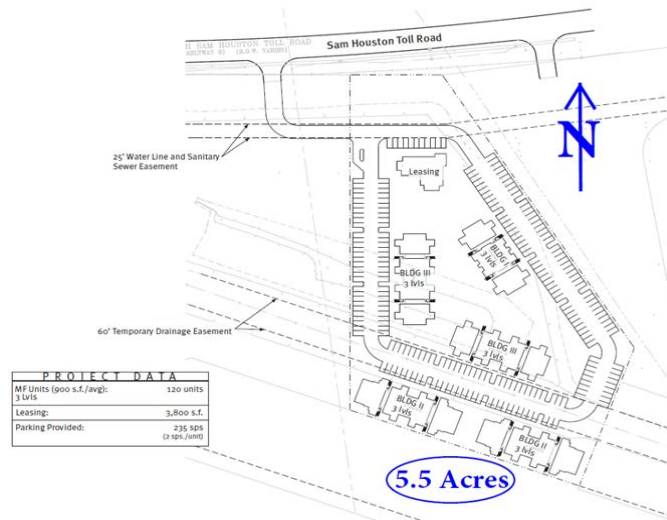


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	9%
1	12	10%	40%	-	0%
2	84	70%	50%	44	37%
3	24	20%	60%	55	46%
4	-	0%	MR	10	8%
TOTAL	120	100%	TOTAL	120	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.23	Expense Ratio	62.9%
Breakeven Occ.	86.0%	Breakeven Rent	\$633
Average Rent	\$682	B/E Rent Margin	\$49
Property Taxes	\$981/unit	Exemption/PILOT	0%
Total Expense	\$4,899/unit	Controllable	\$2,777/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	3.4%
Highest Unit Capture Rate	29% 2 BR/60% 44
Dominant Unit Cap. Rate	29% 2 BR/60% 44
Premiums (160% Gross)	No
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

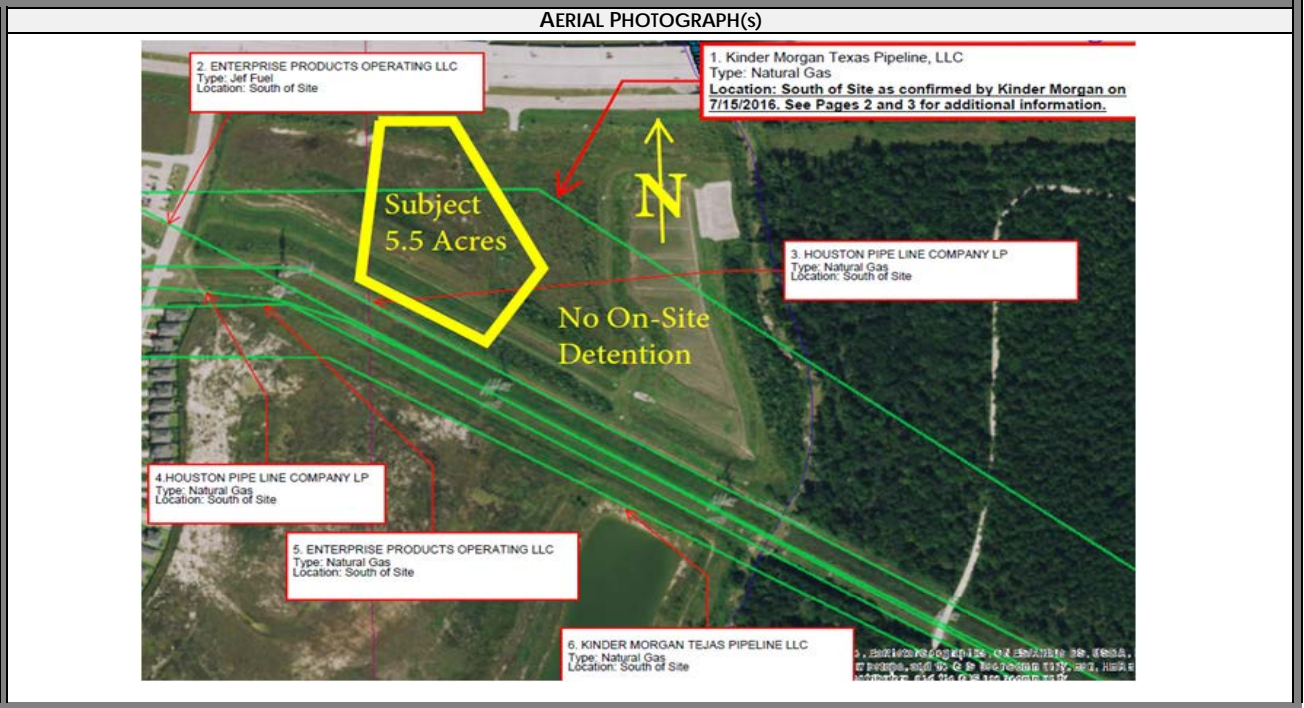
Costs Underwritten	Applicant's Costs	
Avg. Unit Size	972 SF	Density 21.8/acre
Acquisition	\$19K/unit	\$2,237K
Building Cost	\$71.37/SF	\$69K/unit \$8,328K
Hard Cost	\$90K/unit	\$10,800K
Total Cost	\$166K/unit	\$19,895K
Developer Fee	\$2,186K (32% Deferred)	Paid Year: 11
Contractor Fee	\$1,359K	30% Boost Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
BBVA Compass	15/30	5.50%	\$4,138,830	1.23						Boston Financial	\$14,698,530
					Cost Reimbursement - MUD	0/0	0.00%	\$348,289	1.23	Standard Residential II, LLC	\$708,938
TOTAL DEBT (Must Pay)			\$4,138,830		CASH FLOW DEBT / GRANTS			\$348,290		TOTAL EQUITY SOURCES	\$15,407,468
										TOTAL DEBT SOURCES	\$4,487,120
										TOTAL CAPITALIZATION	\$19,894,588

CONDITIONS

- Receipt and acceptance by Commitment:
 - Confirmation of correct utility allowances approved by TDHCA Compliance.
- Receipt and acceptance by Carryover:
 - Report from a qualified pipeline compliance consultant evaluating the existing pipeline conditions and development of the proposed project pursuant to guidance and best practices recommended by the Pipelines and Informed Planning Alliance ("PIPA"). Consultant must demonstrate specific experience with PIPA best practices. Consultant must certify that the development's design and construction planning considers all applicable PIPA standards as well as any PHMSA or other relevant requirements.
- Receipt and acceptance by Cost Certification:
 - If any portion of the site is determined to be a wetland area, proof that compliance with all local, state and federal wetland mitigation requirements has been met.
 - Final report stating that the development was constructed in accordance with PIPA best practices and that any on-going operational plans with respect to the pipelines are in place.
 - Third Party engineer certification that the Site has been developed in full compliance with the National Flood Protection Act and that all applicable federal and state statutory and regulatory requirements have been met. Even if not required by such provisions, the Site must be developed so that all finished ground floor elevations are at least one foot above the floodplain and that all drives, parking and amenities are no lower than six inches below the floodplain. If there are more stringent local requirements they must also be met. Alternatively, Applicant/Developer can provide a Letter of Map Amendment ("LOMA") or Letter of Map Revision ("LOMR-F") indicating that the development is no longer within the 100 year floodplain.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
o	1.23 DCR
o	3.4% gross capture rate
o	97% average occupancy at the 2 affordable deals in
WEAKNESSES/RISKS	
o	63% expense ratio
o	Ingress/egress is from eastbound access road for Sam



DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citi Bank	15/35	6.00%	\$1,295,000	1.35	City of New Braunfels	0/0	0.00%	\$8,065	1.35	NHT Equity LLC	\$3,939,620
TOTAL DEBT (Must Pay)			\$1,295,000		CASH FLOW DEBT / GRANTS			\$8,065		TOTAL EQUITY SOURCES	\$3,955,079
										TOTAL DEBT SOURCES	\$1,303,065
										TOTAL CAPITALIZATION	\$5,258,144

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: PCA provider review and approval of the PCA supplement.
 - b: Revised PCA that reflects scope of work outlined in the Application.
 - c: Statement from ESA provider that addresses §10.305 (b)(7)
- 2 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
- 3 Receipt and acceptance by Cost Certification:
 - Architect certification that noise study recommendations were successfully implemented in the completion of the Development.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE

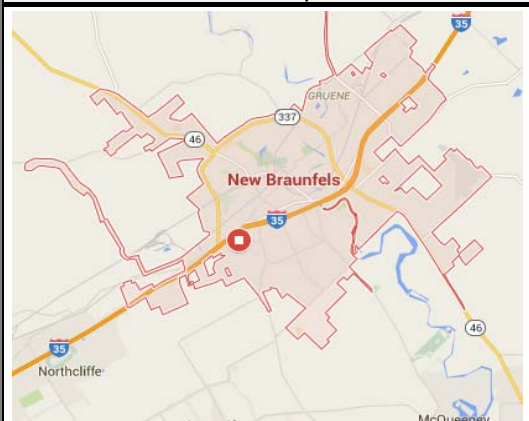
STRENGTHS/MITIGATING FACTORS

- Low Gross Capture Rate
- All Unit Capture Rates < 2%
- Experienced Developer
- DCR
- Break Evens

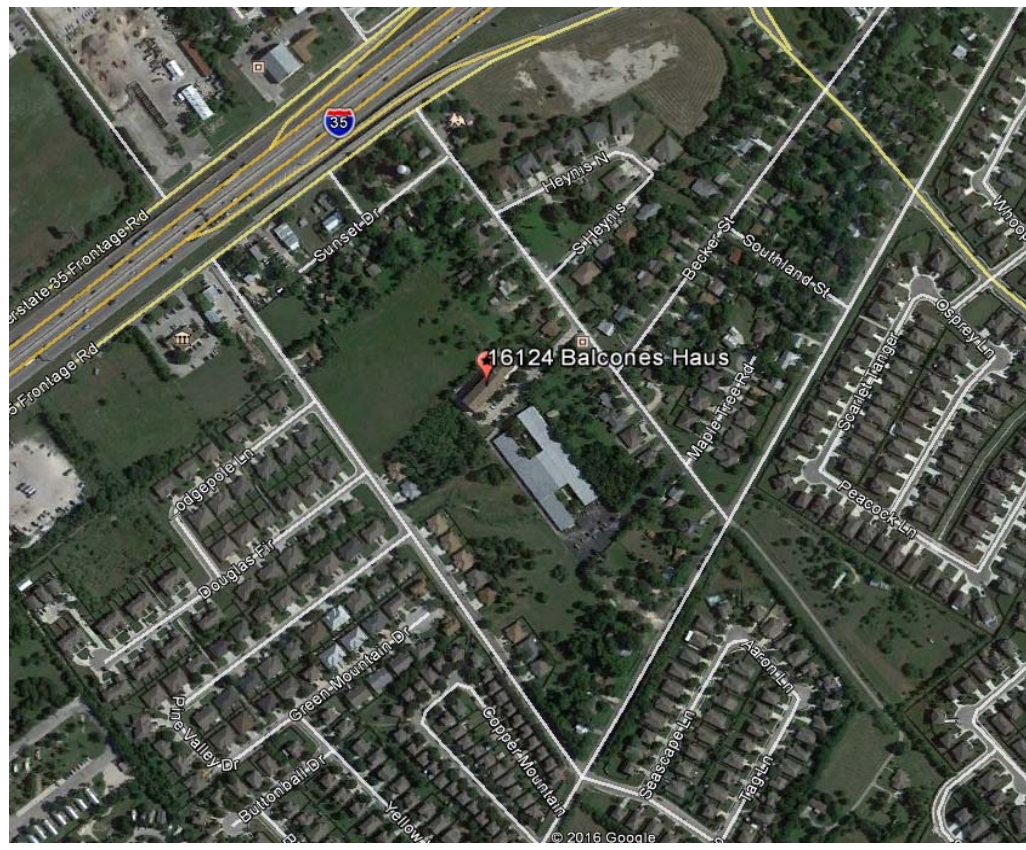
WEAKNESSES/RISKS

- Expense Ratio

Area Map



AERIAL PHOTOGRAPH(S)

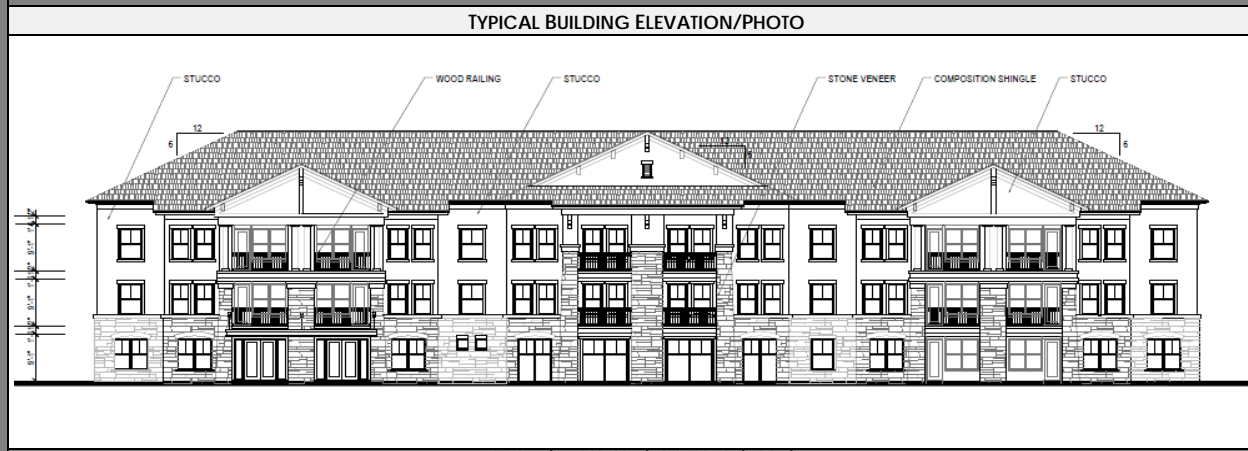


REA APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16128
Development	Borgfeld Manor
City / County	Cibola / Guadalupe
Region/Area	9 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

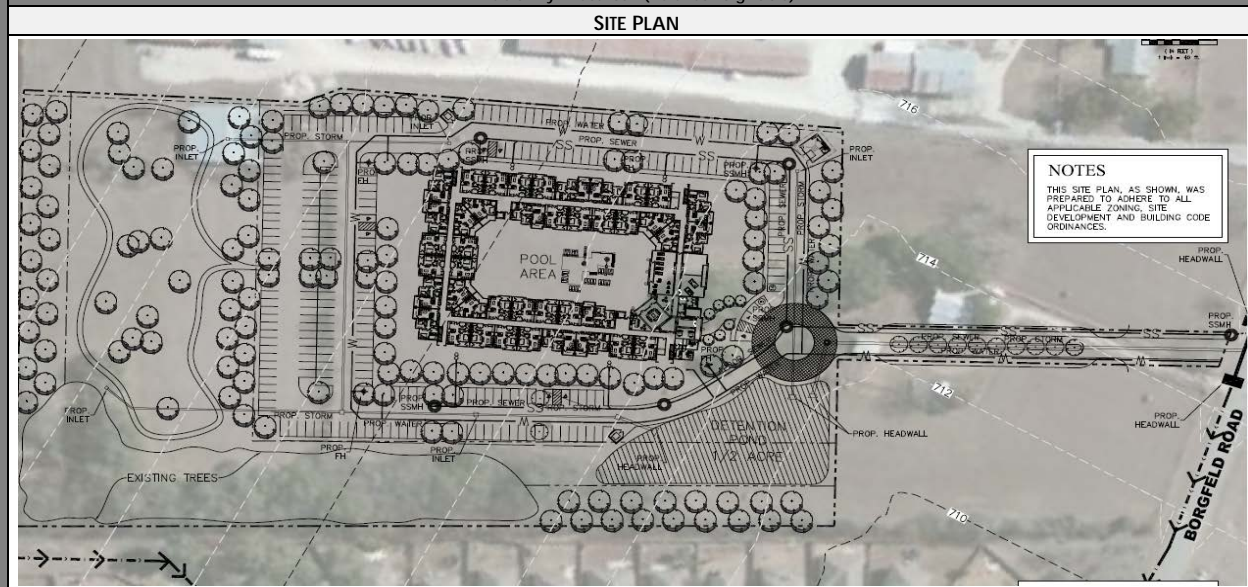
RECOMMENDATION					
TDHCA Program	Request	Approved			
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$11,029/Unit	\$0.95	
	Amount	Rate	Amort	Term	Lien
Private Activity Bonds					
MDLP (Repayable)					
MDLP (Non-Repayable)					
CHDO Expenses					

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Mohannand Mohanna (Int. Mgmt & Development)		
Linda Brown & Sara Reidy (Casa Linda)		
Developer(s)		
Linda Brown & Sara Reidy (Casa Linda)		
Michael Costa (Certo Housing Partners)		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	12	9%
1	99	73%	40%	-	0%
2	37	27%	50%	48	35%
3	-	0%	60%	59	43%
4	-	0%	MR	17	13%
TOTAL	136	100%	TOTAL	136	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.21	Expense Ratio	61.5%
Breakeven Occ.	86.3%	Breakeven Rent	\$555
Average Rent	\$595	B/E Rent Margin	\$41
Property Taxes	\$519/unit	Exemption/PILOT	0%
Total Expense	\$4,170/unit	Controllable	\$2,732/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	4.8%		
Highest Unit Capture Rate	9%	1 BR/50%	38
Dominant Unit Cap. Rate	9%	1 BR/50%	38
Premiums (↑60% Gross)	No		
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	736 SF	Density	13.5/acre
Acquisition		\$16K/unit	\$2,198K
Building Cost	\$74.00/SF	\$54K/unit	\$7,409K
Hard Cost		\$76K/unit	\$10,279K
Total Cost		\$140K/unit	\$19,057K
Developer Fee	\$2,083K	(25% Deferred)	Paid Year: 8
Contractor Fee	\$1,409K	30% Boost	Yes

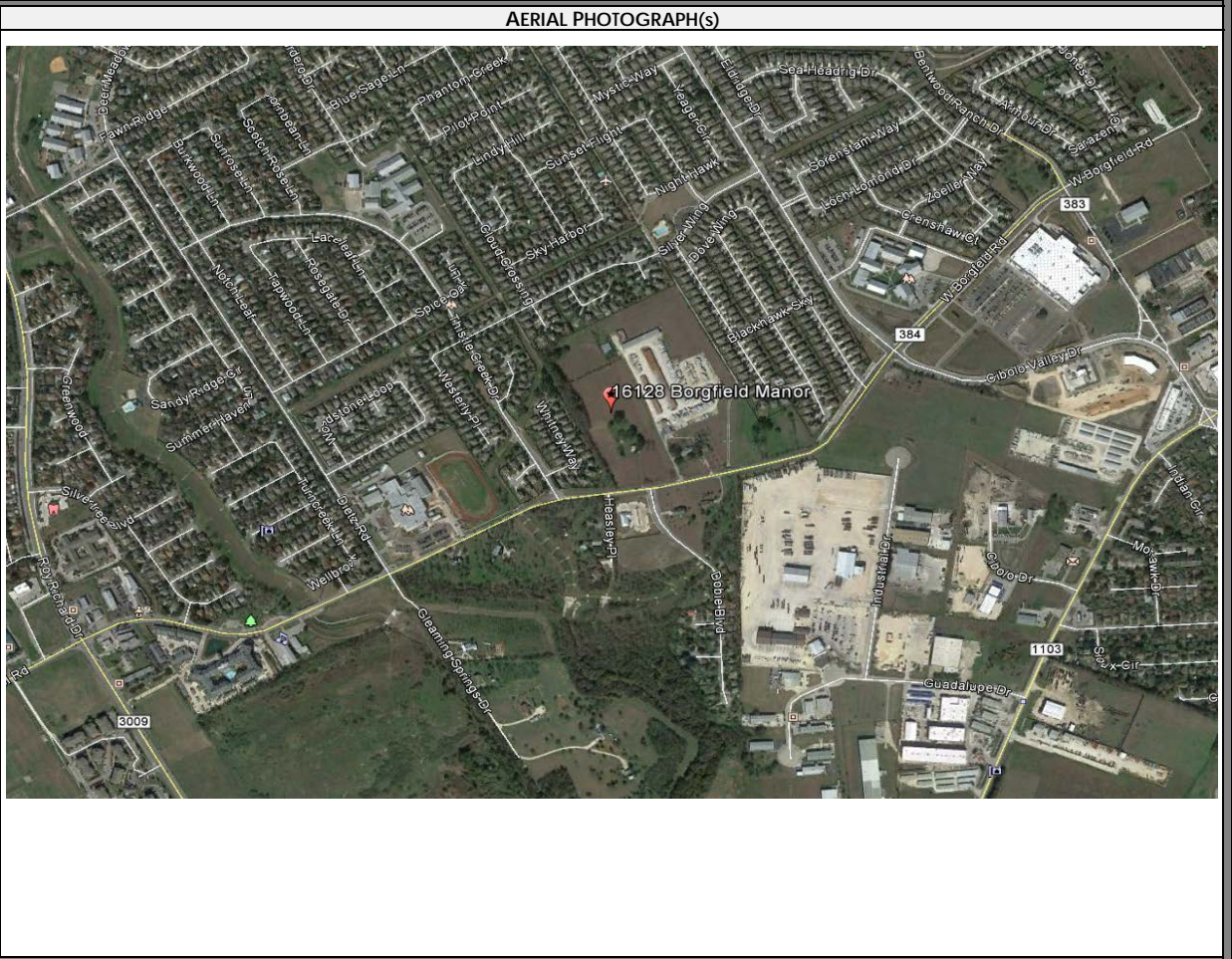
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
CitiBank	18/35	6.00%	\$4,280,000	1.21	City of Cibolo EDC	0/0	0.00%	\$250	1.21	Victoria Capital, LLC	\$14,248,575
TOTAL DEBT (Must Pay)			\$4,280,000		CASH FLOW DEBT / GRANTS			\$250		Highridge Costa Housing, LLC	\$528,419
TOTAL EQUITY SOURCES											\$14,776,994
TOTAL DEBT SOURCES											\$4,280,250
TOTAL CAPITALIZATION											\$19,057,244

CONDITIONS

- Receipt and acceptance by Carryover:
 - a: Revised survey indicating that the residential structure shown on the survey is not encroaching the Development Site.
 - b: Revised ESA definitively stating whether additional testing for any of the items identified is recommended.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
<input type="checkbox"/> Feasible using 60% gross rents on market units	
<input type="checkbox"/> DCR	
<input type="checkbox"/> Break - Evens	
<input type="checkbox"/> Strong Market Occupancy	
WEAKNESSES/RISKS	
<input type="checkbox"/> Weak Contingency	
<input type="checkbox"/> Expense Ratio	
AREA MAP	
	



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPAL / SPONSOR			
Application #	16142	TDHCA Program	Request	Approved		General Partner(s)				
Development	Spring Creek Apartments	LIHTC (9% Credit)	\$210,817	\$196,572	\$8,190/Unit	\$0.95	MJS Management, LLC, Jina Sullivan, Marlon Sullivan, Winston Sullivan			
City / County	Linden / Cass		Amount	Rate	Amort	Term	Lien	Developer(s)		
Region/Area	4 / Rural	Private Activity Bonds						MJS Management, LLC, Jina Sullivan, Marlon Sullivan, Winston Sullivan		
Population	General	MDLP (Repayable)						Related-Parties	Contractor - Yes	Seller - Yes
Set-Aside	USDA/At-Risk	MDLP (Non-Repayable)								
Activity	Acquisition/Rehab (Built in 1982)	CHDO Expenses								

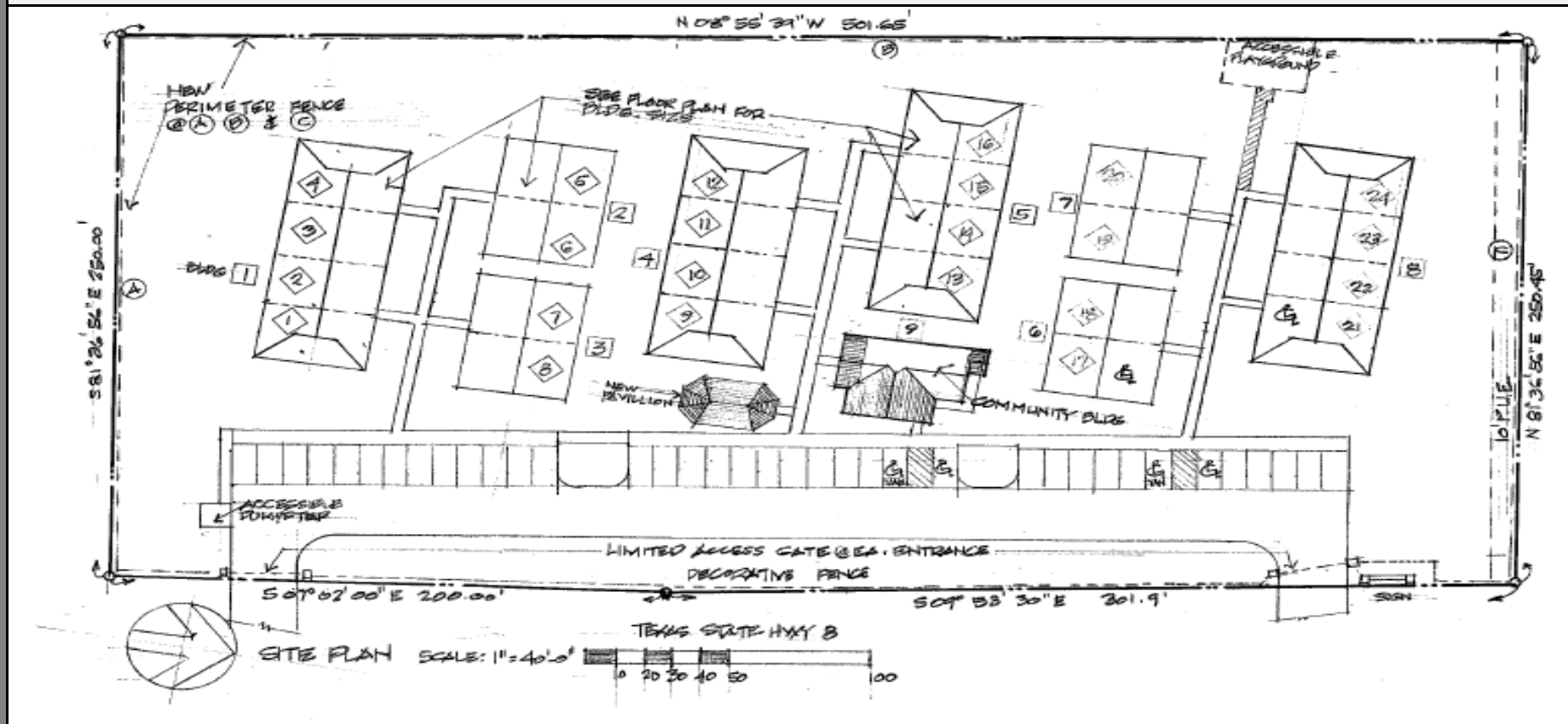
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	2	8%
1	-	0%	40%	-	0%
2	24	100%	50%	5	21%
3	-	0%	60%	17	71%
4	-	0%	MR	-	
TOTAL	24	100%	TOTAL	24	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.35	Expense Ratio	65.2%
Breakeven Occ.	86.4%	Breakeven Rent	\$517
Average Rent	\$569	B/E Rent Margin	\$52
Property Taxes	\$275/unit	Exemption/PILOT	0%
Total Expense	\$4,290/unit	Controllable	\$2,493/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS	
Gross Capture Rate (30% Maximum)	
Highest Unit Capture Rate	Not Applicable for USDA Applications
Dominant Unit Cap. Rate	
Premiums (↑60% Gross)	
Rent Assisted Units	24 100% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	832 SF	Density	8.2/acre
Acquisition	\$34K/unit		\$826K
Building Cost	\$34.30/SF	\$29K/unit	\$685K
Hard Cost	\$45K/unit		\$1,071K
Total Cost	\$114K/unit		\$2,737K
Developer Fee	\$270K (0% Deferred)	Paid Year:	1
Contractor Fee	\$150K	30% Boost	Yes

REHABILITATION COSTS / UNIT				
Site Work	\$8K	19%	HVAC	\$3K 7%
Building Shell	\$20K	45%	Finishes/Fixtures	\$4K 10%
Amenities	\$4K	8%	Appliances	\$1K 3%
Total Exterior	\$32K	72%	Total Interior	\$9K 19%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA 515 Loan Assumption	30/45	1.00%	\$430,000	4.63						Affordable Housing Partners, Inc.	\$1,867,243
USDA RD 538 Loan	30/40	5.25%	\$312,000	1.71						Reserves Being Transferred in Sale	\$15,156
Additional Debt per §10.302(c)(2)	30/30	6.50%	\$113,000	1.35							
TOTAL DEBT (Must Pay)			\$855,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$1,882,399
										TOTAL DEBT SOURCES	\$855,000
										TOTAL CAPITALIZATION	\$2,737,399

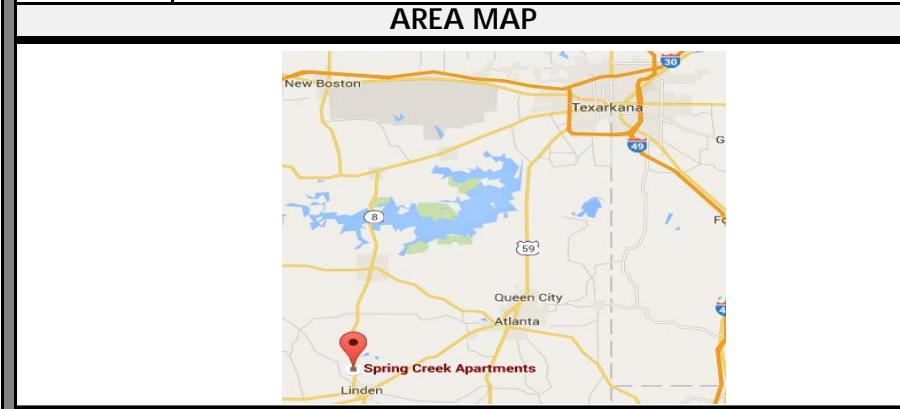
CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Satisfaction that the scope of work includes items required to meet all Accessibility requirements including 2010 ADA standards with the exceptions listed in "Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities" Federal Register 79 FR 29671 and not otherwise modified in 10 TAC Chapter 1, Subchapter B".
- 2 Receipt and acceptance by 10% test:
 - USDA RD Letter of Approval and Conditions, specifying:
 - i: rates and terms of the proposed loan transfers
 - ii: USDA reserve requirements
- 3 Receipt and acceptance by Cost Certification:
 - a: Documentation clearing environmental issues contained in the ESA (from 2013 application & underwriting report), specifically:
 - Replace power transformers on the site that exhibit rust.
 - b: Documentation of renewed (5 year or more) HUD Section 8 HAP contract that will be effective upon the expiration of the existing contract on 12/31/2017.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Experienced developer that has owned the property for 22 years.
▫	Property has Section 8 HUD voucher on all 24 units
▫	Both HUD and USDA has the ability to provide subsidies to ensure feasibilities
WEAKNESSES/RISKS	
▫	Small rural location with declining population
▫	Underwritten expense ratio is 65.2%

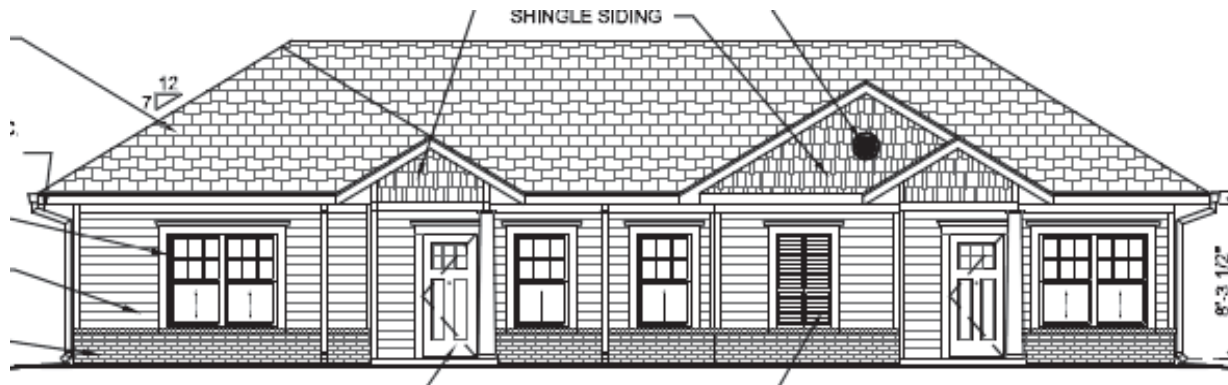


APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16154	TDHCA Program		Request		Approved	
Development	Hyde Estates	LIHTC (9% Credit)		\$1,306,000	\$1,306,000	\$17,184/Unit	\$0.94
City / County	Killeen / Bell			Amount	Rate	Amort	Term
Region/Area	8 / Urban	Private Activity Bonds					
Population	General	MDLP (Repayable)					
Set-Aside	At-Risk	MDLP (Non-Repayable)					
Activity	New Construction	CHDO Expenses					

KEY PRINCIPALS / SPONSORS		
Housing Authority of the City of Killeen (GP)		
(Lisa A. Perata, Executive Director)		
Arthur J. Schuldt, Jr. (SLP and developer)		
Donna Rickenbacker (consultant)		
Related-Parties	Contractor - TBD	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

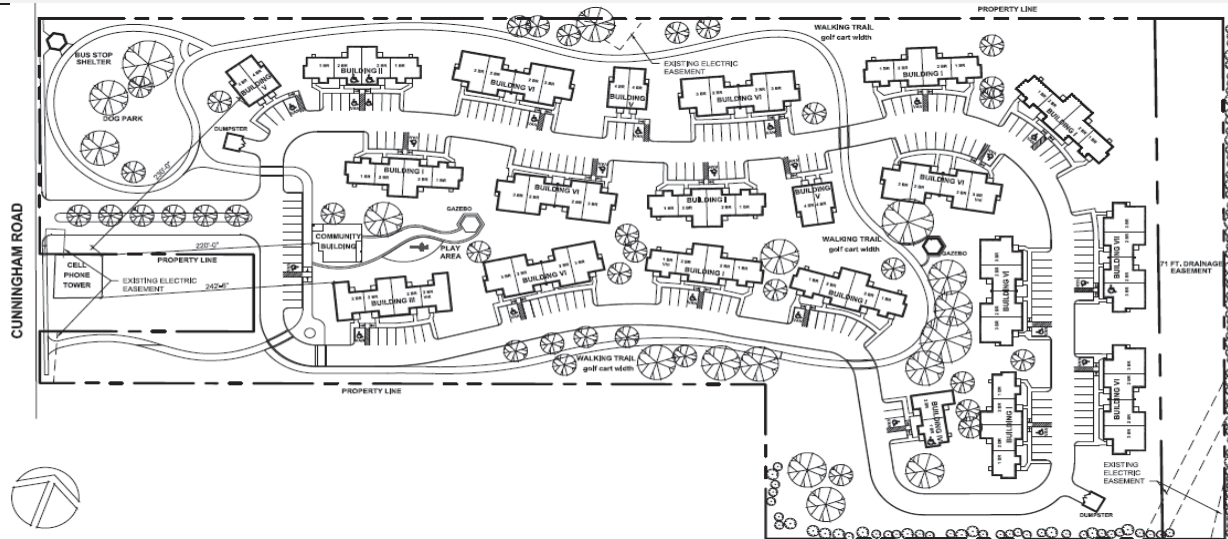


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	11%
1	17	22%	40%	-	0%
2	37	49%	50%	16	21%
3	16	21%	60%	51	68%
4	6	8%	MR	-	0%
TOTAL	76	100%	TOTAL	75	99%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	✓ 1.35	Expense Ratio	✓ 57.7%
Breakeven Occ.	✓ 84.8%	Breakeven Rent	\$558
Average Rent	\$627	B/E Rent Margin	✓ \$69
Property Taxes	\$138/unit	Exemption/PILOT	100%
Total Expense	\$4,148/unit	Controllable	\$2,947/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	✓ 1.8%
Highest Unit Capture Rate	✓ 3% 2 BR/60% 29
Dominant Unit Cap. Rate	✓ 3% 2 BR/60% 29
Premiums (↑60% Gross)	No
Rent Assisted Units	75 99% Total Units

DEVELOPMENT COST SUMMARY

Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	1,056 SF	Density	5.6/acre
Acquisition		\$17K/unit	\$1,270K
Building Cost	\$74.96/SF	\$79K/unit	\$6,017K
Hard Cost		\$107K/unit	\$8,155K
Total Cost		\$192K/unit	\$14,554K
Developer Fee	\$1,657K	(1% Deferred)	Paid Year: 1
Contractor Fee	\$1,142K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Amegy	18/30	6.50%	\$2,260,000	1.35	City of Killeen	0/0	0.00%	\$10	NA	City Real Estate Advisors	\$12,273,845
										Housing Solutions Alliance, LLC	\$20,379
TOTAL DEBT (Must Pay)			\$2,260,000		CASH FLOW DEBT / GRANTS			\$10		TOTAL EQUITY SOURCES	\$12,294,224
										TOTAL DEBT SOURCES	\$2,260,010
										TOTAL CAPITALIZATION	\$14,554,234

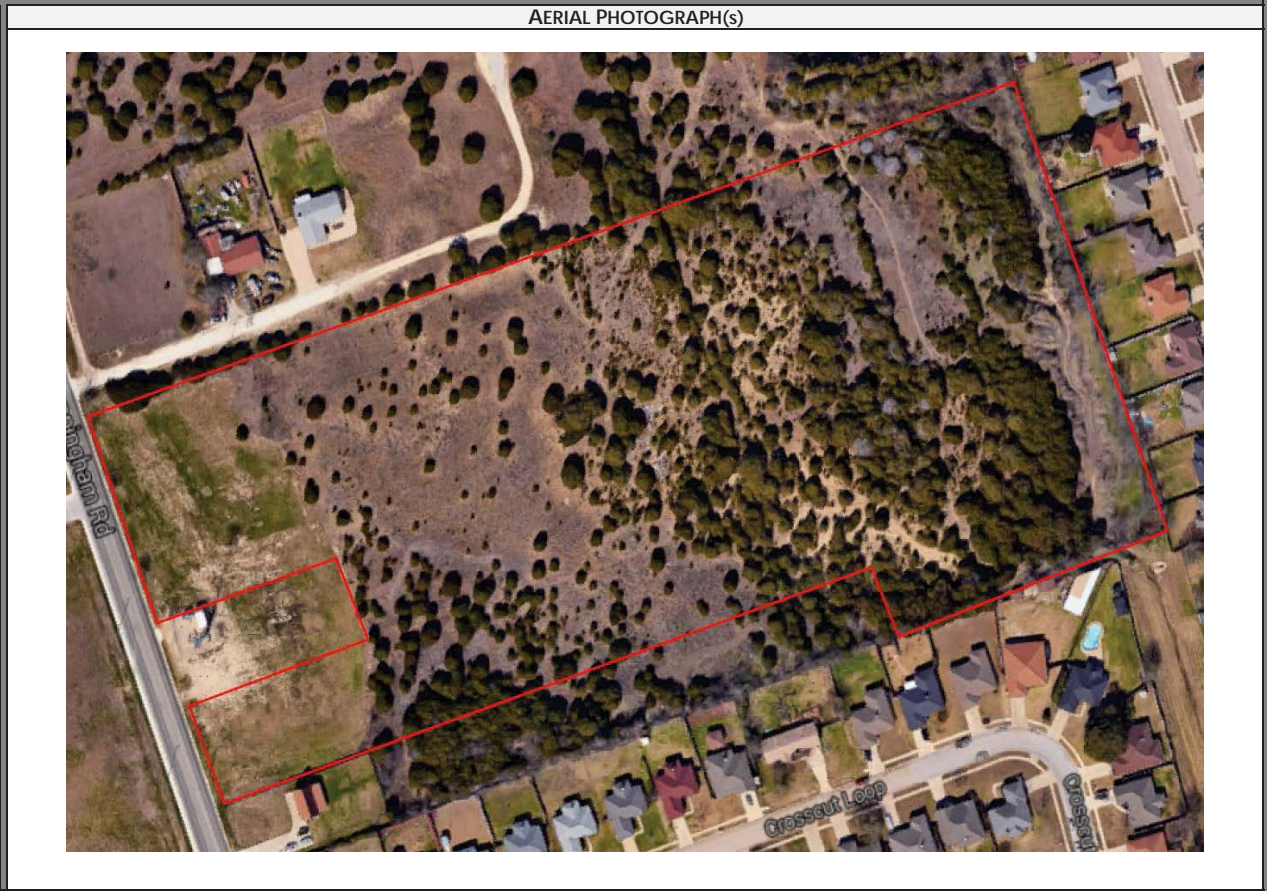
CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Pursuant to §10.402(d)(7), a letter from Applicant's Attorney, "...identifying the statutory basis for the exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review, including evidence regarding the statutory basis for the proposed PILOT.
 - b: Documentation from the City of Killeen approving the change in zoning from R-1 to R-2 & R-3F w/PUD allowing for the development to be built.
- 2 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:

Mitigation measures were administered in accordance with the recommendations from the ESA provider with regards to the diesel above ground storage tank located in the adjacent property or an alternative mitigation method required by HUD as part of its environmental review that is substantially equivalent or greater than the recommendations from the ESA provider.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	



RISK PROFILE	
<i>STRENGTHS/MITIGATING FACTORS</i>	
▫	75 of 76 units covered under RAD program
▫	Owned by Housing Authority, 100% tax exemption
▫	Developer has extensive experience with HUD
▫	Strong feasibility indicators
<i>WEAKNESSES/RISKS</i>	
▫	Single ingress/egress

APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	16159	TDHCA Program	Request	Approved	
Development	Palladium Garland	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$10,714/Unit
City / County	Garland / Dallas				\$1.01
Region/Area	3 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Palladium Affordable Housing		
Tom Huth		
Developer(s)		
Palladium Affordable Housing		
Tom Huth		
Related-Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

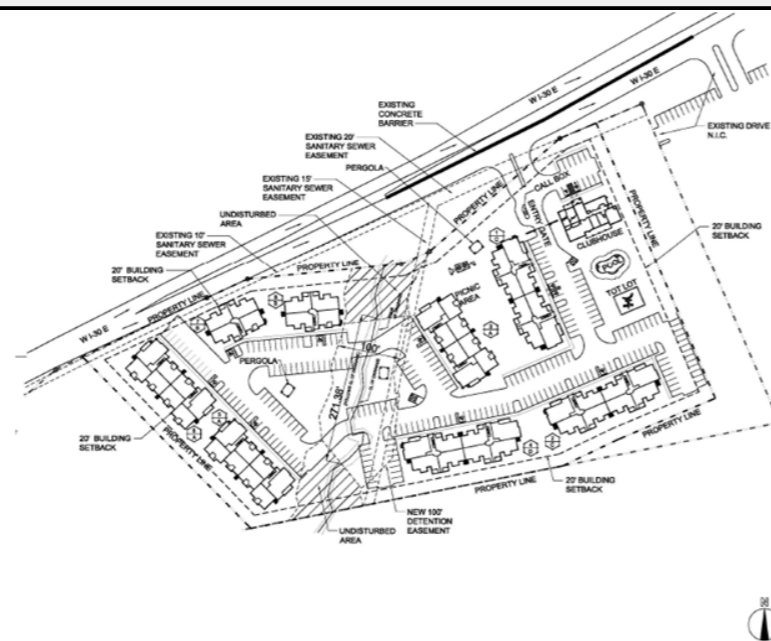


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	7%
1	42	30%	40%	-	0%
2	70	50%	50%	40	29%
3	28	20%	60%	48	34%
4	-	0%	MR	42	30%
TOTAL	140	100%	TOTAL	140	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.21	Expense Ratio	54.9%
Breakeven Occ.	85.2%	Breakeven Rent	\$756
Average Rent	\$823	B/E Rent Margin	\$67
Property Taxes	\$975/unit	Exemption/PILOT	0%
Total Expense	\$5,190/unit	Controllable	\$3,189/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	3.3%
Highest Unit Capture Rate	26% (3 BR/50%)
Dominant Unit Cap. Rate	11% (2 BR/60%)
Premiums (↑60% Rents)	Yes (\$193/Avg.)
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	945 SF	Density	17.4/acre
Acquisition	\$13K/unit		\$1,775K
Building Cost	\$73.42/SF		\$9,714K
Hard Cost			\$13,038K
Total Cost			\$22,322K
Developer Fee	\$2,485K	(13% Deferred)	Paid Year: 4
Contractor Fee	\$1,738K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Regions Bank	18/30	6.00%	\$6,840,000	1.21	City of Garland	0/0	0.00%	\$100	1.21	Regions Bank	\$15,148,485	
										Palladium USA	\$333,108	
TOTAL DEBT (Must Pay)			\$6,840,000		CASH FLOW DEBT / GRANTS				\$100		TOTAL EQUITY SOURCES	\$15,481,593
										TOTAL DEBT SOURCES	\$6,840,100	
										TOTAL CAPITALIZATION	\$22,321,693	

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - Confirmation that site plan conforms to the city's parking requirements.
- 2 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Documentation that all noise assessment recommendations were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer
Expiration Date
Bond Amount
BRB Priority
Expected Close
Bond Structure

RISK PROFILE

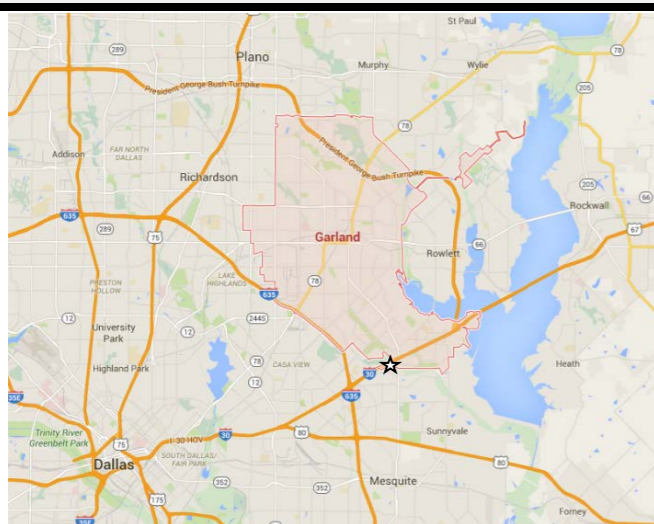
STRENGTHS/MITIGATING FACTORS

- Experienced developer building market rate
- Architectural design should compete well in
- Low Gross Capture Rate
- High affordable occupancy in PMA

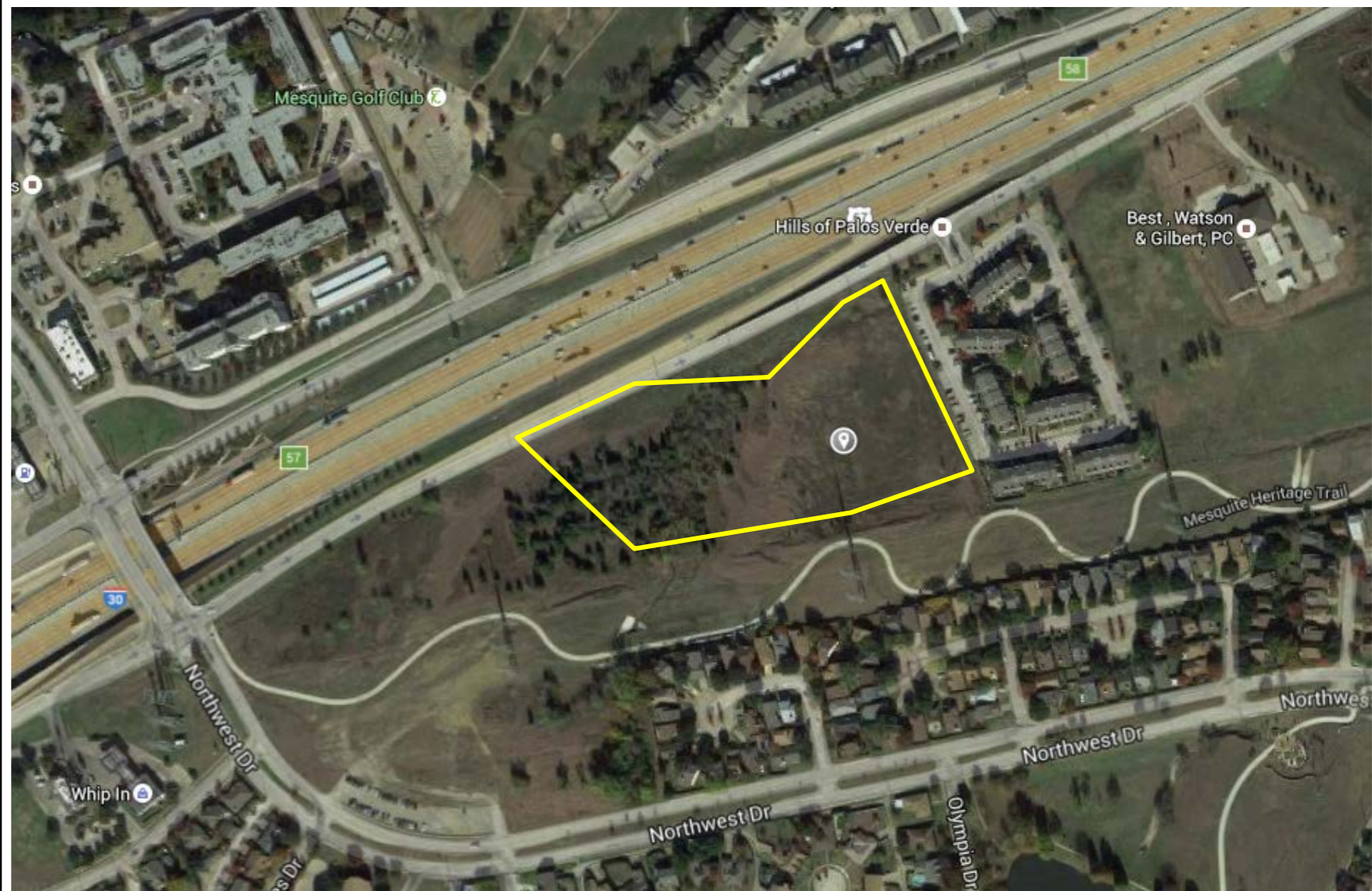
WEAKNESSES/RISKS

- Market rent exposure

AREA MAP



AERIAL PHOTOGRAPH(S)

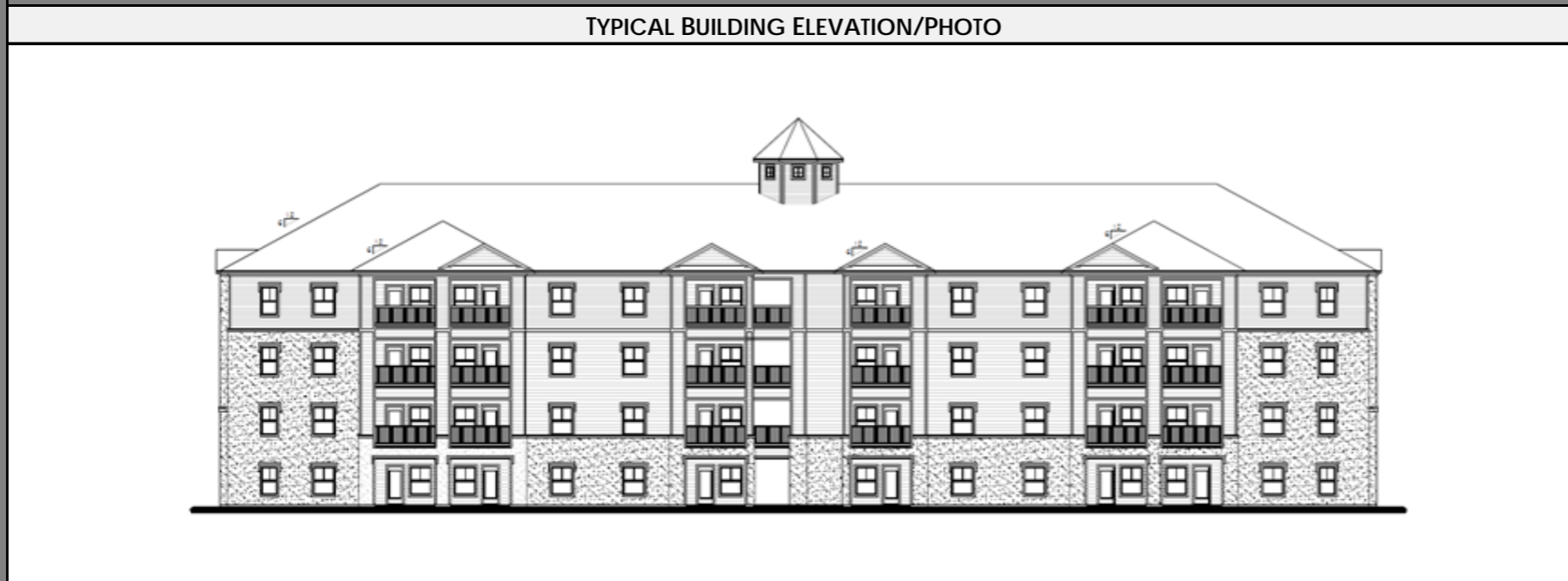


APPLICATION SUMMARY - 16160 Nash Senior Village

PROPERTY IDENTIFICATION	
Application #	16160
Development	Nash Senior Village
City / County	Nash / Bowie
Region/Area	4 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

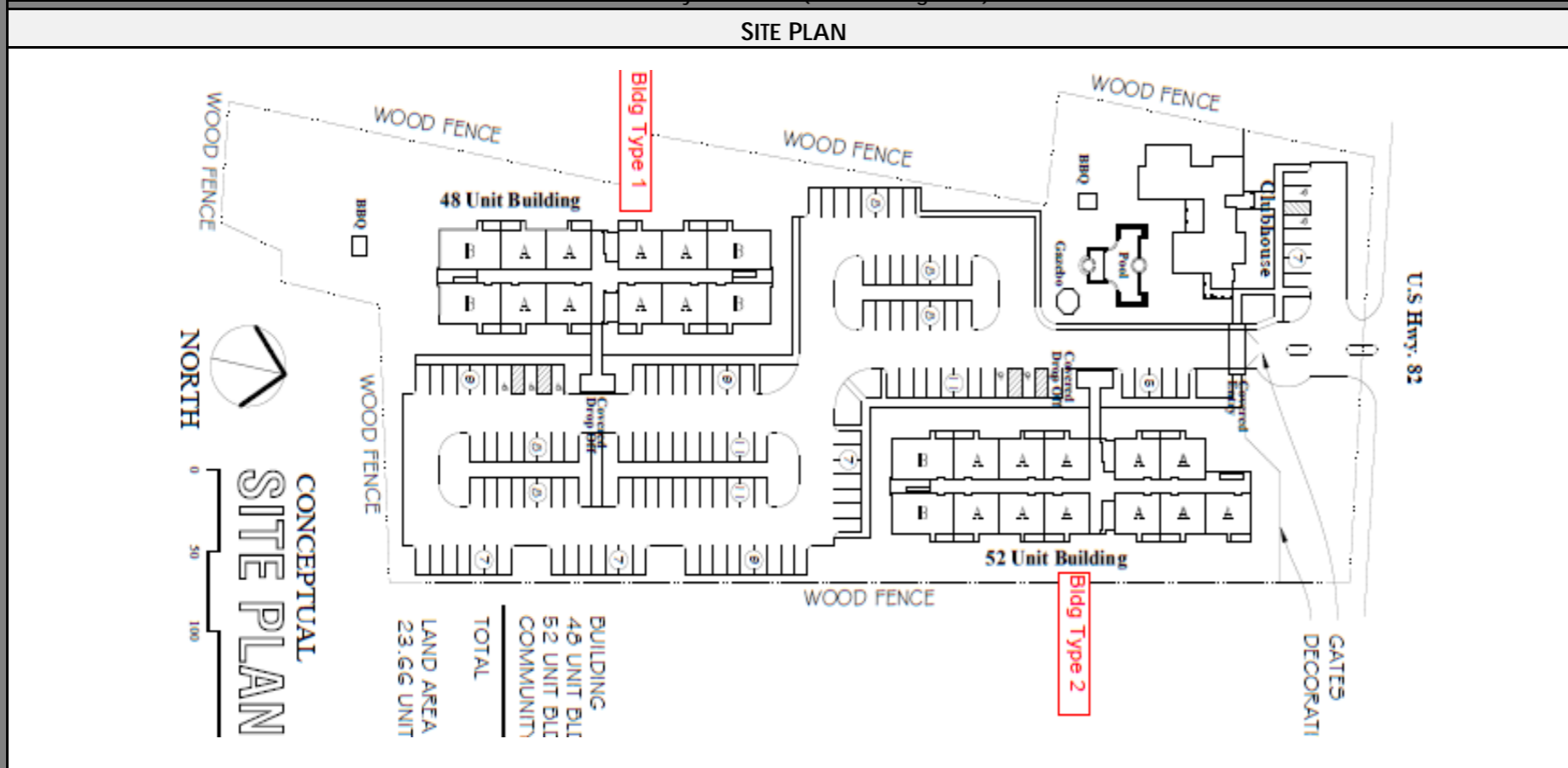
RECOMMENDATION						
TDHCA Program	Request	Approved				
LIHTC (9% Credit)	\$1,012,000	\$1,012,000	\$10,120/Unit	\$1.00		
		Amount	Rate	Amort	Term	Lien
Private Activity Bonds						
MDLP (Repayable)						
MDLP (Non-Repayable)						
CHDO Expenses						

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Mears Dev. & Construction, Jeremy Mears		
Evolvie Housing Partners, Evon Harris & Leslie Holleman		
Developer(s)		
Jeremy Mears, Evon Harris & Leslie Holleman		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	8%
1	76	76%	40%	-	0%
2	24	24%	50%	16	16%
3	-	0%	60%	54	54%
4	-	0%	MR	22	22%
TOTAL	100	100%	TOTAL	100	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.33	Expense Ratio	64.0%
Breakeven Occ.	84.3%	Breakeven Rent	\$520
Average Rent	\$570	B/E Rent Margin	\$51
Property Taxes	\$500/unit	Exemption/PILOT	0%
Total Expense	\$4,089/unit	Controllable	\$2,618/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.4%		
Highest Unit Capture Rate	3%	1 BR/50%	14
Dominant Unit Cap. Rate	3%	1 BR/60%	46
Premiums (↑60% Gross)	Yes		\$168/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	820 SF	Density	23.7/acre
Acquisition		\$03K/unit	\$251K
Building Cost	\$68.90/SF	\$56K/unit	\$5,647K
Hard Cost		\$80K/unit	\$8,010K
Total Cost		\$127K/unit	\$12,662K
Developer Fee	\$1,538K	(13% Deferred)	Paid Year: 4
Contractor Fee	\$1,121K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Greystone Servicing Corp, Inc.	18/30	6.25%	\$2,350,000	1.33	City of Nash	0/0	0.00%	\$100	1.33	Regions Bank	\$10,118,988	
										Evolie Housing, Mears Development		\$193,231
										TOTAL EQUITY SOURCES		\$10,312,219
										TOTAL DEBT SOURCES		\$2,350,100
TOTAL DEBT (Must Pay)			\$2,350,000		CASH FLOW DEBT / GRANTS			\$100		TOTAL CAPITALIZATION		\$12,662,319

CONDITIONS

- Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Architect certification that noise study recommendations were successfully implemented in the completion of the Development.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH(S)	
Issuer			
Expiration Date			
Bond Amount			
BRB Priority			
Expected Close			
Bond Structure			
RISK PROFILE			
STRENGTHS/MITIGATING FACTORS			
<ul style="list-style-type: none"> Experienced Developer Low Gross Capture Rate and Unit Capture Rates 			
WEAKNESSES/RISKS			
<ul style="list-style-type: none"> High Underwritten Expense Ratio of 63.9% Market Rate Risk on 22 units 			

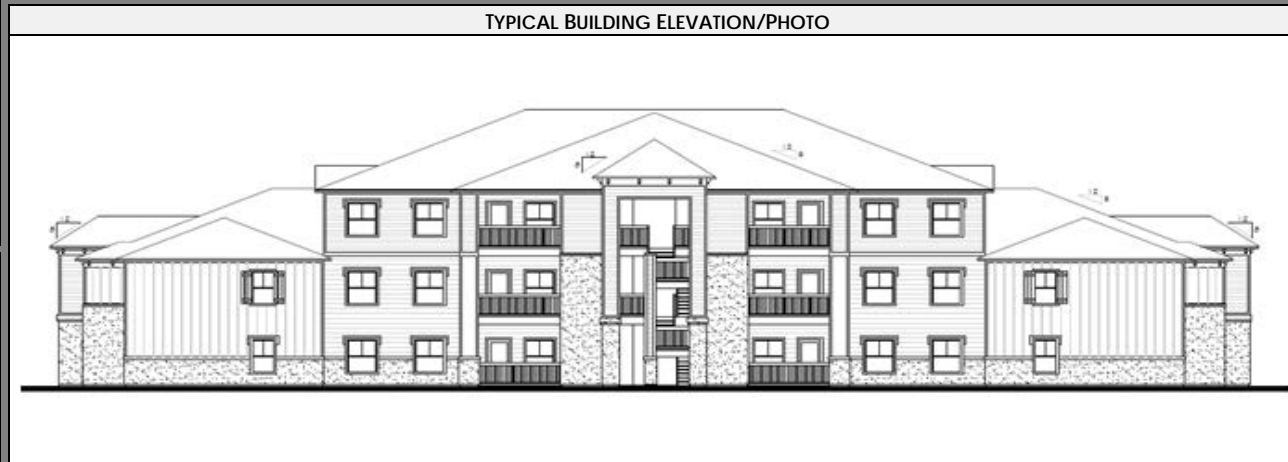
APPLICATION SUMMARY

REAL ESTATE ANALYSIS DIVISION

May 17, 2016

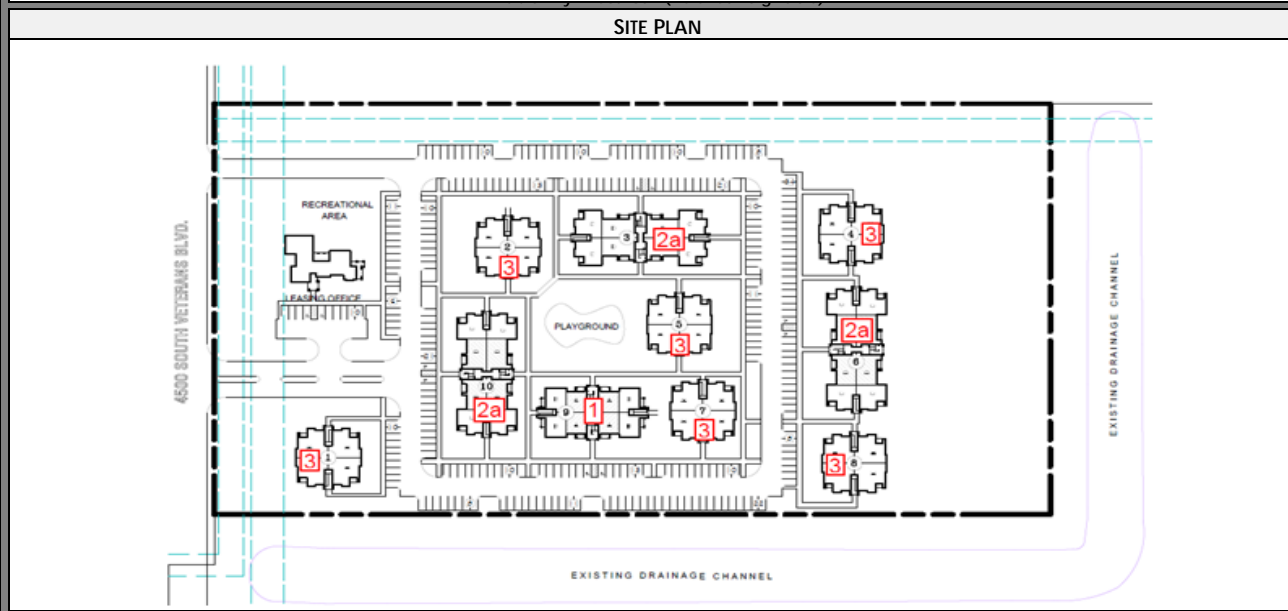
PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16162	TDHCA Program	Request	Approved		
Development	EHA Liberty Village	LIHTC (9% Credit)	\$1,510,000	\$1,510,000	\$12,177/Unit	\$1.03
City / County	Edinburg / Hidalgo		Amount	Rate	Amort	Term
Region/Area	11 / Urban	Private Activity Bonds				
Population	General	MDLP (Repayable)				
Set-Aside	At-Risk	MDLP (Non-Repayable)				
Activity	New Construction N / A	CHDO Expenses				

KEY PRINCIPALS / SPONSORS		
Edinburg Housing Authority		
Doak Brown - Developer		
Leslie Holleman - Consultant		
Related-Parties	Contractor - Y	Seller - N



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	8%
1	20	16%	40%	-	0%
2	56	45%	50%	40	32%
3	48	39%	60%	48	39%
4	-	0%	MR	26	21%
TOTAL	124	100%	TOTAL	124	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.27	Expense Ratio	⚠ 63.6%
Breakeven Occ.	✓ 85.3%	Breakeven Rent	\$476
Average Rent	\$521	B/E Rent Margin	✓ \$45
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$4,040/unit	Controllable	\$2,921/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			✗ 11.0%
Highest Unit Capture Rate	⚠ 44%	2 BR/60%	24
Dominant Unit Cap. Rate	⚠ 44%	2 BR/60%	24
Premiums (↑60% Gross)	Yes	✓	\$47/Avg.
Rent Assisted Units	31	25% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	1,051 SF	Density	9.7/acre
Acquisition		\$11K/unit	\$1,351K
Building Cost	\$65.55/SF	\$69K/unit	\$8,544K
Hard Cost		\$92K/unit	\$11,462K
Total Cost		\$152K/unit	\$18,901K
Developer Fee	\$2,146K	(14% Deferred)	Paid Year: 5
Contractor Fee	\$1,605K	30% Boost	Yes

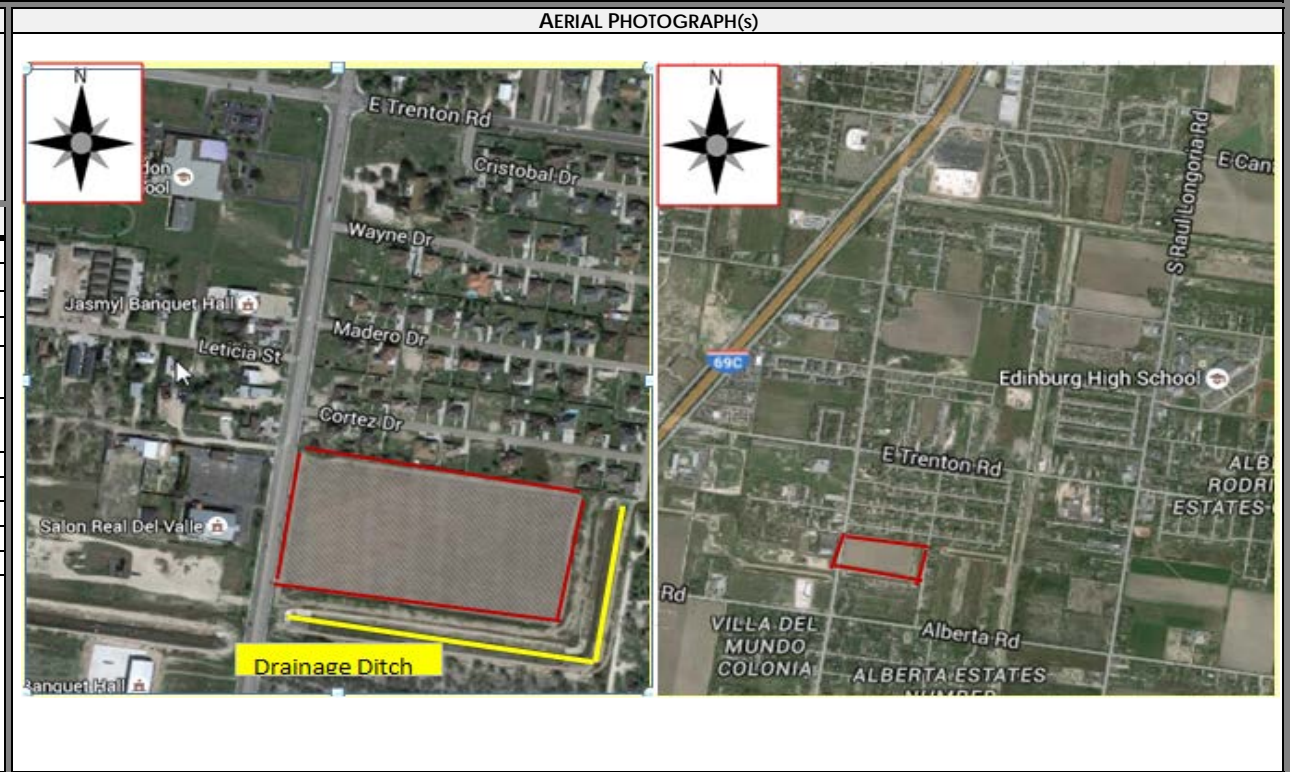
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
BBVA Compass Bank	18/30	6.25%	\$3,050,000	1.27						Hudson Housing Capital	\$15,551,445	
										Brownstone Aff Hsg & EHO	\$299,507	
TOTAL DEBT (Must Pay)			\$3,050,000		CASH FLOW DEBT / GRANTS				\$101		TOTAL EQUITY SOURCES	\$15,850,952
											TOTAL DEBT SOURCES	\$3,050,101
											TOTAL CAPITALIZATION	\$18,901,053

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Pursuant to §10.402(d)(7), a letter from Applicant's Attorney identifying the statutory basis for the exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review.
- 2 Receipt and acceptance by Carryover:
 - Amended real estate contract for total 19.2 acres or alternatively an amended title commitment for 12.9 acres.
- 3 Receipt and acceptance by 10% test:
 - Approved HUD Demolition and Disposition contract for the 67 public housing units that are not being replaced.
- 4 Receipt and acceptance by Cost Certification:
 - a: Executed Ground Lease with an Edinburg Housing Authority public entity clearly specifying all terms and conditions, including who will retain ownership of land and improvements at the end of the lease.
 - b: Executed Annual Contributions Contract from HUD for the project's proposed public housing units.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▪	Housing Authority as owner/tax exemption
▪	Housing replacement for 98 PHU's
▪	Development team experience
▪	McAllen-Edinburg-Mission MSA above average population growth
▪	98% occupancy of multifamily housing in PMA
WEAKNESSES/RISKS	
▪	Two 2015 family deals within 1.5 miles
▪	Inferior location to properties west of Hwy 281
▪	Market rate risk on 26 units
▪	Unit capture rates on 60% two and three bedrooms

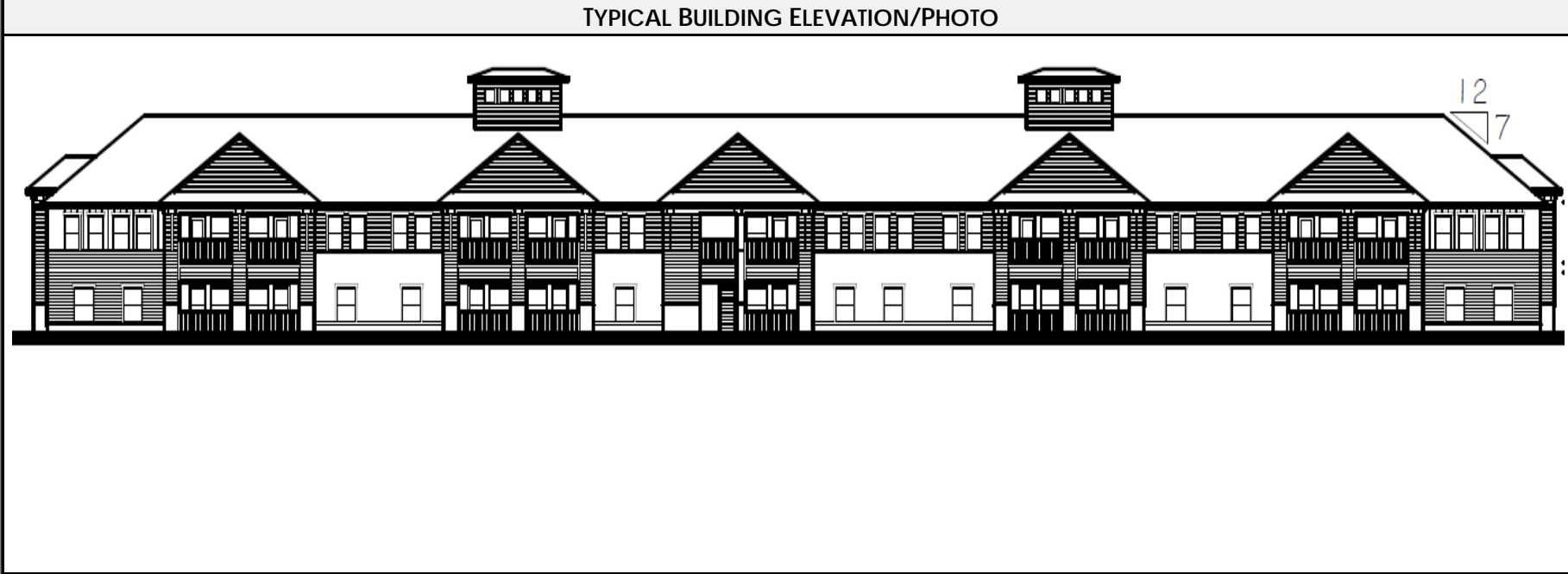


APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16164
Development	Saralita Senior Village
City / County	Kerrville / Kerr
Region/Area	9 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

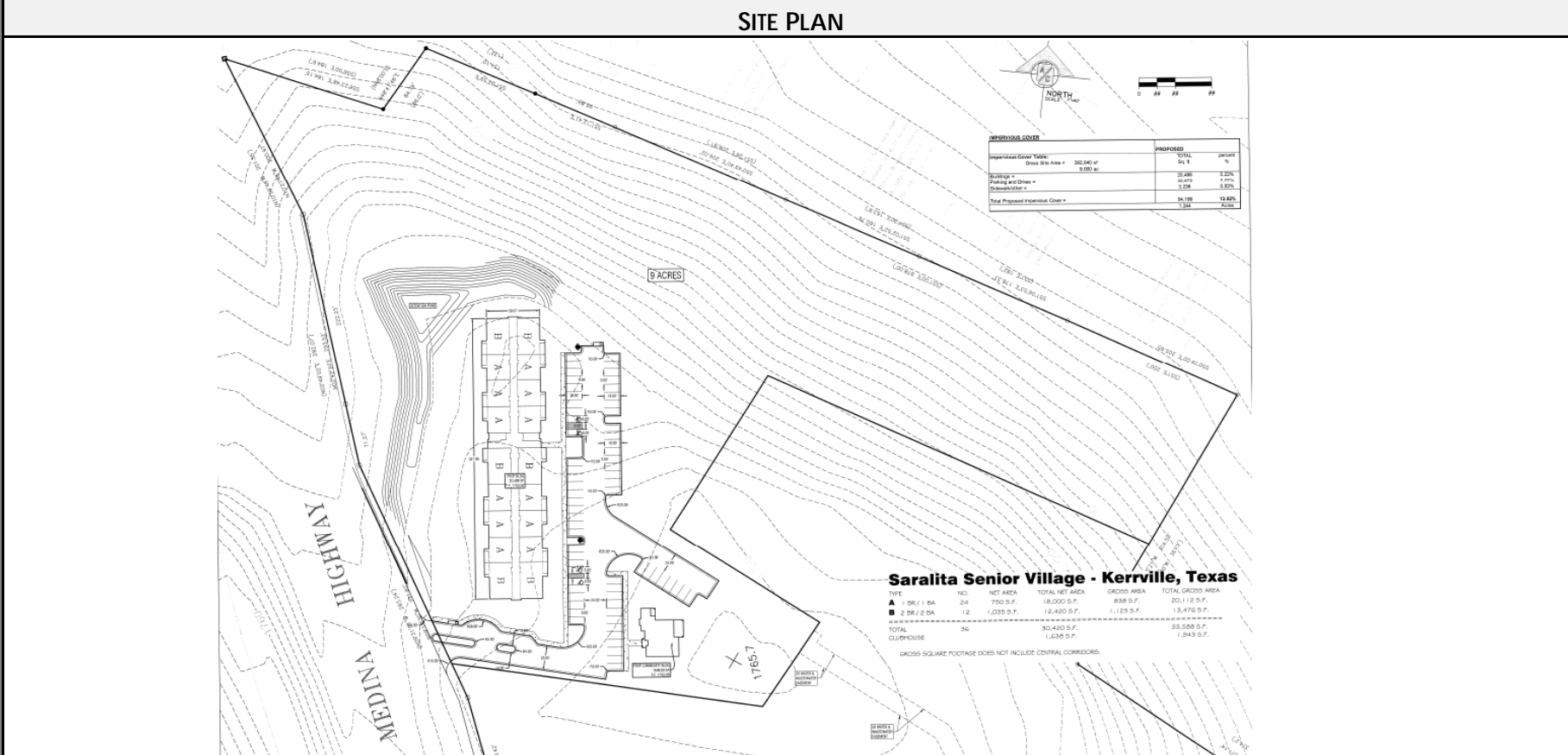
RECOMMENDATION						
TDHCA Program	Request	Approved				
LIHTC (9% Credit)	\$500,000	\$465,185	\$12,922/Unit	\$1.00		
	Amount	Rate	Amort	Term	Lien	
Private Activity Bonds						
MDLP (Repayable)	\$1,140,000	3.00%	30	30	1st	

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Saralita Senior Village, GP, LLC		
Leslie Holleman, Evon Harris, Abigail Rue, Blake Rue		
Developer(s)		
Evolie Housing Partners, Abico Consulting, LLC		
Leslie Holleman, Evon Harris, Abigail Rue, Blake Rue		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	8%
1	24	67%	40%	-	0%
2	12	33%	50%	7	19%
3	-	0%	60%	22	61%
4	-	0%	MR	4	11%
TOTAL	36	100%	TOTAL	36	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	✓ 1.32	Expense Ratio	✗ 67.6%		
Breakeven Occ.	✓ 85.2%	Breakeven Rent	\$535		
Average Rent	\$581	B/E Rent Margin	⚠ \$46		
Property Taxes	\$424/unit	Exemption/PILOT	0%		
Total Expense	\$4,417/unit	Controllable	\$2,999/unit		



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓ 1.0%		
Highest Unit Capture Rate	✓ 3%	1 BR/60%	16
Dominant Unit Cap. Rate	✓ 3%	1 BR/60%	16
Premiums (↑60% Rents)	Yes ✓	\$79/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	847 SF	Density	4.0/acre
Acquisition		\$11K/unit	\$383K
Building Cost	\$71.69/SF	\$61K/unit	\$2,185K
Hard Cost		\$88K/unit	\$3,167K
Total Cost		\$162K/unit	\$5,848K
Developer Fee	\$839K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$443K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
TDHCA	30/30	3.00%	\$1,140,000	1.32	City of Kerrville	0/0	0.00%	\$100	1.32	Regions Bank	\$4,651,387
					In Kind Donation - HOME Match	0/0	0.00%	\$57,000	1.32	Co-Developers	
TOTAL DEBT (Must Pay)			\$1,140,000		CASH FLOW DEBT / GRANTS			\$57,100		TOTAL EQUITY SOURCES	\$4,651,387
TOTAL DEBT SOURCES											\$1,197,100
TOTAL CAPITALIZATION											\$5,848,487

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
- 2 Receipt and acceptance by 10% test:
 - Documentation of satisfactorily resolving the issue with the City of Kerrville's approval or variance approval of the number of required parking spaces.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

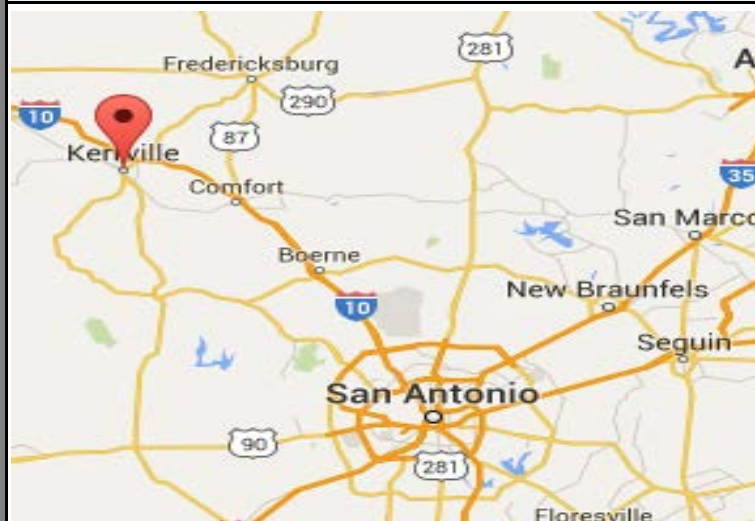
RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Excellent visibility
- 1% Gross Capture Rate
- Low unit capture rates

WEAKNESSES/RISKS

- Single ingress/egress



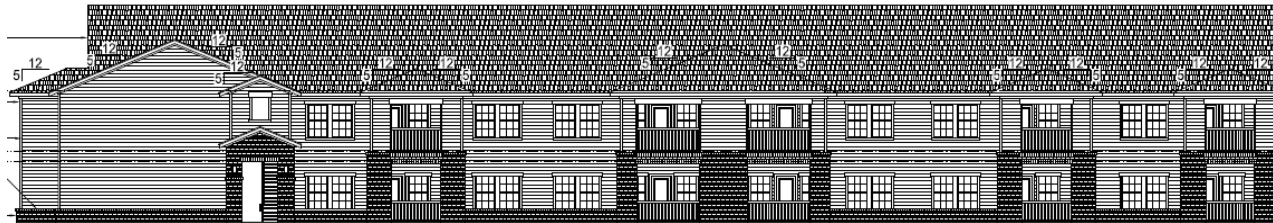
AERIAL PHOTOGRAPH(s)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPAL / SPONSOR		
Application #	16169	TDHCA Program	Request	Approved			General Partner(s)		
Development	Havens of Hutto			\$500,000	\$500,000	\$7,143/Unit				$0.96
City / County	Hutto / Williamson	LIHTC (9% Credit)	Amount	Rate	Amort	Term	Lien	Kelly Garrett Victoria Spicier	
Region/Area	7 / Rural	Private Activity Bonds						Developer/Contractor	
Population	Elderly Limitation	MDLP (Repayable)	\$1,200,000	3.00%	30	30	2	Jeffery Spicier-Developer and Consultant	
Set-Aside	General	MDLP (Non-Repayable)						Kelly Garrett-GC and GP	
Activity	New Construction	CHDO Expenses						Related-Parties	Contractor - Yes Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

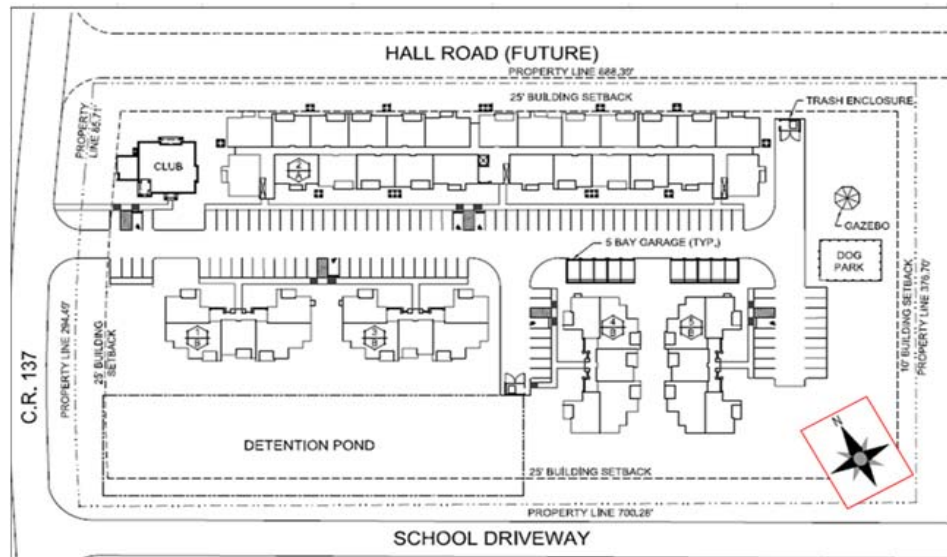


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	6%
1	42	60%	40%	-	0%
2	28	40%	50%	8	11%
3	-	0%	60%	23	33%
4	-	0%	MR	35	50%
TOTAL	70	100%	TOTAL	70	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.15	Expense Ratio	53.2%
Breakeven Occ.	86.8%	Breakeven Rent	\$842
Average Rent	\$899	B/E Rent Margin	\$57
Property Taxes	\$1,423/unit	Exemption/PILOT	0%
Total Expense	\$5,393/unit	Controllable	\$2,731/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	4.0%
Highest Unit Capture Rate	15% (2 BR/50%) vs 4%
Dominant Unit Cap. Rate	5% (1 BR/60%) vs 17%
Premiums (↑60% Rents)	Yes (\$173/Avg.)
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	850 SF	Density	11.5/acre
Acquisition	\$09K/unit		\$661K
Building Cost	\$74.63/SF		\$4,441K
Hard Cost			\$6,165K
Total Cost			\$10,388K
Developer Fee	\$1,198K	(49% Deferred)	Paid Year: 10
Contractor Fee	\$863K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Lancaster Pollard	40/40	5.25%	\$3,800,000	1.46						Affordable Housing Partners	\$4,799,040
					City of Hutto	0/0	0.00%	\$100	1.15	State Street Housing Advisors, LP	\$588,398
TDHCA	30/30	3.00%	\$1,200,000	1.15						Additional (Excess) Funds Req'd	(\$0)
										TOTAL EQUITY SOURCES	\$5,387,438
										TOTAL DEBT SOURCES	\$5,000,101
TOTAL DEBT (Must Pay)			\$5,000,000		CASH FLOW DEBT / GRANTS			\$101		TOTAL CAPITALIZATION	\$10,387,539

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Senior loan documents (and/or partnership documents) must contain a provision(s) that any stabilization resizing on the senior debt includes the debt service on the TDHCA Direct Loan at a 1.15 DCR.
 - e: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.

- 2 Receipt and acceptance by Commitment:
 - Confirmation from City of Hutto of MF Residential zoning.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH(S)
Issuer		
Expiration Date		
Bond Amount		
BRB Priority		
Expected Close		
Bond Structure		
RISK PROFILE		
STRENGTHS/MITIGATING FACTORS		
<ul style="list-style-type: none"> ▫ Newer single family homes ▫ Affordable developments in PMA are 96% occupied ▫ Fast lease-up of recent HTC Senior Deal in PMA ▫ High market premiums achieved at HTC comp property 		
<ul style="list-style-type: none"> ▫ Low expense ratio ▫ Low Gross and Unit Capture Rates 		
WEAKNESSES/RISKS		
<ul style="list-style-type: none"> ▫ Must drive to all retail/services ▫ Market rate risk on 50% of units 		

APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPAL / SPONSOR				
Application #	16170	TDHCA Program	Request	Approved			General Partner(s)				
Development	Whitehouse Senior Apartments			LIHTC (9% Credit)	\$750,000	\$750,000	\$10,417/Unit	\$1.00	Mears Dev. & Construction, Jeremy Mears		
City / County	Whitehouse / Smith	Private Activity Bonds	Amount	Rate	Amort	Term	Lien	Developer(s)			
Region/Area	4 / Rural							Jeremy Mears, Evon Harris & Leslie Holleman			
Population	Elderly Limitation							MDLP (Repayable)			
Set-Aside	General							MDLP (Non-Repayable)			
Activity	New Construction	CHDO Expenses				Related-Parties Contractor - Yes Seller - No					

TYPICAL BUILDING ELEVATION/PHOTO

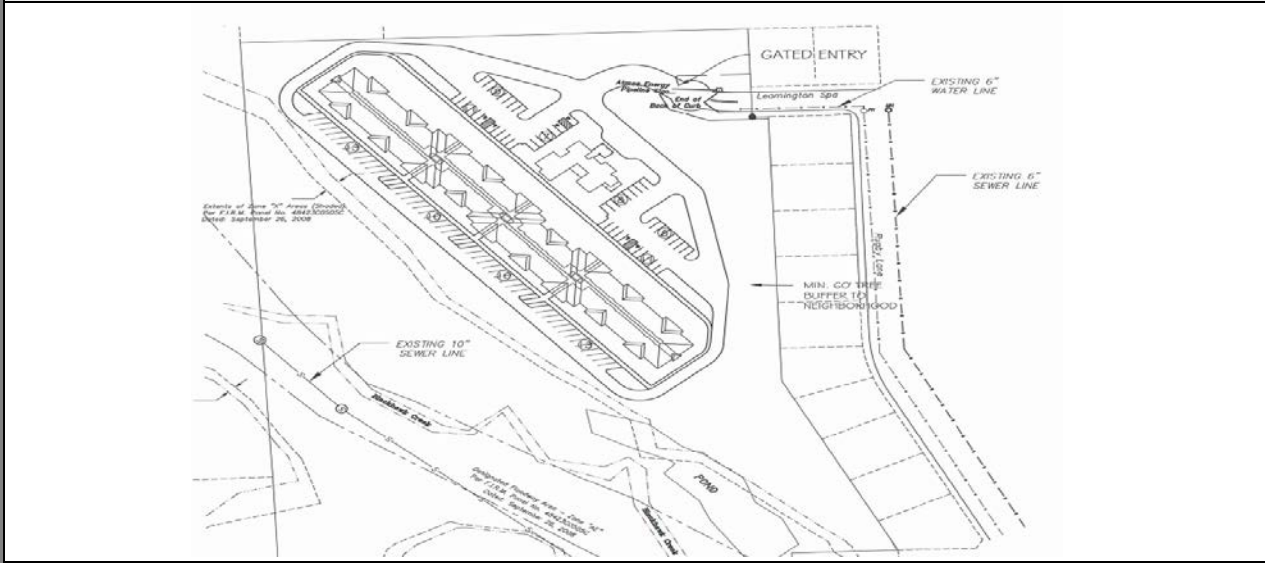


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	5	7%
1	56	78%	40%	-	0%
2	16	22%	50%	12	17%
3	-	0%	60%	39	54%
4	-	0%	MR	16	22%
TOTAL	72	100%	TOTAL	72	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.34	Expense Ratio	63.7%
Breakeven Occ.	84.0%	Breakeven Rent	\$534
Average Rent	\$589	B/E Rent Margin	\$55
Property Taxes	\$507/unit	Exemption/PILOT	0%
Total Expense	\$4,212/unit	Controllable	\$2,725/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.2%
Highest Unit Capture Rate	3% (1 BR/50%)
Dominant Unit Cap. Rate	2% (1 BR/60%)
Premiums (↑60% Rents)	Yes (\$87/Avg.)
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	814 SF	Density	4.9/acre
Acquisition	\$04K/unit		\$276K
Building Cost	\$71.56/SF	\$58K/unit	\$4,196K
Hard Cost		\$81K/unit	\$5,859K
Total Cost		\$131K/unit	\$9,460K
Developer Fee	\$1,133K	(19% Deferred)	Paid Year: 5
Contractor Fee	\$820K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Corp.	18/30	6.25%	\$1,750,000	1.34						Regions Bank	\$7,499,250
										Evolie Housing & Mears Dev	\$210,567
										Additional (Excess) Funds Req'd	(\$0)
										TOTAL EQUITY SOURCES	\$7,709,817
										TOTAL DEBT SOURCES	\$1,750,000
TOTAL DEBT (Must Pay)			\$1,750,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL CAPITALIZATION	\$9,459,817

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Confirmation of correct utility allowances approved by TDHCA Compliance.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

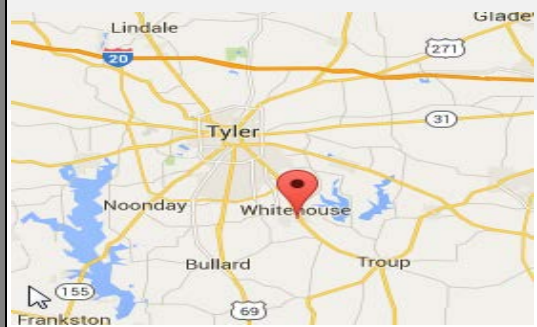
RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Good visibility
- Good access
- Low Gross and Unit Capture Rates

WEAKNESSES/RISKS

- Expense to income ratio just below 65%



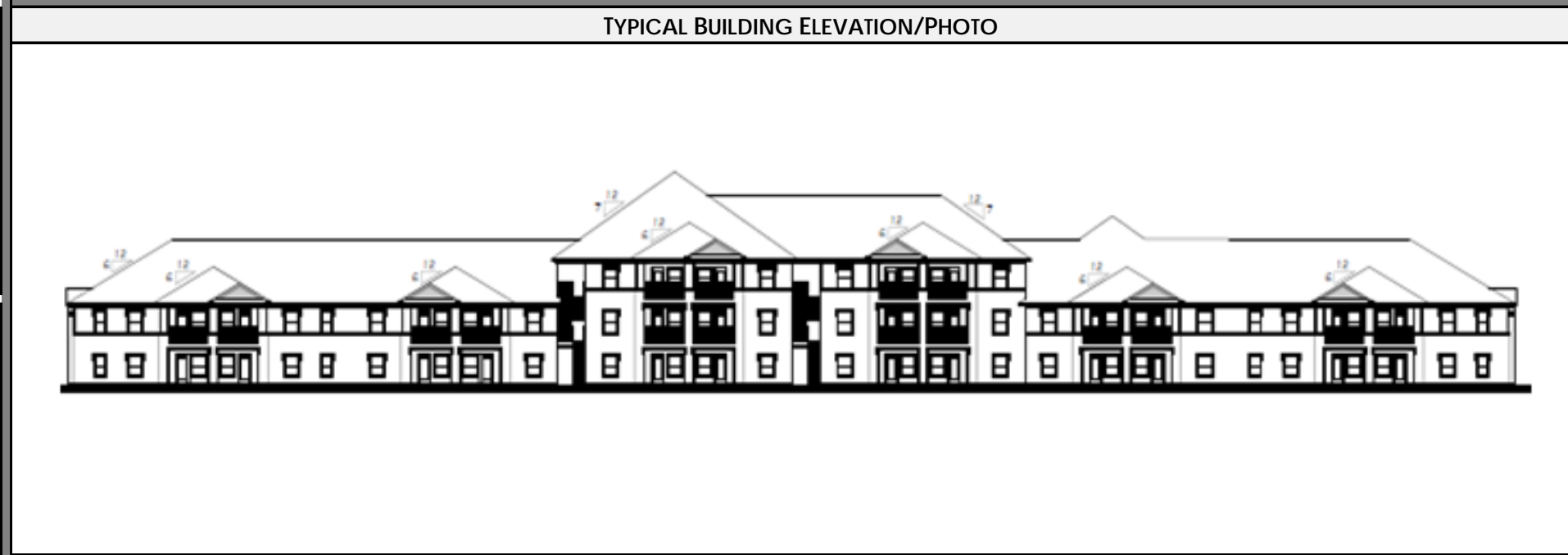
AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16172	TDHCA Program	Request	Approved		
Development	Lumberton Senior Village	LIHTC (9% Credit)	\$735,000	\$735,000	\$9,671/Unit	\$1.03
City / County	Lumberton / Hardin		Amount	Rate	Amort	Term
Region/Area	5 / Urban	Private Activity Bonds				Lien
Population	Elderly Limitation	MDLP (Repayable)				
Set-Aside	General	MDLP (Non-Repayable)				
Activity	New Construction	CHDO Expenses				

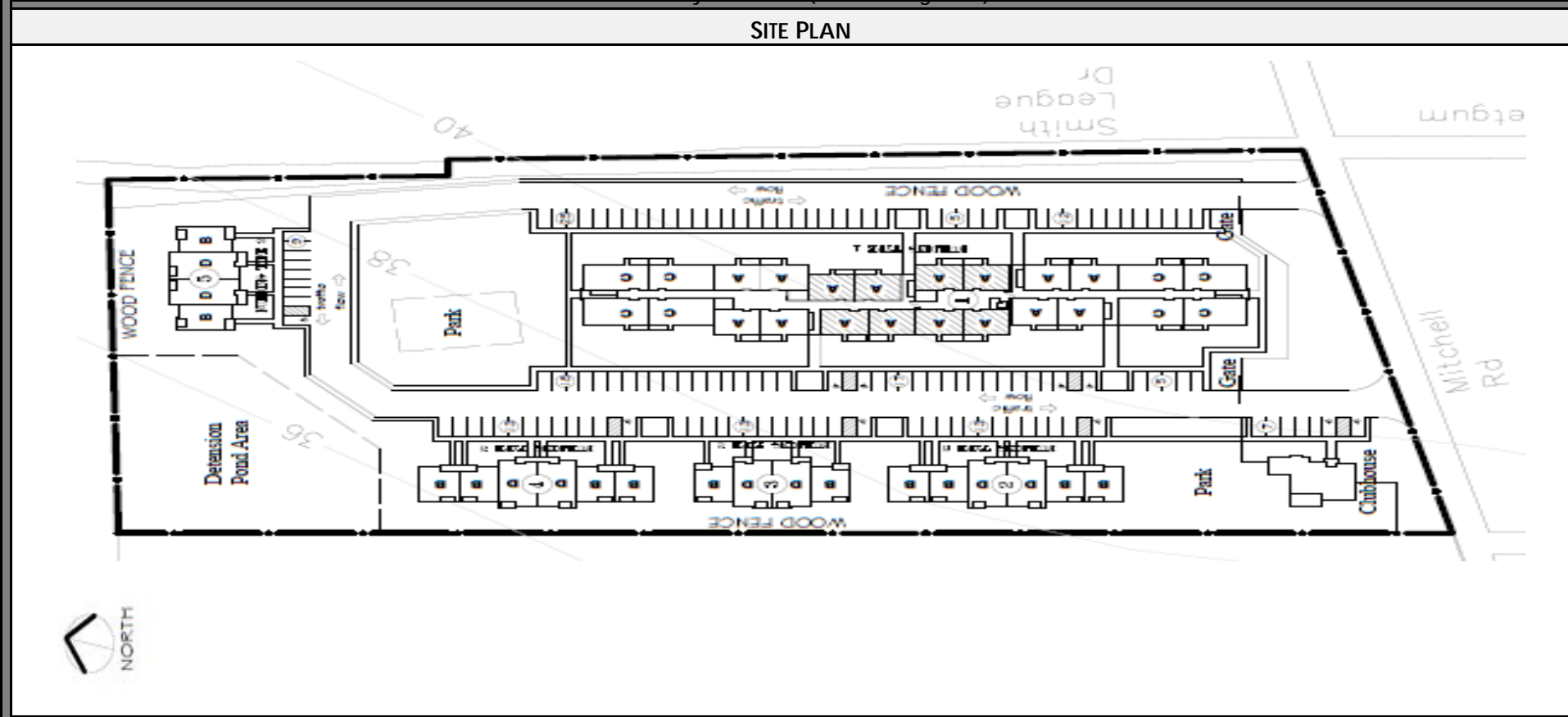
KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Mears Dev. & Construction, Jeremy Mears		
Evolie Housing Partners, Evon Harris & Leslie Holleman		
Developer(s)		
Jeremy Mears, Evon Harris & Leslie Holleman		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	8%
1	52	68%	40%	-	0%
2	24	32%	50%	11	14%
3	-	0%	60%	38	50%
4	-	0%	MR	21	28%
TOTAL	76	100%	TOTAL	76	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.28	Expense Ratio	64.6%
Breakeven Occ.	85.4%	Breakeven Rent	\$607
Average Rent	\$658	B/E Rent Margin	\$51
Property Taxes	\$632/unit	Exemption/PILOT	0%
Total Expense	\$4,766/unit	Controllable	\$2,974/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	4.7%
Highest Unit Capture Rate	11% (1 BR/60%) 32
Dominant Unit Cap. Rate	11% (1 BR/60%) 32
Premiums (↑60% Gross)	Yes \$197/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs	
Avg. Unit Size	841 SF	Density 11.2/acre
Acquisition	\$05K/unit	\$351K
Building Cost	\$70.07/SF	\$59K/unit \$4,476K
Hard Cost		\$82K/unit \$6,222K
Total Cost		\$133K/unit \$10,116K
Developer Fee	\$1,205K	(37% Deferred) Paid Year: 10
Contractor Fee	\$871K	30% Boost Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
BBVA Compass Bank	18/30	6.25%	\$2,100,000	1.28						Hudson Housing	\$7,569,743	
										Evolve Housing & Mears Dev	\$446,252	
										Additional (Excess) Funds Req'd	(\$0)	
TOTAL DEBT (Must Pay)			\$2,100,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$8,015,995
											TOTAL DEBT SOURCES	\$2,100,000
											TOTAL CAPITALIZATION	\$10,115,995

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

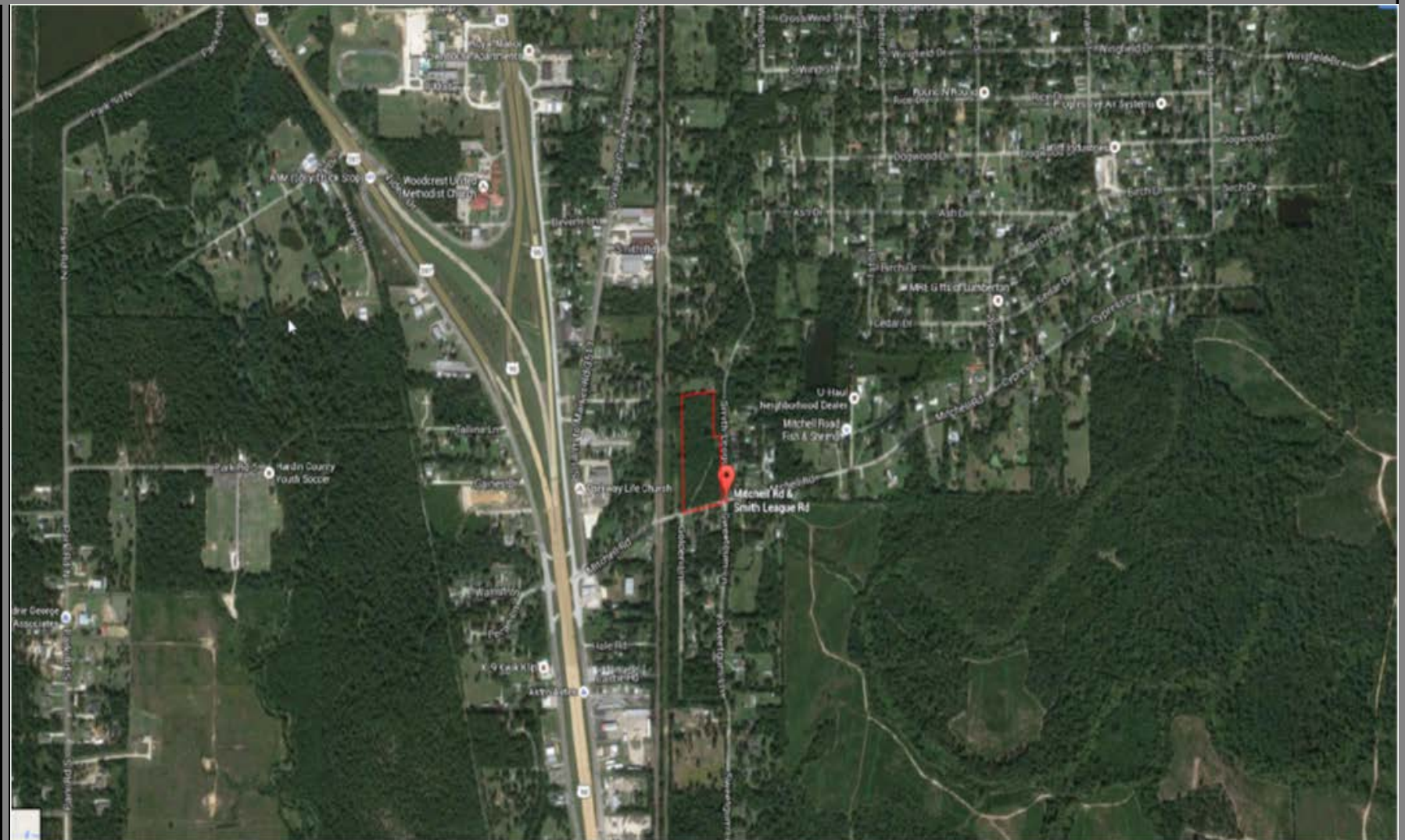
RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Low gross capture rate

WEAKNESSES/RISKS

- High Underwritten Expense Ratio of 63.3%
- Market Rate Risk on 21 units



APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16175
Development	Crosby Meadows Apartments
City / County	Crosby / Harris
Region/Area	6 / Rural
Population	General
Set-Aside	Rural
Activity	Acquisition/Rehab 1981/1983/1985

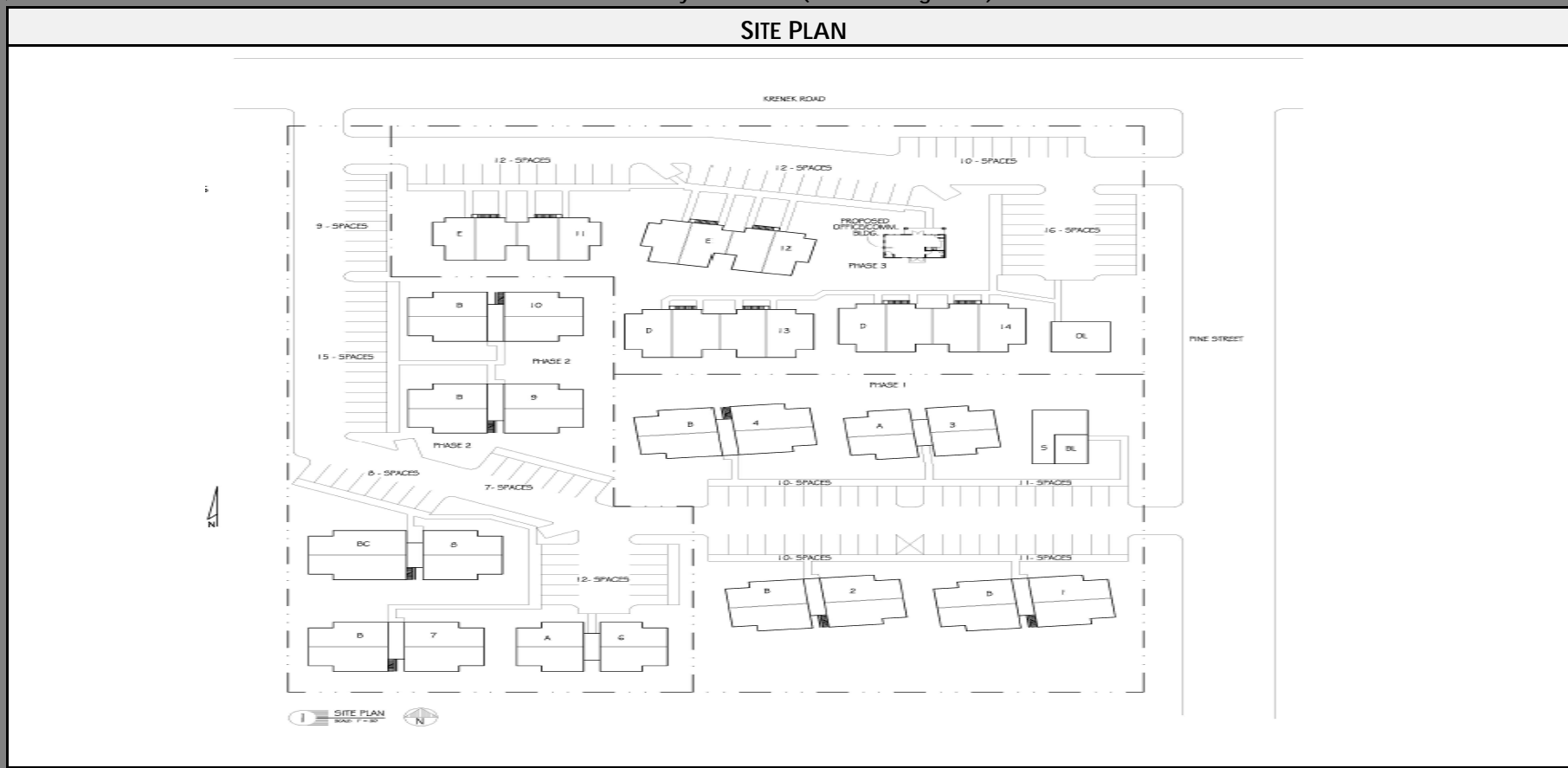
RECOMMENDATION						
TDHCA Program	Request	Approved				
LIHTC (9% Credit)	\$711,495	\$649,865	\$6,700/Unit	\$0.98		
	Amount	Rate	Amort	Term	Lien	
Private Activity Bonds						
MDLP (Repayable)						
MDLP (Non-Repayable)						
CHDO Expenses						

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
James Washburn, Charles Washburn		
Virginia McGuire, Scott McGuire		
Developer(s)		
James Washburn, Charles Washburn		
Related-Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	8%
1	24	25%	40%	-	0%
2	69	71%	50%	20	21%
3	4	4%	60%	69	71%
4	-	0%	MR	-	✓
TOTAL	97	100%	TOTAL	97	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	✓ 1.35	Expense Ratio	✗ 74.0%		
Breakeven Occ.	✓ 86.3%	Breakeven Rent	\$478		
Average Rent	\$513	B/E Rent Margin	🟡 \$35		
Property Taxes	\$255/unit	Exemption/PILOT	0%		
Total Expense	\$4,267/unit	Controllable	\$2,708/unit		



MARKET FEASIBILITY INDICATORS	
Gross Capture Rate (30% Maximum)	USDA
Highest Unit Capture Rate	USDA - Market Study not Applicable
Dominant Unit Cap. Rate	
Premiums (↑60% Rents)	
Rent Assisted Units	30 31% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	751 SF	Density	20.0/acre
Acquisition	\$16K/unit	\$1,518K	
Building Cost	\$44.02/SF	\$33K/unit	\$3,208K
Hard Cost	\$48K/unit	\$4,647K	
Total Cost	\$92K/unit	\$8,906K	
Developer Fee	\$883K (0% Deferred)	Paid Year: 1	
Contractor Fee	\$645K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$8K 16%	Finishes/Fixtures	\$7K 15%
Building Shell	\$21K 44%	Amenities	\$3K 6%
HVAC	\$1K 1%	Total Exterior	\$32K 77%
Appliances	\$2K 3%	Total Interior	\$9K 23%

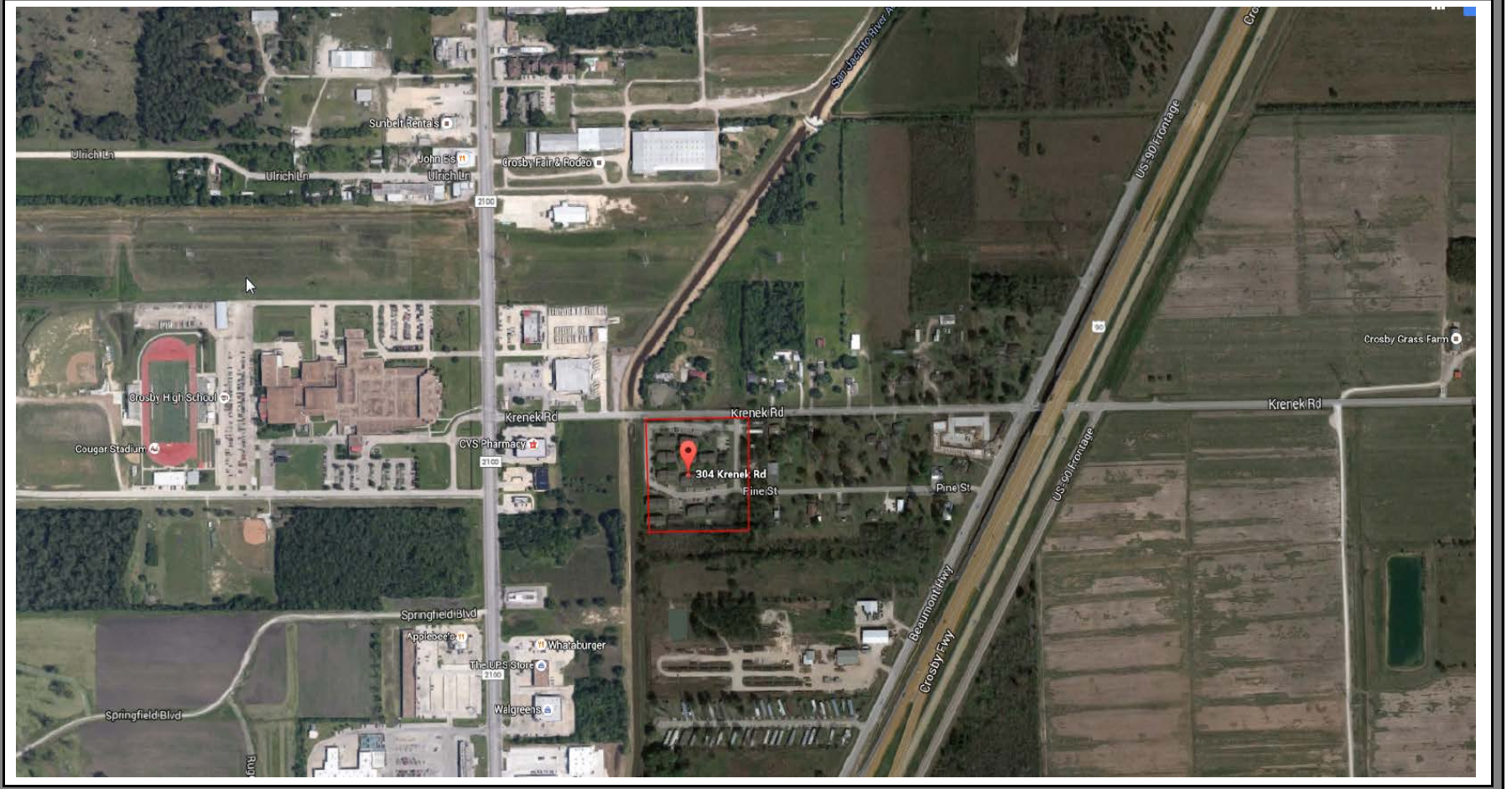
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
USDA/RD 515	30/50	1.00%	\$1,233,313	4.63						Raymond James Financial	\$6,368,040	
Lancaster Pollard - USDA/538	30/40	5.00%	\$1,111,058	1.43						Replacement Reserve Transfer	\$49,222	
Additional Debt per §10.302(c)(2)	30/40	5.00%	\$110,000	1.35						Tax & Insurance Reserve Transfer	\$34,498	
TOTAL DEBT (Must Pay)			\$2,454,371		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$6,451,760
TOTAL DEBT SOURCES											\$2,454,371	
TOTAL CAPITALIZATION											\$8,906,131	

CONDITIONS

- 2 Receipt and acceptance by 10% test:
- USDA RD Letter of Approval and Conditions, specifying:
 - i: rates and terms of the proposed loan transfers
 - ii: approved USDA Basic Rents and utility allowances
 - iii: USDA reserve requirements

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ Experienced Developer	
▫ USDA Interest Subsidy on all of the units and Rental	
▫ USDA subsidies can be increased to offset operating	
WEAKNESSES/RISKS	
▫ Underwritten Expense Ratio 73%	
AREA MAP	



DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Regions Bank	18/30	6.00%	\$9,660,000	1.15	City of Anna	0/0	0.00%	\$175,000	1.15	Regions Bank	\$15,148,485
TOTAL DEBT (Must Pay)			\$9,660,000		CASH FLOW DEBT / GRANTS			\$175,000		TOTAL EQUITY SOURCES	\$16,725,436
										TOTAL DEBT SOURCES	\$9,835,000
										TOTAL CAPITALIZATION	\$26,560,436

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Confirmation of correct utility allowances approved by TDHCA Compliance.
- 2 Receipt and acceptance by Carryover:
 - Confirmation that site plan conforms to the city's parking requirements.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

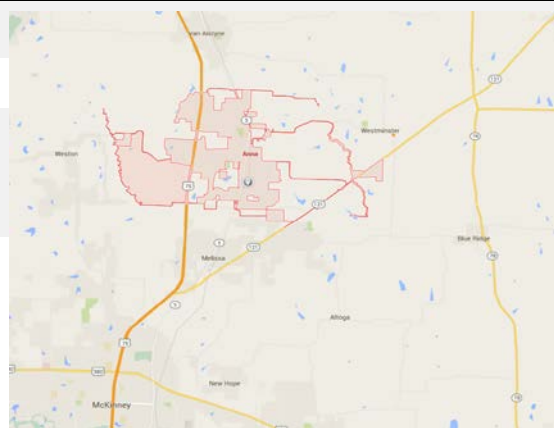
RISK PROFILE

STRENGTHS/MITIGATING FACTORS

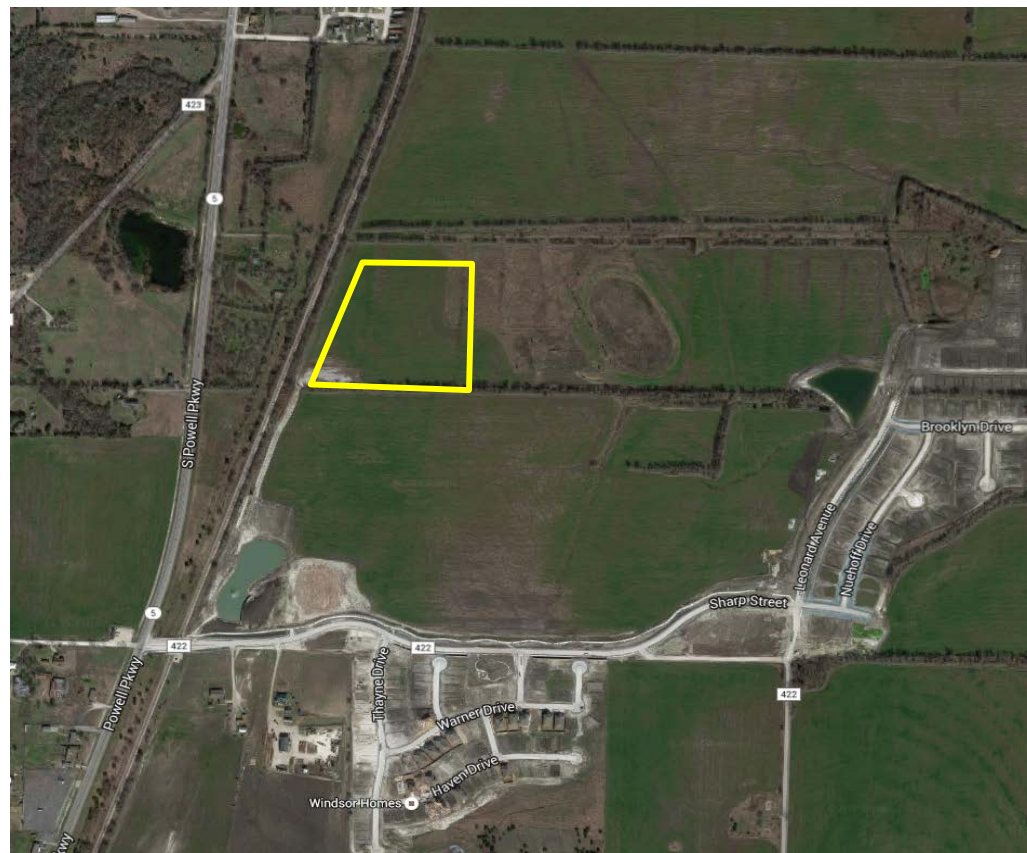
- Experienced developer building market rate
- Architectural design should compete well in
- Low Gross Capture Rate

WEAKNESSES/RISKS

- Market rent exposure



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16185	TDHCA Program	Request	Approved			
Development	Merritt Heritage	LIHTC (9% Credit)	\$1,194,724	\$1,194,724	\$4,896/Unit	\$1.00	
City / County	Georgetown / Williamson						
Region/Area	7 / Urban						
Population	Elderly Limitation	MDLP (Repayable)	\$2,000,000	3.00%	30	18	2nd
Set-Aside	General						
Activity	New Construction	CHDO Expenses	\$50,000				

KEY PRINCIPAL / SPONSOR		
Frameworks Community Development		
Joyce McDonald Colby Denison		
Related-Parties	Contractor - No	Seller - No

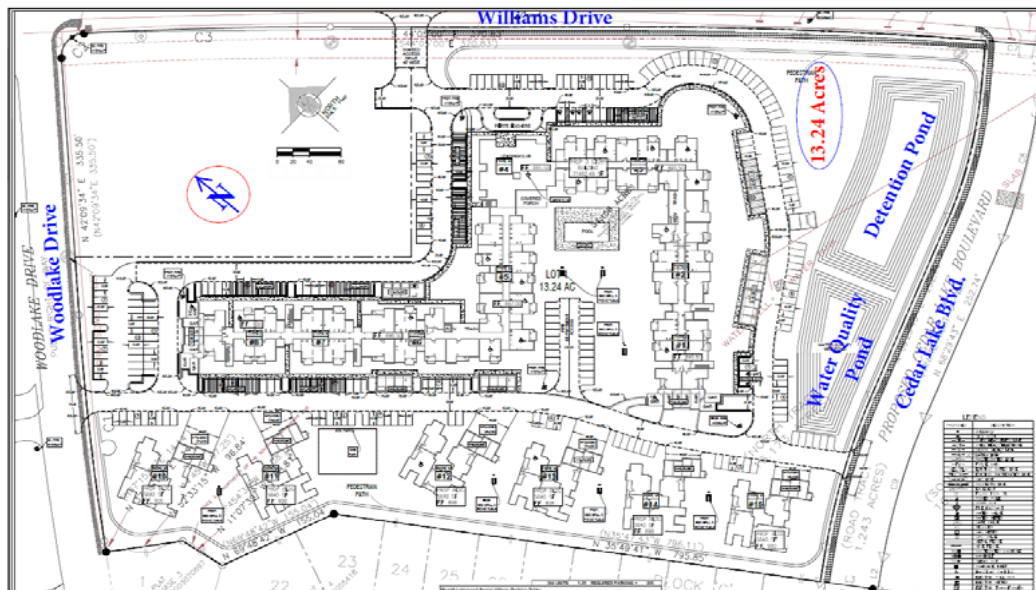
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	24	10%	30%	13	5%
1	98	40%	40%	-	0%
2	122	50%	50%	50	20%
3	-	0%	60%	59	24%
4	-	0%	MR	122	50%
TOTAL	244	100%	TOTAL	244	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.29	Expense Ratio	✓ 42.6%
Breakeven Occ.	✓ 80.5%	Breakeven Rent	\$887
Average Rent	\$1,026	B/E Rent Margin	✓ \$139
Property Taxes	\$711/unit	Exemption/PILOT	50%
Total Expense	\$5,053/unit	Controllable	\$2,945/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓	2.4%	
Highest Unit Capture Rate	✓	9%	2 BR/60% 33
Dominant Unit Cap. Rate	✓	9%	2 BR/60% 33
Premiums (↑60% Gross)	Yes	✗	\$348/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	859 SF	Density	18.4/acre
Acquisition		\$12K/unit	\$2,885K
Building Cost	\$74.28/SF	\$64K/unit	\$15,570K
Hard Cost		\$77K/unit	\$18,687K
Total Cost		\$137K/unit	\$33,361K
Developer Fee	\$3,657K	(28% Deferred)	Paid Year: 3
Contractor Fee	\$2,616K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Citi Bank	18/35	5.50%	\$18,400,000	1.40	City of Georgetown	0/0	0.00%	\$10	1.29	RBC	\$11,944,851	
TDHCA	18/30	3.00%	\$2,000,000	1.29						DDC Investments, Ltd	\$1,016,150	
TOTAL DEBT (Must Pay)			\$20,400,000		CASH FLOW DEBT / GRANTS			\$10		TOTAL EQUITY SOURCES	\$12,961,001	
											TOTAL DEBT SOURCES	\$20,400,010
											TOTAL CAPITALIZATION	\$33,361,011

CONDITIONS

1 Receipt and acceptance before Direct Loan Closing

a: Substantially final construction contract with Schedule of Values.

b: Updated term sheets with substantially final terms from all lenders

c: Substantially final draft of limited partnership agreement.

d: Senior loan documents (and/or partnership documents) must contain a provision(s) that any stabilization resizing on the senior debt includes the debt service on the TDHCA MDL at a 1.15 DCR.

e: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.

2 Receipt and acceptance by Commitment:

a: Pursuant to §10.402(d)(7), a letter from Applicant's Attorney, "...identifying the statutory basis for the exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
◦	Gross Capture Rate of 2.4%, with unit capture rates
◦	Elderly HTC deals in PMA are 98% occupied
◦	43% expense ratio with a 1.29 DCR
◦	Attractive architectural design should compete well in market
◦	Experienced LIHTC developer/operator
WEAKNESSES/RISKS	
◦	50% of units (122) subject to market risk
◦	369 LIHTC units and 85 market units proposed within 2
◦	Feasibility depends on 50% CHDO property tax



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPAL / SPONSOR		
Application #	16188	TDHCA Program	Request	Approved			General Partner(s)		
Development	Kaia Pointe	LIHTC (9% Credit)	\$1,373,400	\$1,373,400	\$13,465/Unit	\$0.98	O-SDA Industries		
City / County	Georgetown / Williamson		Amount	Rate	Amort	Term	Megan Lasch		
Region/Area	7 / Urban	Private Activity Bonds				Developer(s)			
Population	General	MDLP (Repayable)				O-SDA Industries - Megan Lasch			
Set-Aside	General	MDLP (Non-Repayable)				Saigebrook Development - Lisa Stephens			
Activity	New Construction	CHDO Expenses				Related-Parties	Contractor - TBD	Seller - No	

TYPICAL BUILDING ELEVATION/PHOTO

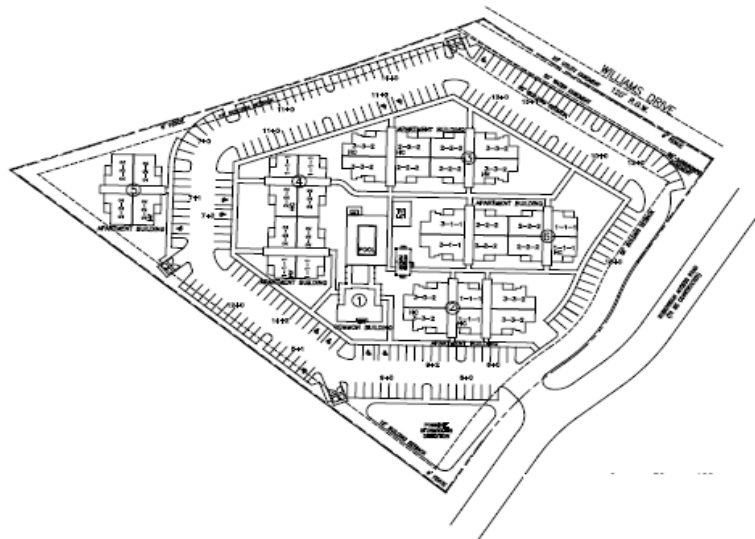


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	8%
1	28	27%	40%	-	0%
2	56	55%	50%	32	31%
3	18	18%	60%	40	39%
4	-	0%	MR	22	22%
TOTAL	102	100%	TOTAL	102	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten	Applicant's Pro Forma	
Debt Coverage	✓ 1.35	Expense Ratio ✓ 52.1%
Breakeven Occ.	✓ 81.1%	Breakeven Rent \$772
Average Rent	\$883	B/E Rent Margin ✓ \$111
Property Taxes	\$1,288/unit	Exemption/PILOT 0%
Total Expense	\$5,189/unit	Controllable \$2,836/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	9.9%
Highest Unit Capture Rate	78% 2 BR/60% 23
Dominant Unit Cap. Rate	78% 2 BR/60% 23
Premiums (↑60% Gross)	Yes ✓ \$92/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs	
Avg. Unit Size	915 SF	Density 20.4/acre
Acquisition	\$17K/unit	\$1,742K
Building Cost	\$74.98/SF	\$69K/unit \$6,998K
Hard Cost	\$95K/unit	\$9,702K
Total Cost	\$184K/unit	\$18,769K
Developer Fee	\$2,040K (23% Deferred)	Paid Year: 4
Contractor Fee	\$1,358K	30% Boost Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Wells Fargo	18/30	6.50%	\$4,770,000	1.35	The City of Georgetown	0/0	0.00%	\$10	1.35	Wells Fargo	\$13,526,637
TOTAL DEBT (Must Pay)			\$4,770,000		CASH FLOW DEBT / GRANTS			\$10		TOTAL EQUITY SOURCES	\$13,999,444
										TOTAL DEBT SOURCES	\$4,770,010
										TOTAL CAPITALIZATION	\$18,769,454

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - Updated term sheet from Lender confirming rates and terms of the permanent debt.
 - 2 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
 - 3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Documentation that all noise assessment recommendations were implemented.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE

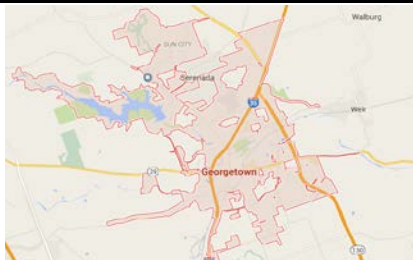
STRENGTHS/MITIGATING FACTORS

- Experienced Developer/Owner
- Overall good feasibility indicators

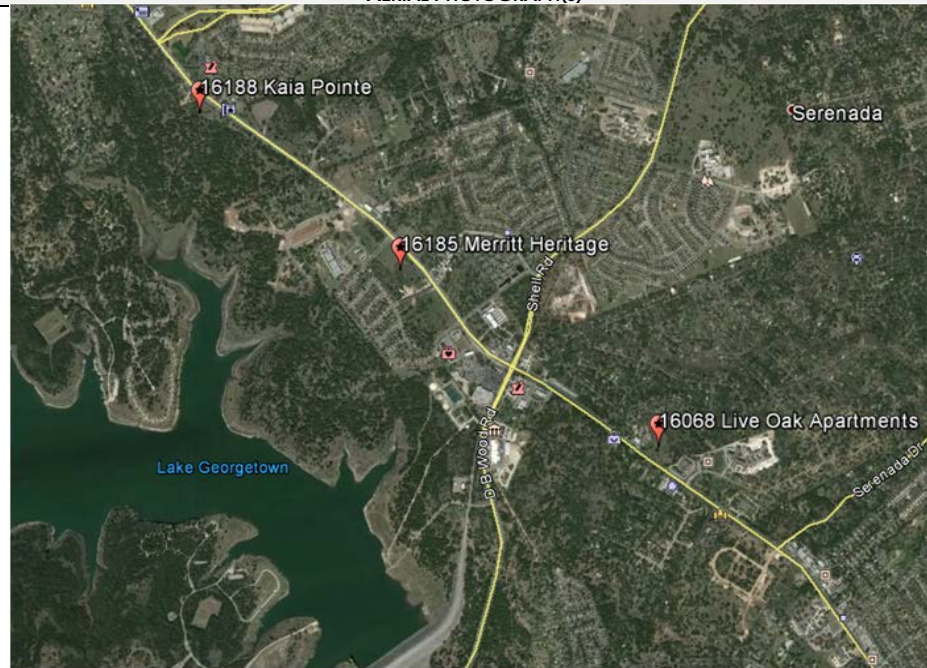
WEAKNESSES/RISKS

- 10% Gross Capture Rate
- 30% of units have unit capture rates over 35%
- Market rent exposure

AREA MAP



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16197	TDHCA Program	Request	Approved		
Development	BAH Taylor Senior Village	LIHTC (9% Credit)	\$1,218,000	\$1,218,000	\$10,875/Unit	\$1.02
City / County	Mission / Hidalgo		Amount	Rate	Amort	Term
Region/Area	11 / Urban	Private Activity Bonds				Lien
Population	Elderly Limitation	MDLP (Repayable)				
Set-Aside	General	MDLP (Non-Repayable)				
Activity	New Construction	CHDO Expenses				

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Doak Brown		
Nono Flores		
Consultant		
Leslie Holleman		
Related-Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

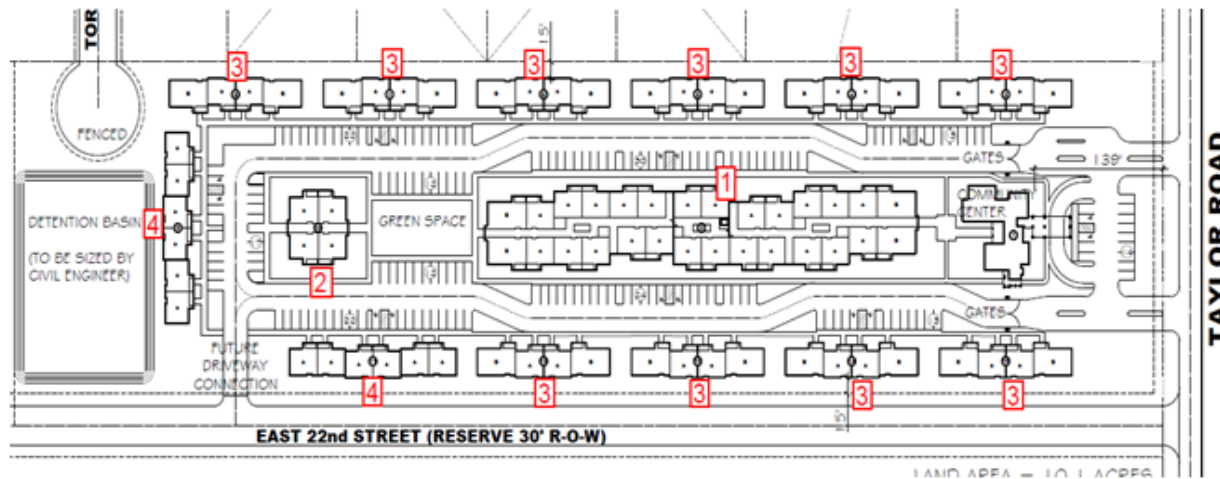


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	8%
1	84	75%	40%	-	0%
2	28	25%	50%	18	16%
3	-	0%	60%	62	55%
4	-	0%	MR	23	21%
TOTAL	112	100%	TOTAL	112	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.35	Expense Ratio	63.6%
Breakeven Occ.	83.8%	Breakeven Rent	\$516
Average Rent	\$570	B/E Rent Margin	\$54
Property Taxes	\$482/unit	Exemption/PILOT	0%
Total Expense	\$4,082/unit	Controllable	\$2,583/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.9%
Highest Unit Capture Rate	5% (1 BR/50%)
Dominant Unit Cap. Rate	4% (1 BR/60%)
Premiums (↑60% Gross)	Yes (\$250/Avg.)
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	823 SF	Density	11.1/acre
Acquisition	\$10K/unit		\$1,126K
Building Cost	\$73.19/SF	\$60K/unit	\$6,742K
Hard Cost		\$83K/unit	\$9,259K
Total Cost		\$137K/unit	\$15,297K
Developer Fee	\$1,765K (14% Deferred)		Paid Year: 4
Contractor Fee	\$1,296K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
BBVA Compass	18/30	6.25%	\$2,600,000	1.36						Hudson Housing	\$12,422,358
Assumed Debt	18/30	6.25%	\$20,000	1.35						Brownstone Affordable & Flores Res	\$254,409
										Additional (Excess) Funds Req'd	\$0
TOTAL DEBT (Must Pay)			\$2,620,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$12,676,767
										TOTAL DEBT SOURCES	\$2,620,000
										TOTAL CAPITALIZATION	\$15,296,767

CONDITIONS

- 1 Receipt and acceptance by Carryover:
Provide the August 2016 City of Mission Housing Authority Utility Allowance and receive instruction from TDHCA Compliance Department as to which Utility Allowance is correct for this property. If the Mission Housing Authority Utility Allowance is correct, then the rents and pro forma will have to be adjusted accordingly.
- 2 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Confirmation that asbestos testing was performed on single-family homes on site prior to demolition, and if necessary, a certification that an asbestos abatement program was implemented by a qualified abatement company.
 - b: Confirmation that lead based paint testing was performed on the 1972 single-family home on site prior to demolition, and if necessary, a certification that a lead based paint abatement program was implemented by a qualified abatement company.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE

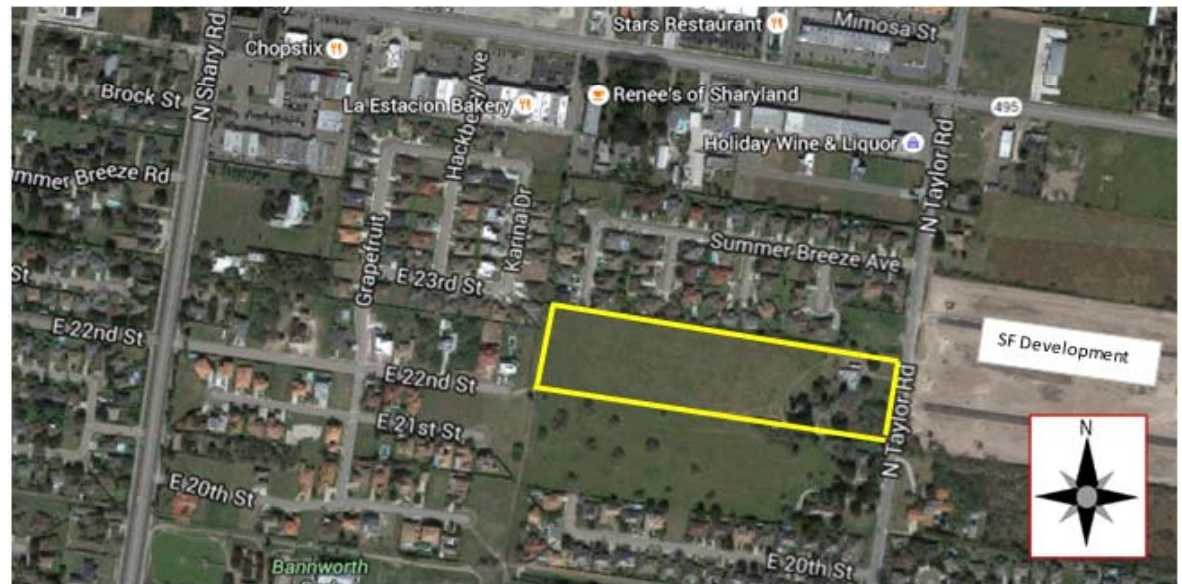
STRENGTHS/MITIGATING FACTORS

▪	HTC senior properties in PMA at 100% occupancy
▪	Close to shops and restaurants
▪	New single family subdivisions
▪	MSA is fast growing
▪	Developer experience

WEAKNESSES/RISKS

▪	Market rate risk on 20% of units
▪	High expense ratio

AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16200
Development	Kirby Park Villas
City / County	San Angelo / Tom Green
Region/Area	12 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION			
TDHCA Program	Request	Approved	
LIHTC (9% Credit)	\$788,300	\$788,300	\$10,949/Unit \$1.00

KEY PRINCIPAL / SPONSOR		
Zimmerman Investments Vaughn, Rebecca, Justin and Leah Zimmerman O'Brien Companies Kelly Holden		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	12	17%
1	24	33%	40%	-	0%
2	48	67%	50%	12	17%
3	-	0%	60%	32	44%
4	-	0%	MR	16	22%
TOTAL	72	100%	TOTAL	72	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.35	Expense Ratio	60.9%
Breakeven Occ.	83.2%	Breakeven Rent	\$517
Average Rent	\$576	B/E Rent Margin	\$60
Property Taxes	\$417/unit	Exemption/PILOT	0%
Total Expense	\$4,000/unit	Controllable	\$2,573/unit

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.0%		
Highest Unit Capture Rate	3%	2 BR/60%	22
Dominant Unit Cap. Rate	3%	2 BR/60%	22
Premiums (↑60% Gross)	Yes	\$152/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	950 SF	Density	14.0/acre
Acquisition		\$9K/unit	\$640K
Building Cost	\$74.02/SF	\$70K/unit	\$5,061K
Hard Cost		\$84K/unit	\$6,073K
Total Cost		\$137K/unit	\$9,855K
Developer Fee	\$1,141K	(10% Deferred)	Paid Year: 3
Contractor Fee	\$802K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Bank of Oklahoma	15/30	6.25%	\$1,685,000	1.48						Raymond James Tax Credit Fund	\$7,882,212	
										ZP-O'Brien Development, LLC	\$117,788	
TOTAL DEBT (Must Pay)			\$1,855,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$8,000,000
TOTAL DEBT SOURCES											\$1,855,000	
TOTAL CAPITALIZATION											\$9,855,000	

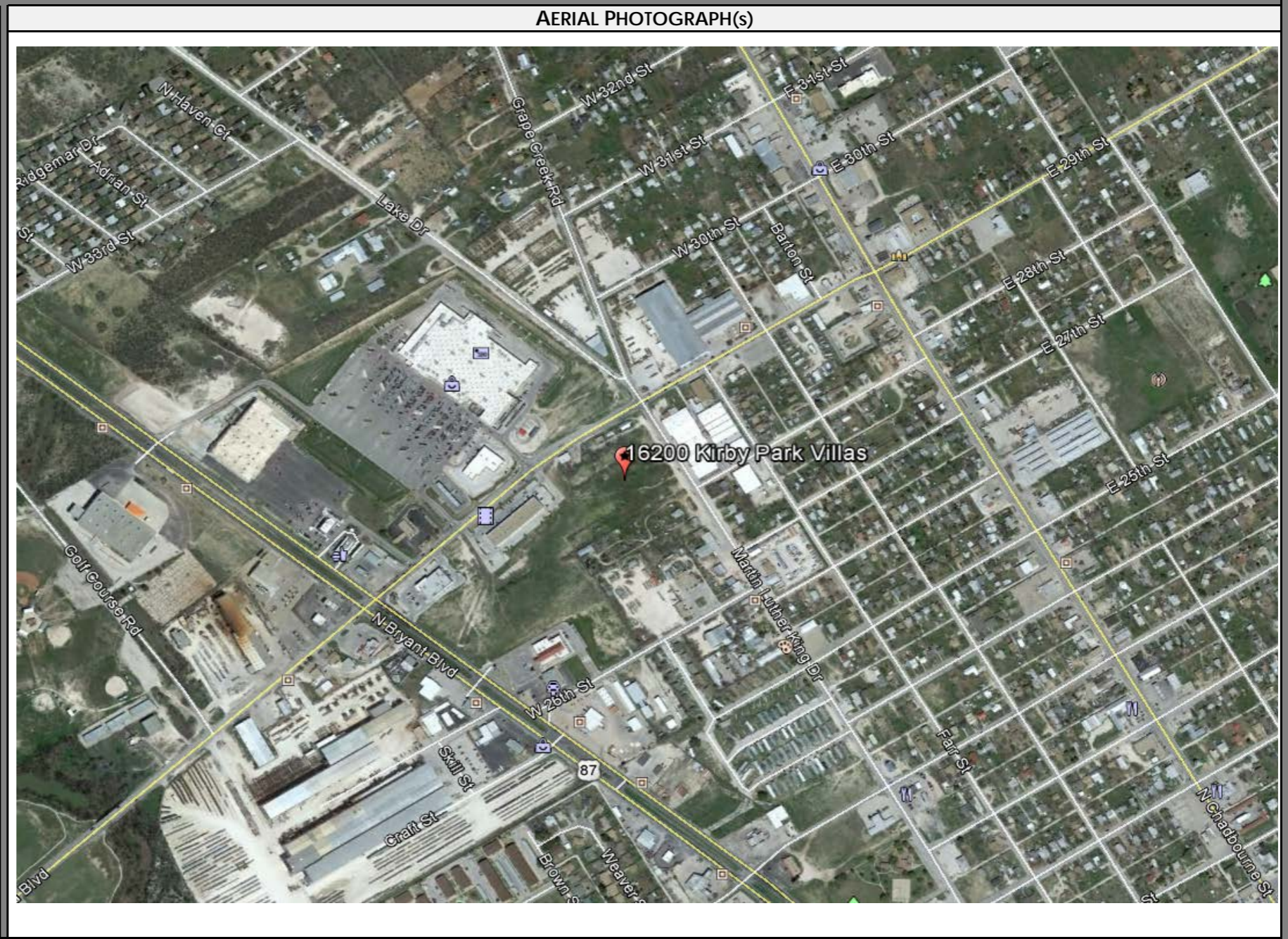
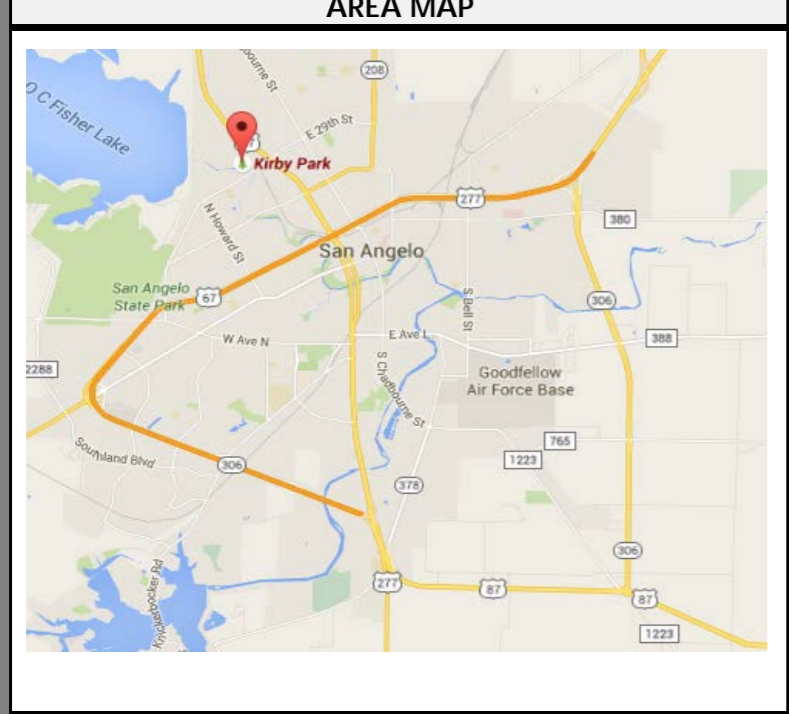
CONDITIONS

- Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - * Certification that a recommendation for use of a visquene vapor barrier was followed, and results of radon testing in finished structures.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
DCR	
Feasible Using 60% Gross Rents on Market Units	
Low Unit and Gross Capture Rates	
WEAKNESSES/RISKS	
Market Unit Risk	
High Premiums on Market Units	



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPAL / SPONSOR		
Application #	16204	TDHCA Program	Request	Approved		General Partner(s)			
Development	The Preserve at Wiederstein	LIHTC (9% Credit)	\$1,331,000	\$1,331,000	\$13,865/Unit	Albatross Development (70%) - Sandra Watson Royal American Dev., Inc. (30%) - Chapman Family			
City / County	Schertz / Guadalupe		Amount	Rate	Amort	Term	Developer(s)		
Region/Area	9 / Urban	Private Activity Bonds					Royal American Dev., Inc. (95%) - Chapman Family Albatross Development (5%) - Sandra Watson		
Population	General	MDLP (Repayable)					Related-Parties		
Set-Aside	General	MDLP (Non-Repayable)					Contractor - Yes		
Activity	New Construction	CHDO Expenses					Seller - No		

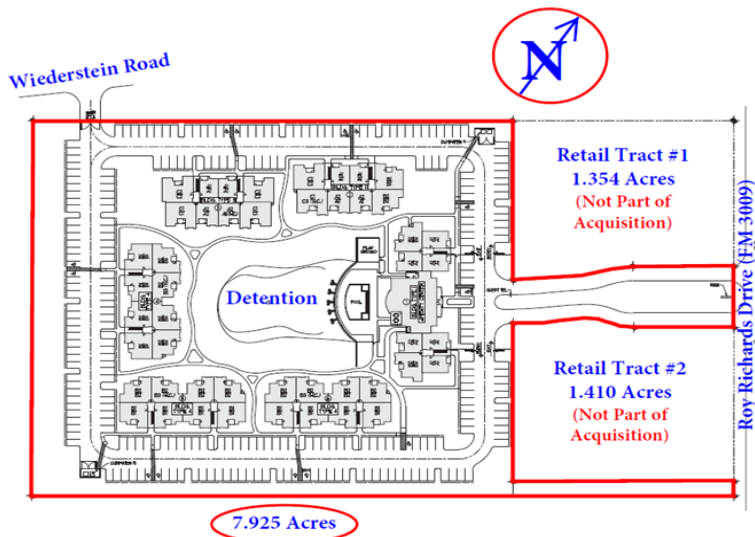
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	8%
1	28	29%	40%	-	0%
2	56	58%	50%	31	32%
3	12	13%	60%	38	40%
4	-	0%	MR	19	20%
TOTAL	96	100%	TOTAL	96	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.26	Expense Ratio	59.0%
Breakeven Occ.	84.6%	Breakeven Rent	\$608
Average Rent	\$665	B/E Rent Margin	\$58
Property Taxes	\$615/unit	Exemption/PILOT	0%
Total Expense	\$4,420/unit	Controllable	\$2,807/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	3.7%		
Highest Unit Capture Rate	21%	2 BR/50%	21
Dominant Unit Cap. Rate	21%	2 BR/50%	21
Premiums (±60% Gross)	Yes	\$10/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	986 SF	Density	12.1/acre
Acquisition		\$19K/unit	\$1,778K
Building Cost	\$74.15/SF	\$73K/unit	\$7,020K
Hard Cost		\$95K/unit	\$9,075K
Total Cost		\$176K/unit	\$16,929K
Developer Fee	\$1,880K	(20% Deferred)	Paid Year: 6
Contractor Fee	\$1,271K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Capital One	15/30	6.00%	\$3,250,000	1.26	City of Schertz	0/0	0.00%	\$10	1.26	Alliant Capital, Ltd.	\$13,308,669
TOTAL DEBT (Must Pay)			\$3,250,000		CASH FLOW DEBT / GRANTS			\$10		TOTAL EQUITY SOURCES	\$13,679,185
										TOTAL DEBT SOURCES	\$3,250,010
										TOTAL CAPITALIZATION	\$16,929,195

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Confirmation that the City of Schertz has approved the proposed emergency access driveway across City owned parkland connecting subject site to Wiederstein Drive.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

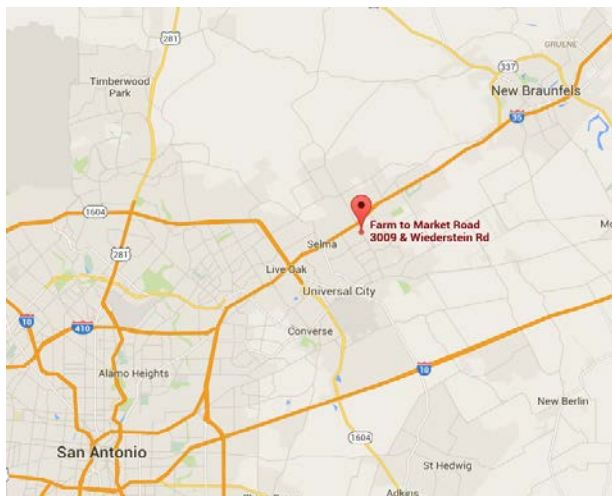
STRENGTHS/MITIGATING FACTORS

- Residential infill location near major retailers and
- Attractive architectural design should compete well in
- 1.23 projected DCR
- Gross Capture Rate of 3.7%

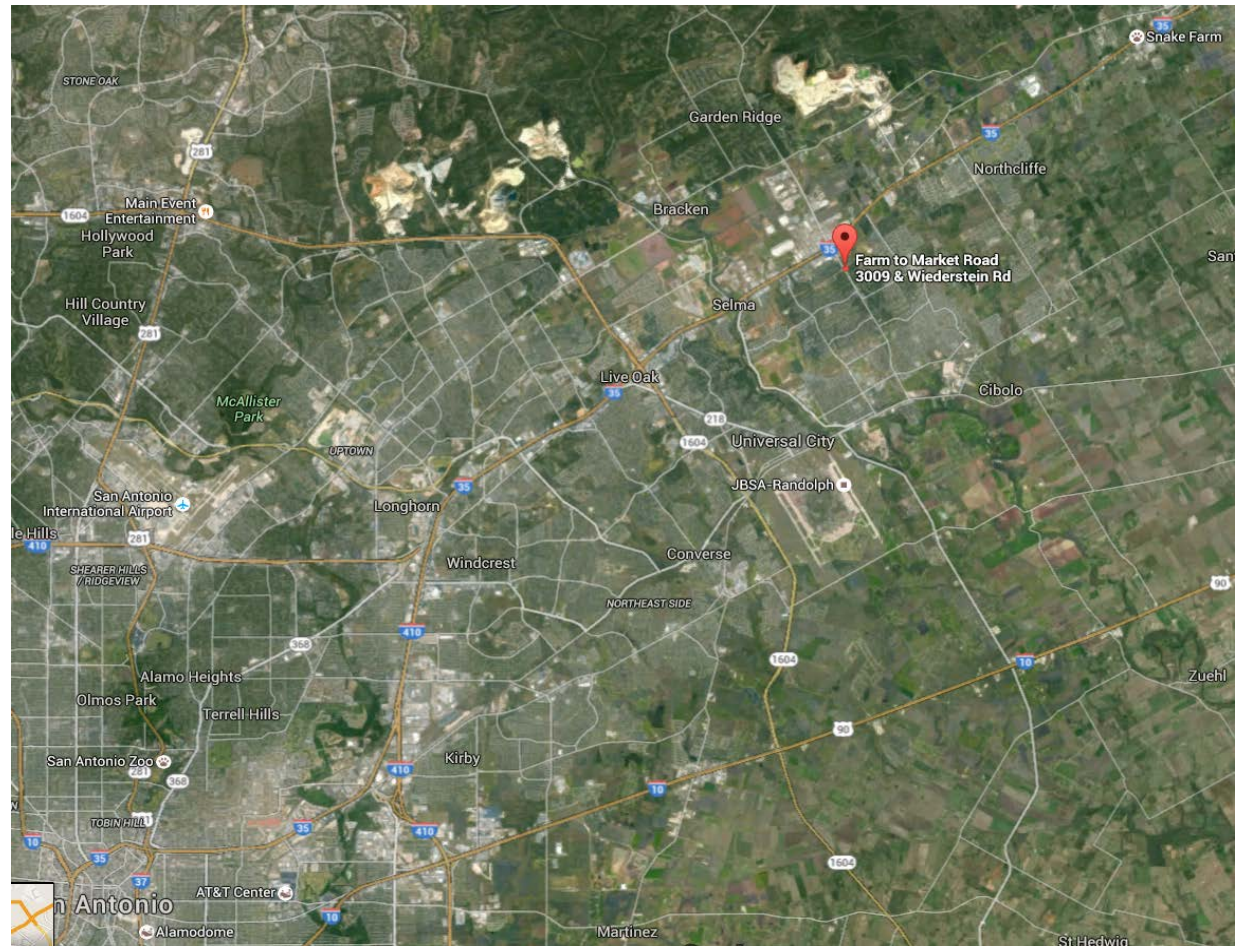
WEAKNESSES/RISKS

- Platting and rezoning still need City approval
- Potential for on-site Protected and Heritage trees to
- Market unit risk but mitigated by projected rents at
- 60% expense ratio

AREA MAP

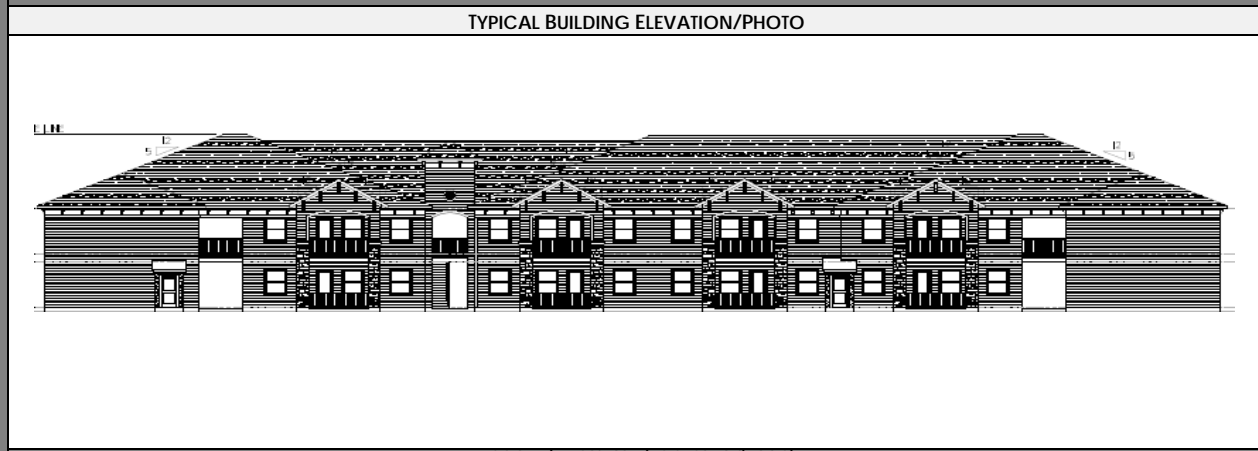


AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

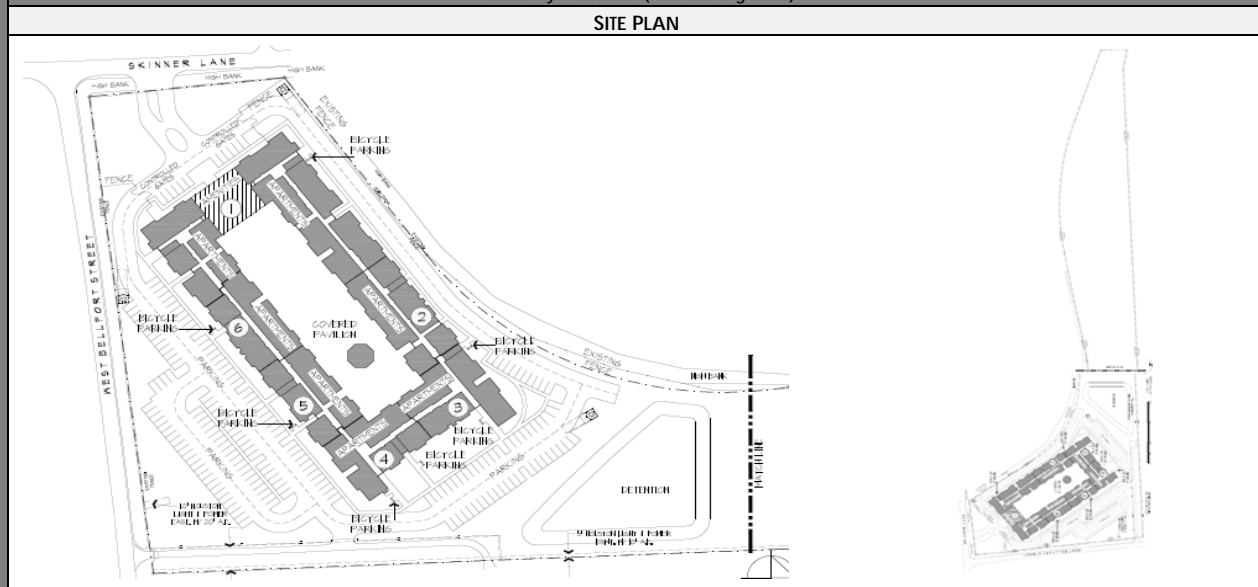
PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPAL / SPONSOR		
Application #	16223	TDHCA Program	Request	Approved			General Partner(s)		
Development	Magnolia Gardens	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$14,423/Unit	\$1.03	Fort Bend County Women's Center		
City / County	Houston ETJ / Fort Bend		Amount	Rate	Amort	Term	Vita Goodell		
Region/Area	6 / Urban	Private Activity Bonds				Lien	Developer(s)		
Population	General	MDLP (Repayable)					Covenant Community Capital Corp. (60%) - Stephan Fairfield		
Set-Aside	Non-Profit	MDLP (Non-Repayable)					Fort Bend County Women's Center (40%) - Vita Goodell		
Activity	New Construction	CHDO Expenses					Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	10%
1	16	15%	40%	-	0%
2	56	54%	50%	38	37%
3	32	31%	60%	46	44%
4	-	0%	MR	10	10%
TOTAL	104	100%	TOTAL	104	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.31	Expense Ratio	59.1%
Breakeven Occ.	83.7%	Breakeven Rent	\$687
Average Rent	\$760	B/E Rent Margin	\$73
Property Taxes	\$618/unit	Exemption/PILOT	0%
Total Expense	\$5,020/unit	Controllable	\$3,042/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	2.8%
Highest Unit Capture Rate	15% 2 BR/50% 25
Dominant Unit Cap. Rate	15% 2 BR/50% 25
Premiums (↑60% Gross)	No
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs	
Avg. Unit Size	1,123 SF	Density 5.1/acre
Acquisition	\$24K/unit	\$2,500K
Building Cost	\$68.52/SF	\$77K/unit \$8,000K
Hard Cost	\$106K/unit	\$11,071K
Total Cost	\$194K/unit	\$20,152K
Developer Fee	\$2,087K (39% Deferred)	Paid Year: 11
Contractor Fee	\$1,550K	30% Boost Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Amegy Bank	18/30	6.00%	\$3,850,000	1.31	Fort Bend County	0/0	0.00%	\$10	1.31	Hudson Housing Capital	\$15,488,455
TOTAL DEBT (Must Pay)			\$3,850,000		CASH FLOW DEBT / GRANTS			\$10		TOTAL EQUITY SOURCES	\$16,301,810
										TOTAL DEBT SOURCES	\$3,850,010
										TOTAL CAPITALIZATION	\$20,151,820

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - a: Confirmation of correct utility allowances approved by TDHCA Compliance.
 - b: If on-site detention requirements change from what was presented in the application, provide a revised site plan detailing the proposed detention plan, and a revised engineer's estimate of the associated cost.
- 2 Receipt and acceptance by 10% test:
 - Architect certification that the development plans incorporate mitigation measures sufficient to satisfy Acceptable Separation Distance guidelines related to residential propane tanks on adjacent properties.
- 3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Architect certification that mitigation measures for Acceptable Separation Distance guidelines were successfully implemented in the completion of the Development.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

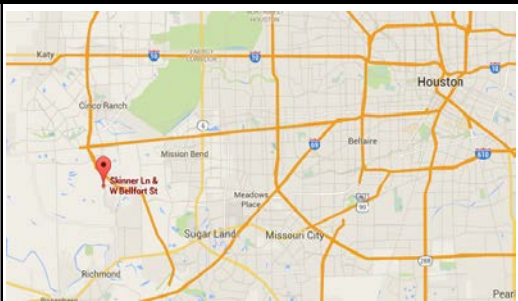
RISK PROFILE

STRENGTHS/MITIGATING FACTORS

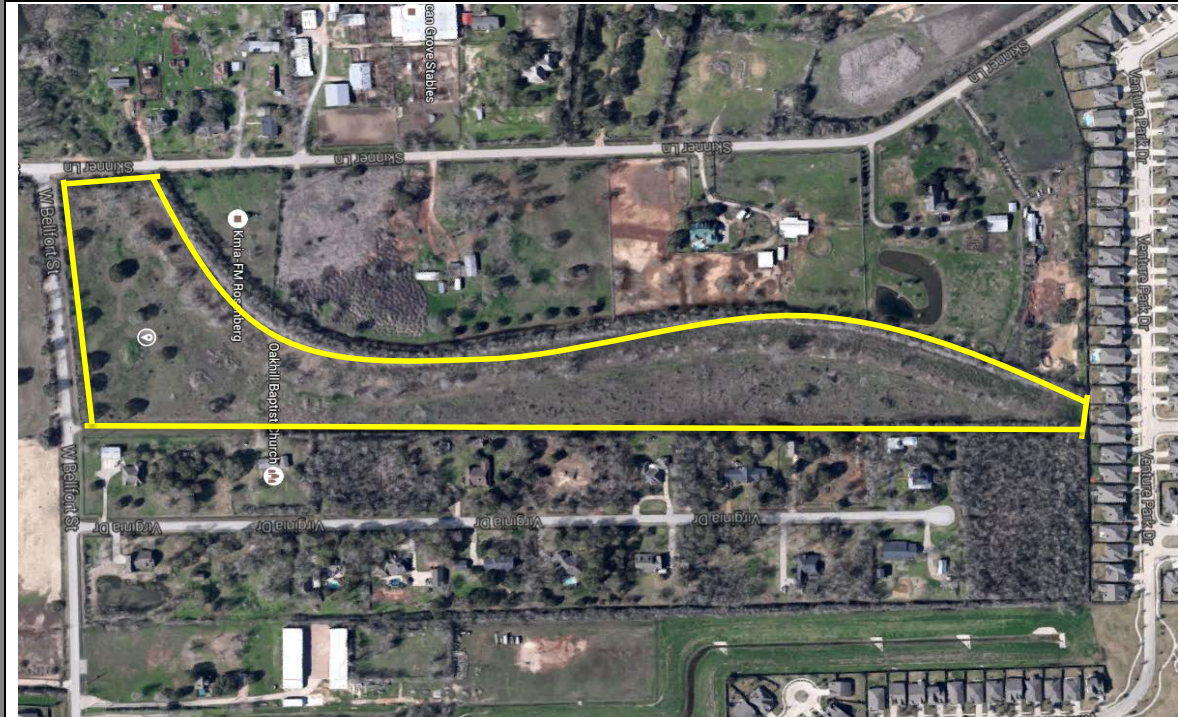
- ▣ Developer experience
- ▣ Overall good feasibility indicators
- ▣ All Unit Capture Rates Below 15%
- ▣ Low Gross Capture Rate

WEAKNESSES/RISKS

AREA MAP

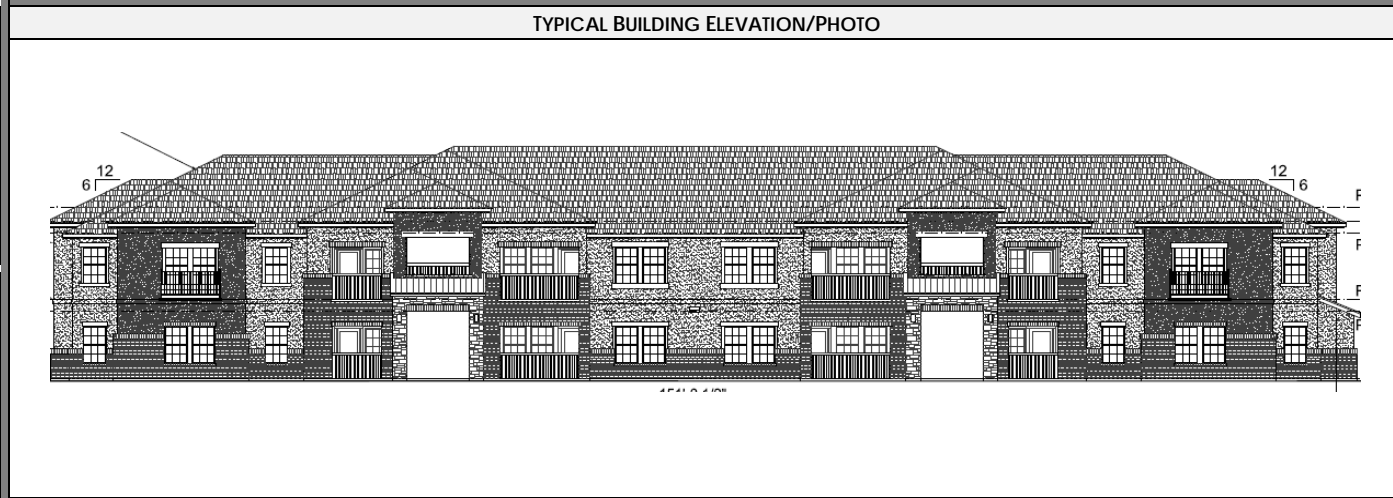


AERIAL PHOTOGRAPH(S)



PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16226	TDHCA Program	Request	Approved			
Development	Provision at Melissa	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$12,500/Unit	\$0.99	
City / County	Melissa / Collin		Amount	Rate	Amort	Term	Lien
Region/Area	3 / Urban	Private Activity Bonds					
Population	General	MDLP (Repayable)					
Set-Aside	General	MDLP (Non-Repayable)					
Activity	New Construction	CHDO Expenses					

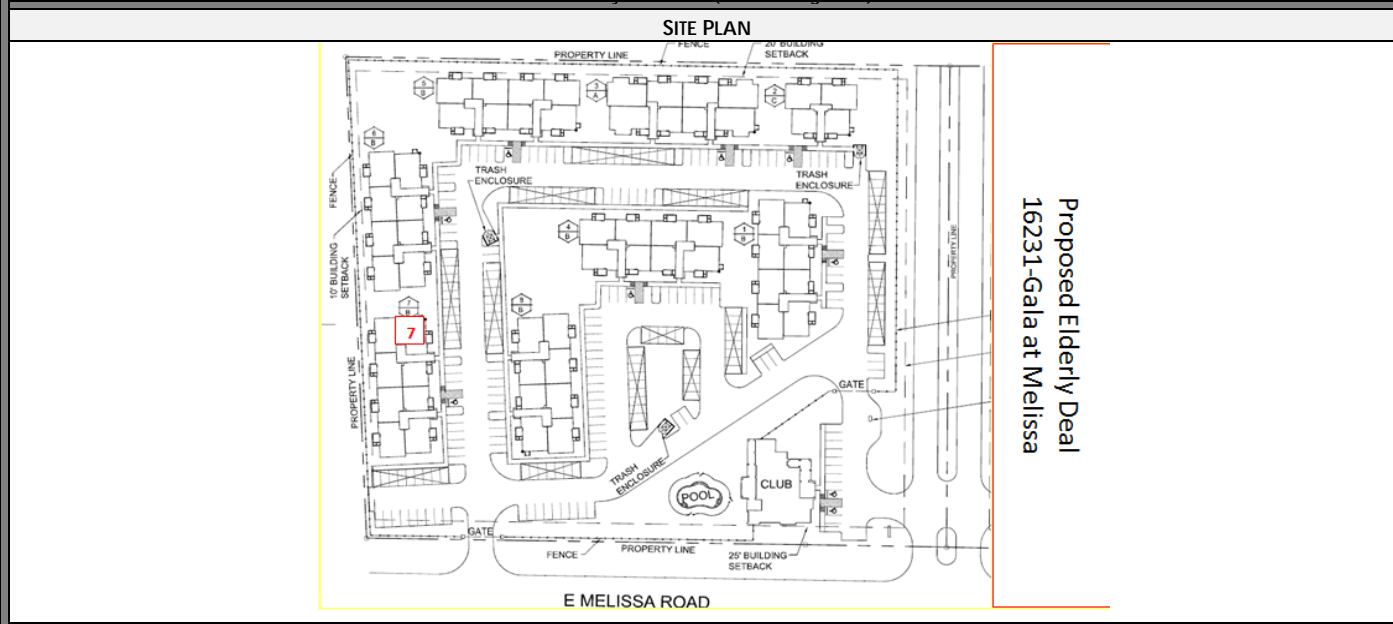
KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Jervon Harris - Gardner Capital		
Michael Gardner - Gardner Capital		
Participants		
Alyssa Carpenter - Consultant		
Michael Gardner - Limited Partner		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	8%
1	32	27%	40%	-	0%
2	80	67%	50%	39	33%
3	8	7%	60%	47	39%
4	-	0%	MR	24	20%
TOTAL	120	100%	TOTAL	120	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.21	Expense Ratio	✓ 57.5%
Breakeven Occ.	✓ 85.6%	Breakeven Rent	\$724
Average Rent	\$785	B/E Rent Margin	⚠ \$60
Property Taxes	\$1,091/unit	Exemption/PILOT	0%
Total Expense	\$5,135/unit	Controllable	\$3,015/unit



Proposed Elderly Deal
16231-Gala at Melissa

MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	✓ 4.2%
Highest Unit Capture Rate	⚠ 13% 2 BR/60% 45
Dominant Unit Cap. Rate	⚠ 13% 2 BR/60% 45
Premiums (↑60% Rents)	Yes ✓ \$69/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	899 SF	Density	16.0/acre
Acquisition	\$15K/unit		\$1,797K
Building Cost	\$74.99/SF		\$8,086K
Hard Cost	\$95K/unit		\$11,359K
Total Cost	\$170K/unit		\$20,393K
Developer Fee	\$2,311K	(14% Deferred)	Paid Year: 4
Contractor Fee	\$1,590K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Community Bank of Texas	18/30	6.00%	\$5,212,345	1.21	City of Melissa	0/0	0.00%	\$10	1.21	Hudson Housing Capital	\$14,848,515	
										Deferred Developer Fee	\$332,349	
										TOTAL EQUITY SOURCES		\$15,180,864
										TOTAL DEBT SOURCES		\$5,212,356
TOTAL DEBT (Must Pay)			\$5,212,345		CASH FLOW DEBT / GRANTS			\$11		TOTAL CAPITALIZATION		\$20,393,220

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
- 2 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Architect certification that noise study recommendations were successfully implemented in the completion of the Development.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	HTC properties in PMA with 94% occupancy
▫	HTC properties in PMA all have waiting lists
▫	Developer Experience
▫	High income area to support market rents
▫	Low capture rates
WEAKNESSES/RISKS	
▫	Market rate risk on 24 units
▫	Retail/employment located outside of Melissa

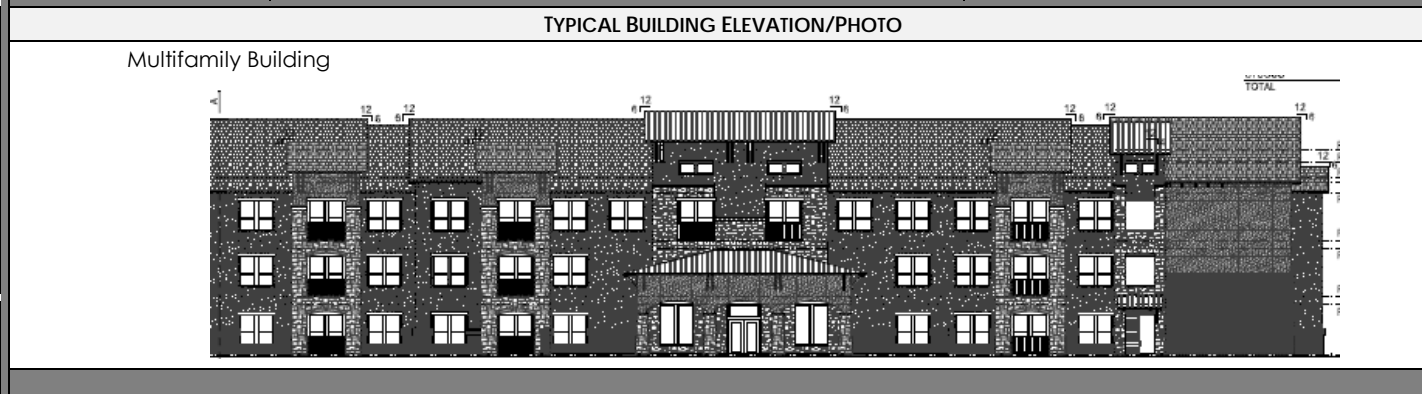


APPLICATION SUMMARY

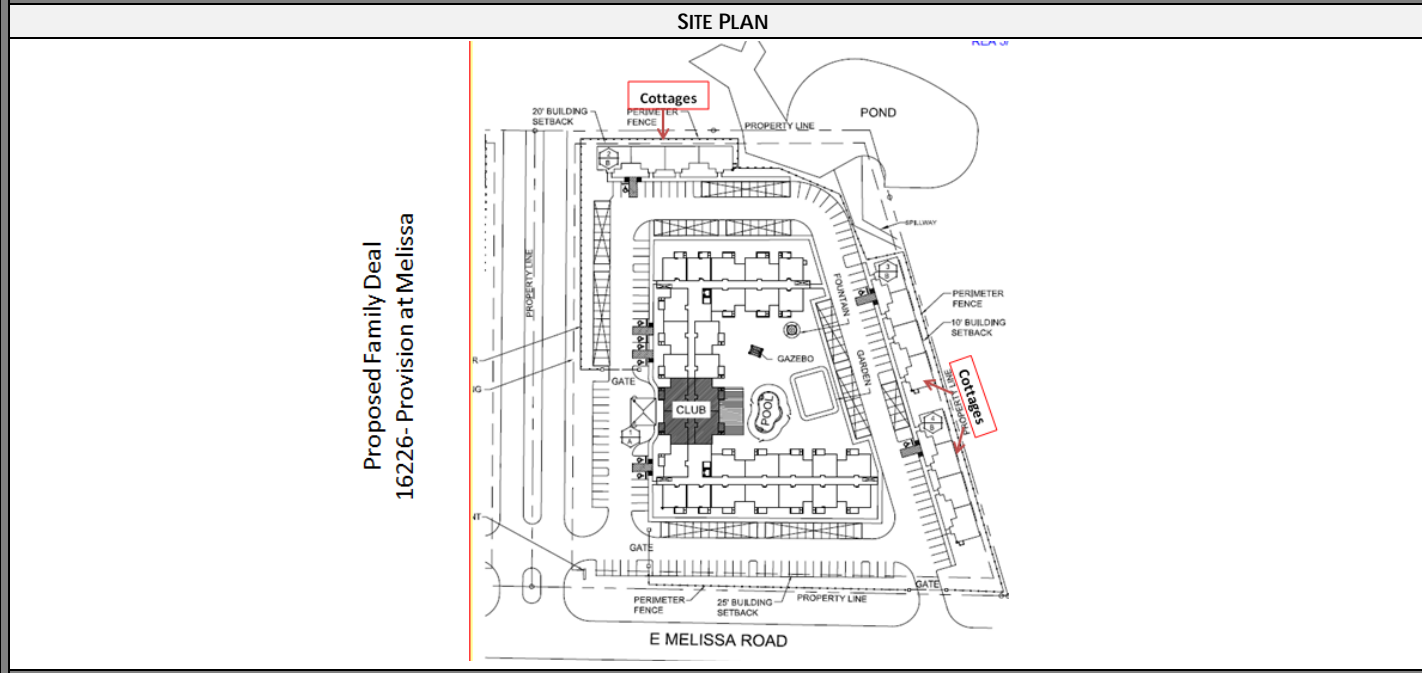
PROPERTY IDENTIFICATION	
Application #	16231
Development	Gala at Melissa
City / County	Melissa / Collin
Region/Area	3 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Approved			
LIHTC (9% Credit)	\$1,316,306	\$1,316,306	\$14,154/Unit	\$0.99	
	Amount	Rate	Amort	Term	Lien
Private Activity Bonds					
MDLP (Repayable)					
MDLP (Non-Repayable)					
CHDO Expenses					

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Jervon Harris - Gardner Capital		
Michael Gardner - Gardner Capital		
Participants		
Alyssa Carpenter - Consultant		
Michael Gardner - Limited Partner		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	9%
1	29	31%	40%	-	0%
2	64	69%	50%	32	34%
3	-	0%	60%	39	42%
4	-	0%	MR	14	15%
TOTAL	93	100%	TOTAL	93	100%



PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.31	Expense Ratio	⚠ 62.5%
Breakeven Occ.	✓ 84.3%	Breakeven Rent	\$693
Average Rent	\$761	B/E Rent Margin	✓ \$68
Property Taxes	\$922/unit	Exemption/PILOT	0%
Total Expense	\$5,353/unit	Controllable	\$3,419/unit

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		✓ 3.0%	
Highest Unit Capture Rate	⚠ 12%	2 BR/60%	38
Dominant Unit Cap. Rate	⚠ 12%	2 BR/60%	38
Premiums (↑60% Gross)	Yes		
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	838 SF	Density	16.9/acre
Acquisition	\$14K/unit		\$1,318K
Building Cost	\$74.99/SF	\$63K/unit	\$5,842K
Hard Cost	\$93K/unit		\$8,639K
Total Cost	\$177K/unit		\$16,474K
Developer Fee	\$1,856K	(15% Deferred)	Paid Year: 4
Contractor Fee	\$1,210K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Community Bank of Texas	18/30	6.00%	\$3,166,905	1.31	City of Melissa	0/0	0.00%	\$10	1.31	Hudson Housing Capital	\$13,030,129
										Deferred Developer Fee	\$277,378
										Additional (Excess) Funds Req'd	(\$0)
										TOTAL EQUITY SOURCES	\$13,307,507
										TOTAL DEBT SOURCES	\$3,166,916
TOTAL DEBT (Must Pay)			\$3,166,905		CASH FLOW DEBT / GRANTS			\$11		TOTAL CAPITALIZATION	\$16,474,423

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
- 2 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Architect certification that noise study recommendations were successfully implemented in the completion of the Development.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer
Expiration Date
Bond Amount
BRB Priority
Expected Close
Bond Structure

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- HTC properties in PMA with 94% occupancy
- HTC properties in PMA all have waiting lists
- Developer Experience
- High income area to support market rents
- No affordable senior deals in PMA
- Low capture rates

WEAKNESSES/RISKS

- Market rate risk on 14 units
- Retail/employment located outside of Melissa
- Closest hospital in McKinney

AERIAL PHOTOGRAPH(S)

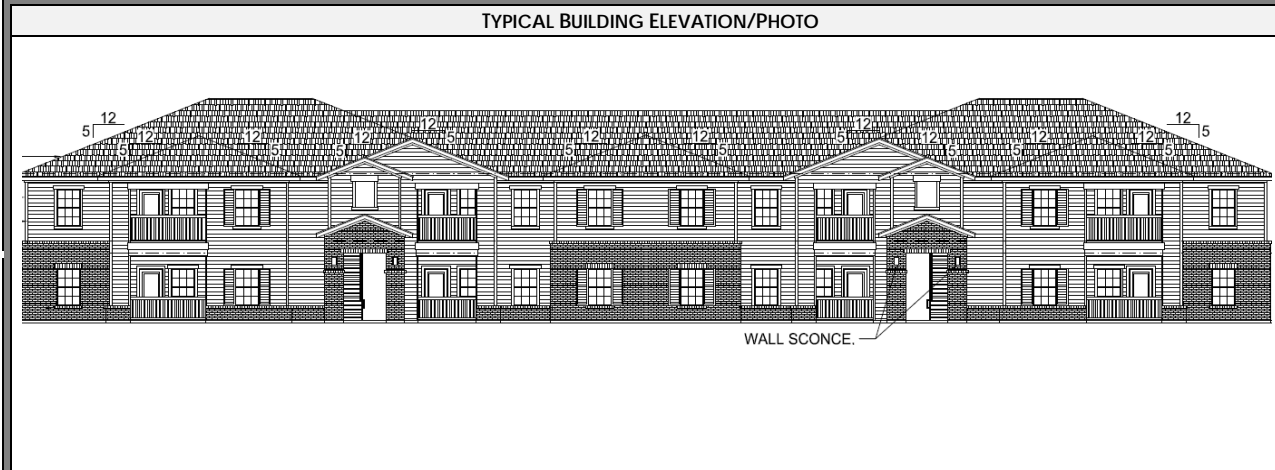


APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16234
Development	Stonebridge of Lamesa
City / County	Lamesa / Dawson
Region/Area	12 / Rural
Population	General
Set-Aside	General
Activity	New Construction

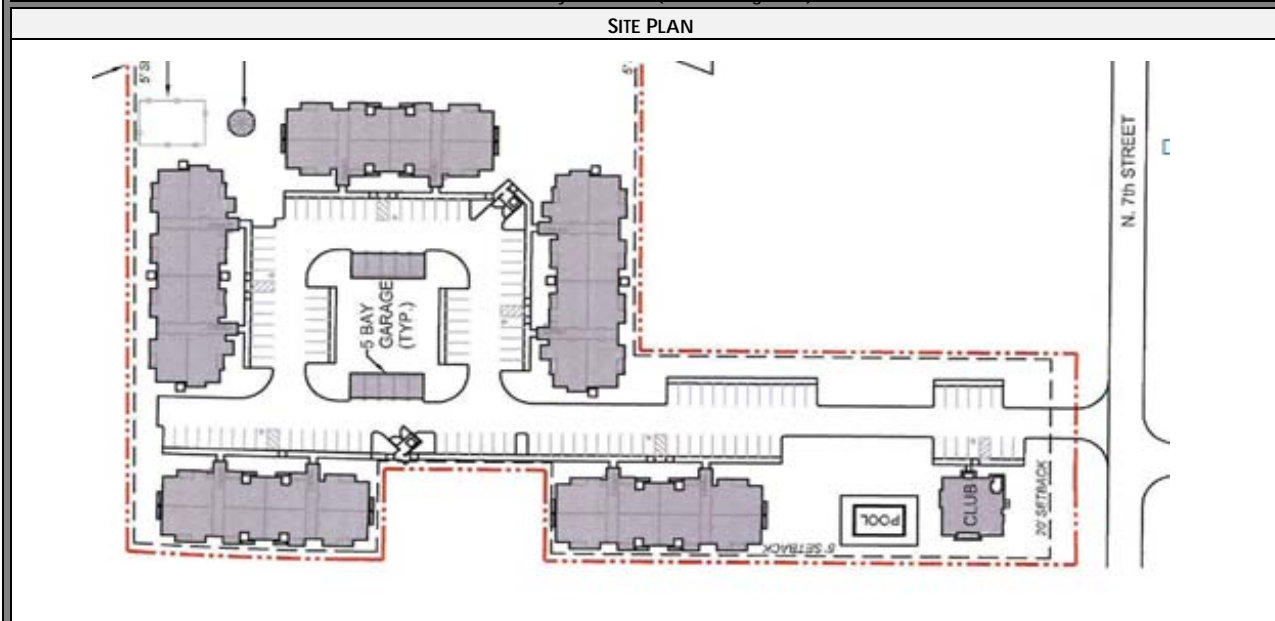
RECOMMENDATION			
TDHCA Program	Request	Approved	
LIHTC (9% Credit)	\$750,000	\$750,000	\$9,375/Unit \$0.94

KEY PRINCIPAL / SPONSOR		
THF Housing Development Corp		
Mark Mayfield		
State Street Housing		
Jeff Spicer		
Kelly Garrett		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	5	6%
1	24	30%	40%	-	0%
2	48	60%	50%	14	18%
3	8	10%	60%	31	39%
4	-	0%	MR	30	38%
TOTAL	80	100%	TOTAL	80	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	51.2%
Breakeven Occ.	86.6%	Breakeven Rent	\$571
Average Rent	\$611	B/E Rent Margin	\$40
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$3,595/unit	Controllable	\$2,551/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	13.0%		
Highest Unit Capture Rate	87%	2 BR/60%	17
Dominant Unit Cap. Rate	87%	2 BR/60%	17
Premiums (↑60% Rents)	Yes	\$64/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	932 SF	Density	10.8/acre
Acquisition		\$04K/unit	\$330K
Building Cost	\$69.91/SF	\$65K/unit	\$5,210K
Hard Cost		\$90K/unit	\$7,223K
Total Cost		\$142K/unit	\$11,378K
Developer Fee	\$1,383K	(31% Deferred)	Paid Year: 9
Contractor Fee	\$1,011K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Lancaster Pollard	40/40	4.75%	\$4,000,000	1.12						Affordable Housing Partners	\$7,049,295	
										State Street Housing Development, LP	\$428,503	
TOTAL DEBT (Must Pay)			\$4,000,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$7,477,798
											TOTAL DEBT SOURCES	\$4,000,000
											TOTAL CAPITALIZATION	\$11,477,798

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Pursuant to § 10.402(d)(7), a letter from Applicant's Attorney, "...identifying the statutory basis for the exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review.
 - b: Confirmation of zoning change from I-2 to R-3 (Multifamily Residential).
- 2 Receipt and acceptance by Cost Certification:
 - Executed Ground Lease with Texas Housing Foundation clearly specifying all terms and conditions, including who will retain ownership of land and improvements at the end of the lease.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE

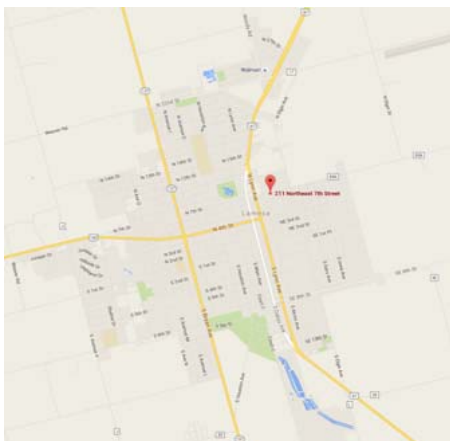
STRENGTHS/MITIGATING FACTORS

- Low Gross Capture Rate
- High affordable occupancies in area
- Opportunity for large market premiums
- Low expense ratio-property tax exemption

WEAKNESSES/RISKS

- High unit capture rates for 78% of HTC units

AREA MAP



AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16236
Development	Hamilton Crossing
City / County	Waller / Harris
Region/Area	6 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Approved			
LIHTC (9% Credit)	\$750,000	\$750,000	\$9,375/Unit	\$0.98	
		Amount	Rate	Amort	Term
Private Activity Bonds					
MDLP (Repayable)					
MDLP (Non-Repayable)					
CHDO Expenses					

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
David Koogler & Zach Cavender (Mark-Dana Corp.)		
Dianne Kinney (D&K Real Estate Investments, LLC)		
Developer(s)		
David Koogler & Zach Cavender (Mark-Dana Corp.)		
Related-Parties	Contractor - Yes	Seller - No



TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	5	6%
1	38	48%	40%	-	0%
2	42	53%	50%	13	16%
3	-	0%	60%	46	58%
4	-	0%	MR	16	20%
TOTAL	80	100%	TOTAL	80	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	✓ 1.20	Expense Ratio	✓ 54.7%		
Breakeven Occ.	✓ 85.4%	Breakeven Rent	\$673		
Average Rent	\$731	B/E Rent Margin	⚠ \$57		
Property Taxes	\$725/unit	Exemption/PILOT	0%		
Total Expense	\$4,543/unit	Controllable	\$2,721/unit		



SITE PLAN

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓ 4.6%		
Highest Unit Capture Rate	⚠ 15%	2 BR/50%	7
Dominant Unit Cap. Rate	✓ 10%	2 BR/60%	25
Premiums (≥60% Rents)	Yes ✓	\$105/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	898 SF	Density	13.2/acre
Acquisition		\$09K/unit	\$755K
Building Cost	\$72.46/SF	\$65K/unit	\$5,204K
Hard Cost		\$86K/unit	\$6,917K
Total Cost		\$142K/unit	\$11,397K
Developer Fee	\$1,320K	(29% Deferred)	Paid Year: 7
Contractor Fee	\$966K	30% Boost	Yes

APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPAL / SPONSOR		
Application #	16246	TDHCA Program	Request	Approved			General Partner(s)		
Development	Gala at Four Corners	LIHTC (9% Credit)	\$1,064,996	\$1,064,996	\$11,833/Unit	\$1.02	Mark Gardner -GC, LC		
City / County	Four Corners / Fort Bend		Amount	Rate	Amort	Term	Five Woods, LLC-HUB, GC		
Region/Area	6 / Urban	Private Activity Bonds				Team			
Population	Elderly Limitation	MDLP (Repayable)				Jervon Harris-Developer			
Set-Aside	General	MDLP (Non-Repayable)				Alyssa Carpenter-Applicant			
Activity	New Construction	CHDO Expenses				Related-Parties Contractor - Yes Seller - No			

TYPICAL BUILDING ELEVATION/PHOTO

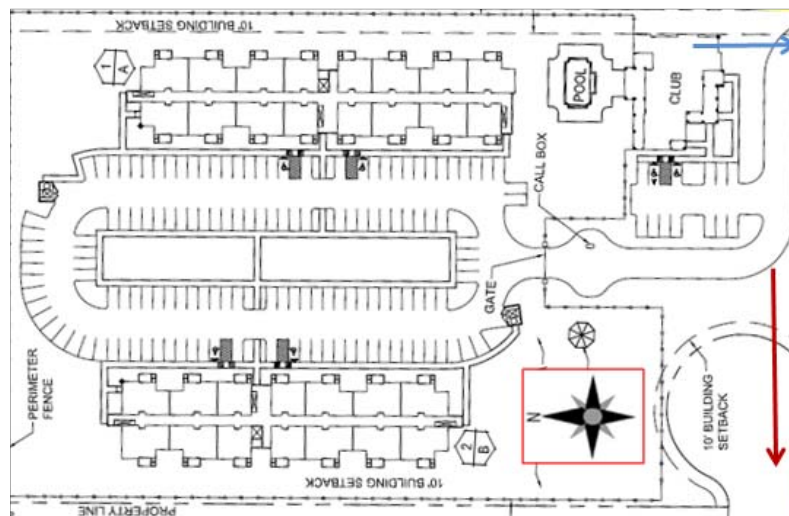


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	9%
1	27	30%	40%	-	0%
2	63	70%	50%	29	32%
3	-	0%	60%	35	39%
4	-	0%	MR	18	20%
TOTAL	90	100%	TOTAL	90	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.34	Expense Ratio	⚠ 61.4%
Breakeven Occ.	✓ 83.5%	Breakeven Rent	\$707
Average Rent	\$784	B/E Rent Margin	✓ \$77
Property Taxes	\$887/unit	Exemption/PILOT	0%
Total Expense	\$5,410/unit	Controllable	\$3,500/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	✓ 2.1%
Highest Unit Capture Rate	✓ 6% 2 BR/60% 34
Dominant Unit Cap. Rate	✓ 6% 2 BR/60% 34
Premiums (↑60% Gross)	No
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	840 SF	Density	8.4/acre
Acquisition	\$11K/unit		\$990K
Building Cost	\$74.99/SF	\$63K/unit	\$5,669K
Hard Cost		\$89K/unit	\$7,970K
Total Cost		\$161K/unit	\$14,533K
Developer Fee	\$1,667K	(19% Deferred)	Paid Year: 5
Contractor Fee	\$1,116K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citi Community Capital	15/35	6.00%	\$3,350,000	1.34	Fort Bend County Housing Finance Corp	0/0	0.00%	\$500	1.34	RBC Capital Markets	\$10,861,873
										Deferred Developer Fee	\$321,112
										Additional (Excess) Funds Req'd	(\$0)
										TOTAL EQUITY SOURCES	\$11,182,984
										TOTAL DEBT SOURCES	\$3,350,501
TOTAL DEBT (Must Pay)			\$3,350,000		CASH FLOW DEBT / GRANTS			\$501		TOTAL CAPITALIZATION	\$14,533,486

CONDITIONS

Receipt and acceptance by Commitment:

- Revised site plan showing emergency access to Wayson Drive.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Other HTC Elderly deal in PMA is 99% occupied
- Gross Capture Rate of 2.1%
- Single family neighborhoods

WEAKNESSES/RISKS

- Market rate risk on 20% of units
- Controllable expenses are high at \$3,500/unit

AERIAL PHOTOGRAPH(S)

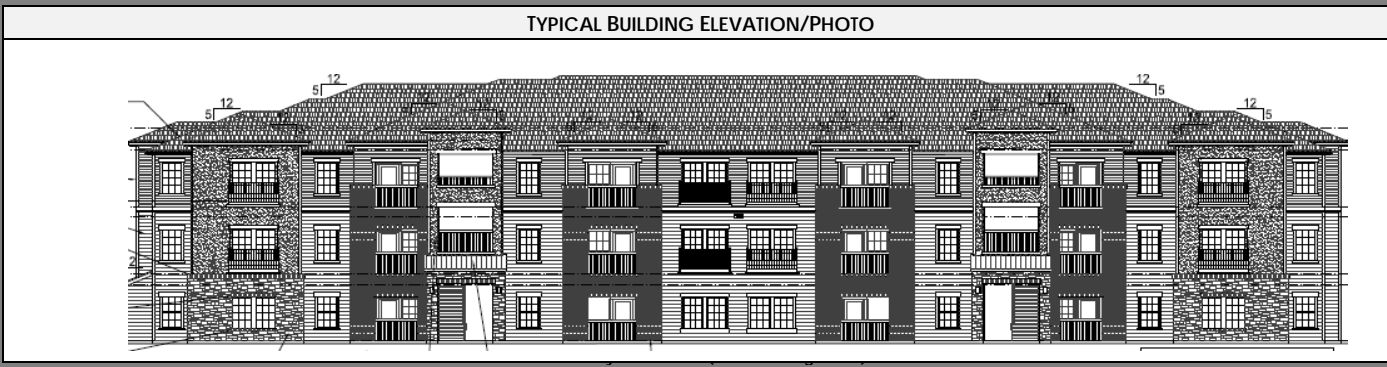


APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16258
Development	Provision at West Belfort
City / County	Houston / Fort Bend
Region/Area	6 / Urban
Population	General
Set-Aside	General
Activity	New Construction

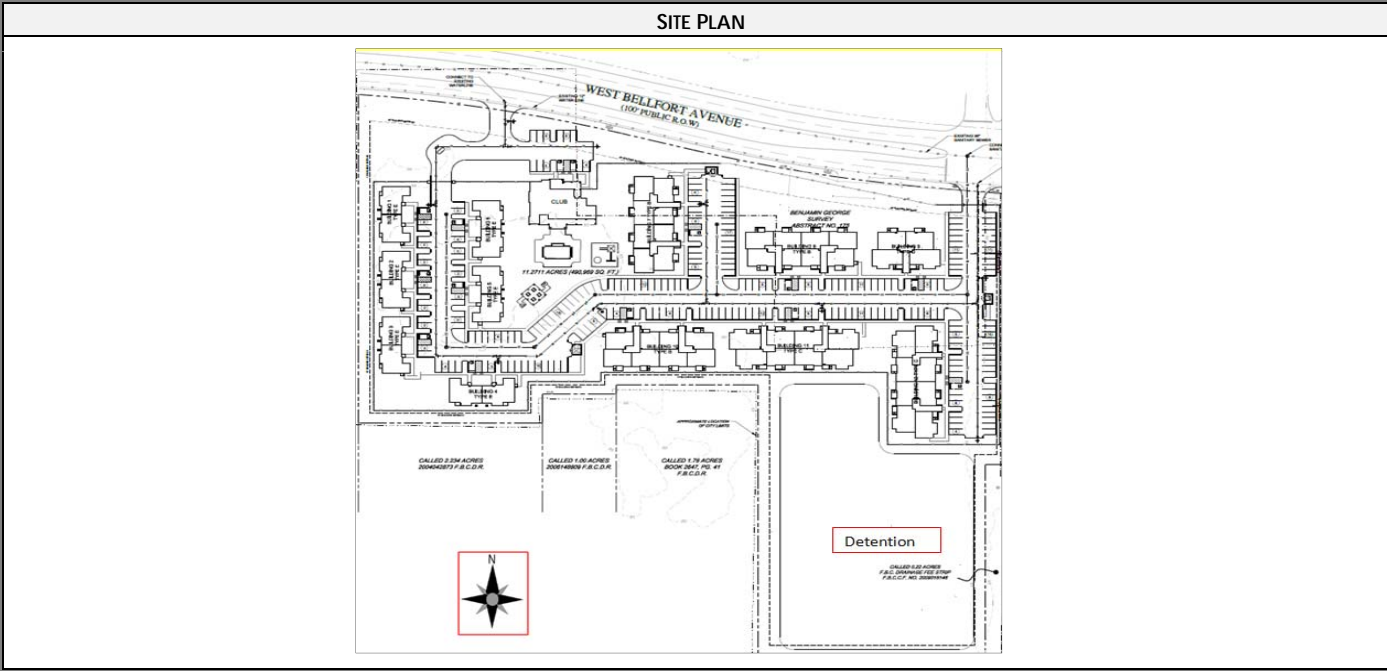
RECOMMENDATION					
TDHCA Program	Request	Approved			
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$10,417/Unit	\$1.02	
	Amount	Rate	Amort	Term	Lien
Private Activity Bonds					
MDLP (Repayable)					
MDLP (Non-Repayable)					
CHDO Expenses					

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Mark Gardner		
Laolu Yemitan		
Developers		
Jervon Harris and Marke Gardner		
Allysa Carpenter-Consultant		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	7%
1	18	13%	40%	-	0%
2	84	58%	50%	38	26%
3	30	21%	60%	46	32%
4	12	8%	MR	50	35%
TOTAL	144	100%	TOTAL	144	100%

PRO FORMA FEASIBILITY INDICATORS	
Pro Forma Underwritten Debt Coverage	Applicant's Pro Forma Expense Ratio
1.26	54.6%



MARKET FEASIBILITY INDICATORS	
Gross Capture Rate (10% Maximum)	3.5%
Highest Unit Capture Rate	22% 2 BR/50% 30
Dominant Unit Cap. Rate	22% 2 BR/50% 30
Premiums (↑60% Rents)	Yes \$61/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	998 SF	Density	12.7/acre
Acquisition		\$16K/unit	\$2,295K
Building Cost	\$74.99/SF	\$75K/unit	\$10,774K
Hard Cost		\$94K/unit	\$13,583K
Total Cost		\$166K/unit	\$23,928K
Developer Fee	\$2,688K	(44% Deferred)	Paid Year: 8
Contractor Fee	\$1,902K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citi Community Capital	15/35	6.00%	\$7,445,977	1.26	Houston Housing Finance Corp	0/0	0.00%	\$1,000	1.26	RBC Capital Markets	\$15,298,470
TOTAL DEBT (Must Pay)			\$7,445,977		CASH FLOW DEBT / GRANTS			\$1,000		TOTAL EQUITY SOURCES	\$16,481,469
										TOTAL DEBT SOURCES	\$7,446,977
										TOTAL CAPITALIZATION	\$23,928,446

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
 - b: Documentation that an asbestos survey was completed, and certification from the Architect that all recommendations from the asbestos survey were done prior to demolition and during construction.
 - c: Documentation that stained soil removal was completed, and certification from the Architect that all recommendations from the Phase I regarding the stained soil were completed prior to/during construction.
- 2 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Architect certification that noise study recommendations were successfully implemented in the completion of the Development.
 - b: Architect certification that asbestos survey recommendations were successfully implemented in the completion of the Development.
 - c: Architect certification that soil remediation was completed as recommended in Phase I.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer
Expiration Date
Bond Amount
BRB Priority
Expected Close
Bond Structure

RISK PROFILE

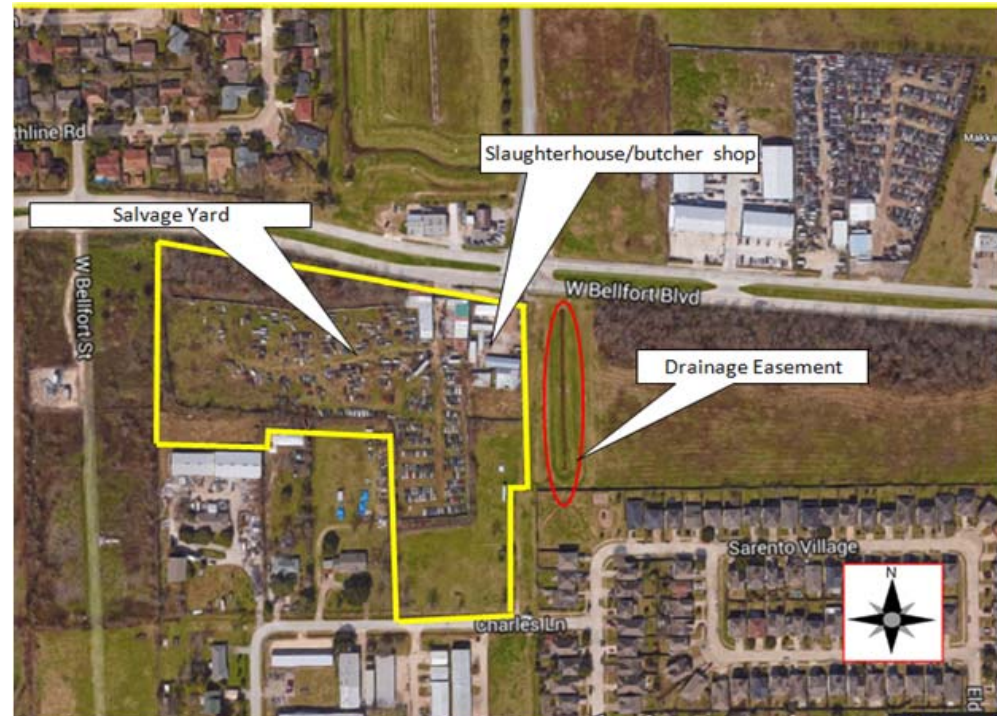
STRENGTHS/MITIGATING FACTORS

- Excellent high school rating
- Good location to highways
- Low expense ratio
- Low Gross Capture Rate
- 99.5% occupancy of HTC properties in PMA

WEAKNESSES/RISKS

- Market rate risk on 35% of units
- High building cost

AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPALS / SPONSORS			
Application #	16263	TDHCA Program	Request	Approved		Manish Verma Versa Development				
Development	Starlight	LHTC (9% Credit)	\$1,500,000	\$1,500,000	\$10,638/Unit				\$0.97	
City / County	Edinburg / Hidalgo		Amount	Rate	Amort				Term	Lien
Region/Area	11 / Urban	Private Activity Bonds								
Population	Elderly Limitation	MDLP (Repayable)								
Set-Aside	General	MDLP (Non-Repayable)								
Activity	New Construction	CHDO Expenses								
		Related-Parties	Contractor -	Yes	Seller -		No			

TYPICAL BUILDING ELEVATION/PHOTO

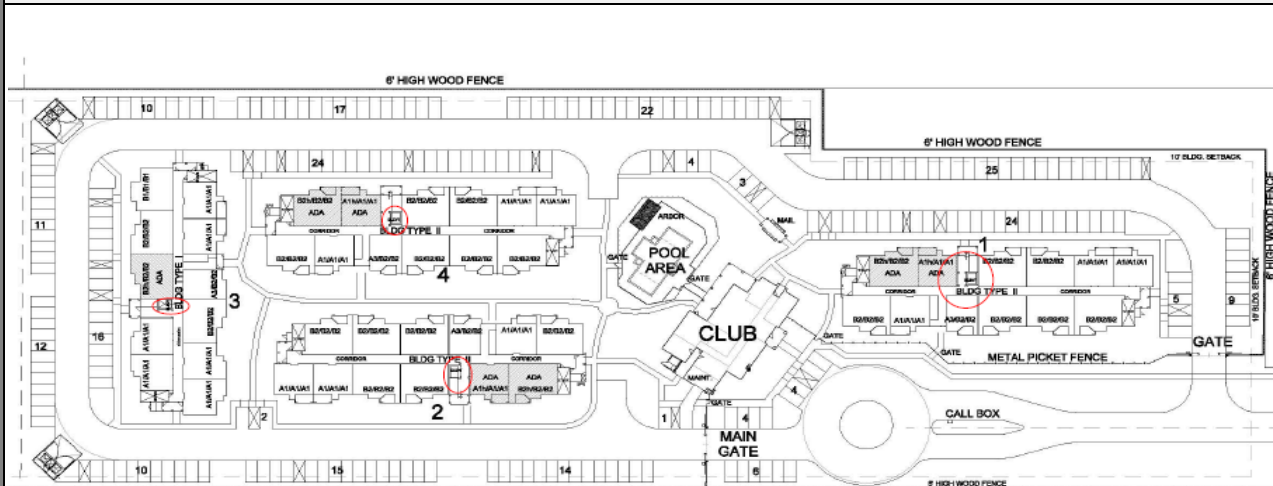


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	12	9%
1	58	41%	40%	-	0%
2	83	59%	50%	24	17%
3	-	0%	60%	83	59%
4	-	0%	MR	22	16%
TOTAL	141	100%	TOTAL	141	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.31	Expense Ratio	59.0%
Breakeven Occ.	83.6%	Breakeven Rent	\$540
Average Rent	\$599	B/E Rent Margin	\$59
Property Taxes	\$496/unit	Exemption/PILOT	0%
Total Expense	\$4,034/unit	Controllable	\$2,564/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	3.7%
Highest Unit Capture Rate	9% (2 BR/50%) 14
Dominant Unit Cap. Rate	7% (2 BR/60%) 48
Premiums (↑60% Rents)	Yes \$268/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	873 SF	Density	17.1/acre
Acquisition	\$12K/unit		\$1,655K
Building Cost	\$72.12/SF		\$8,875K
Hard Cost			\$79K/unit \$11,163K
Total Cost			\$135K/unit \$19,045K
Developer Fee	\$2,165K	(14% Deferred)	Paid Year: 4
Contractor Fee	\$1,453K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
BBVA Compass	15/30	6.00%	\$4,200,000	1.31	City of Edinburg	0/0	0.00%	\$10	1.31	Hudson Housing Capital, LLC	\$14,548,000
										VDC Starlight, LLC	\$297,018
										TOTAL EQUITY SOURCES	\$14,845,018
										TOTAL DEBT SOURCES	\$4,200,010
TOTAL DEBT (Must Pay)			\$4,200,000		CASH FLOW DEBT / GRANTS			\$10		TOTAL CAPITALIZATION	\$19,045,028

CONDITIONS

- Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
 - b: An architectural engineer's certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives, parking and amenities are not more than 6 inches below the floodplain, or a Letter of Map Amendment ("LOMA") or Letter of Map Revision ("LOMRF") indicating that the development is no longer within the 100 year floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer
Expiration Date
Bond Amount
BRB Priority
Expected Close
Bond Structure

RISK PROFILE

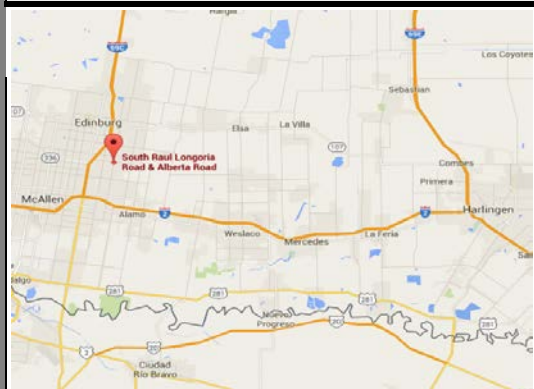
STRENGTHS/MITIGATING FACTORS

- All unit capture rates < 10%
- Only senior deal in PMA since 2007
- DCR
- Break-Evens

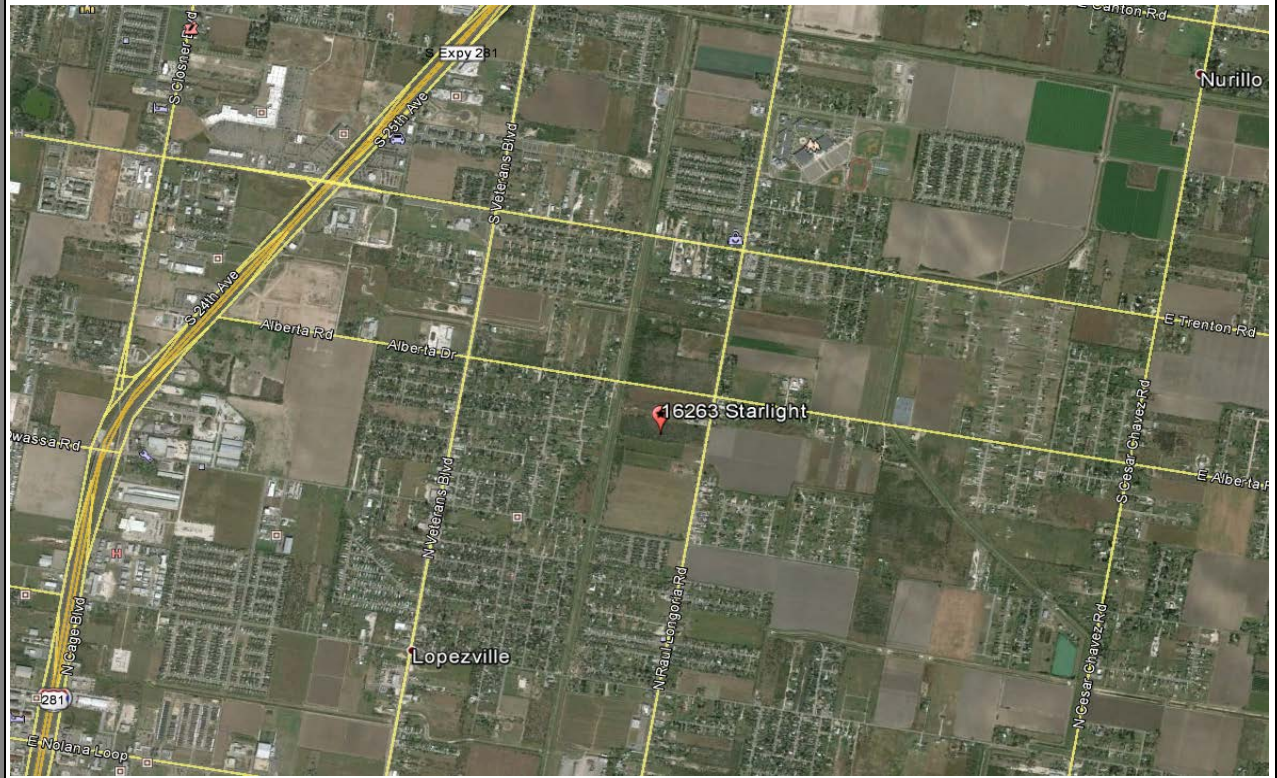
WEAKNESSES/RISKS

- Low Contingency
- Market Unit Risk

AREA MAP



AERIAL PHOTOGRAPH(S)

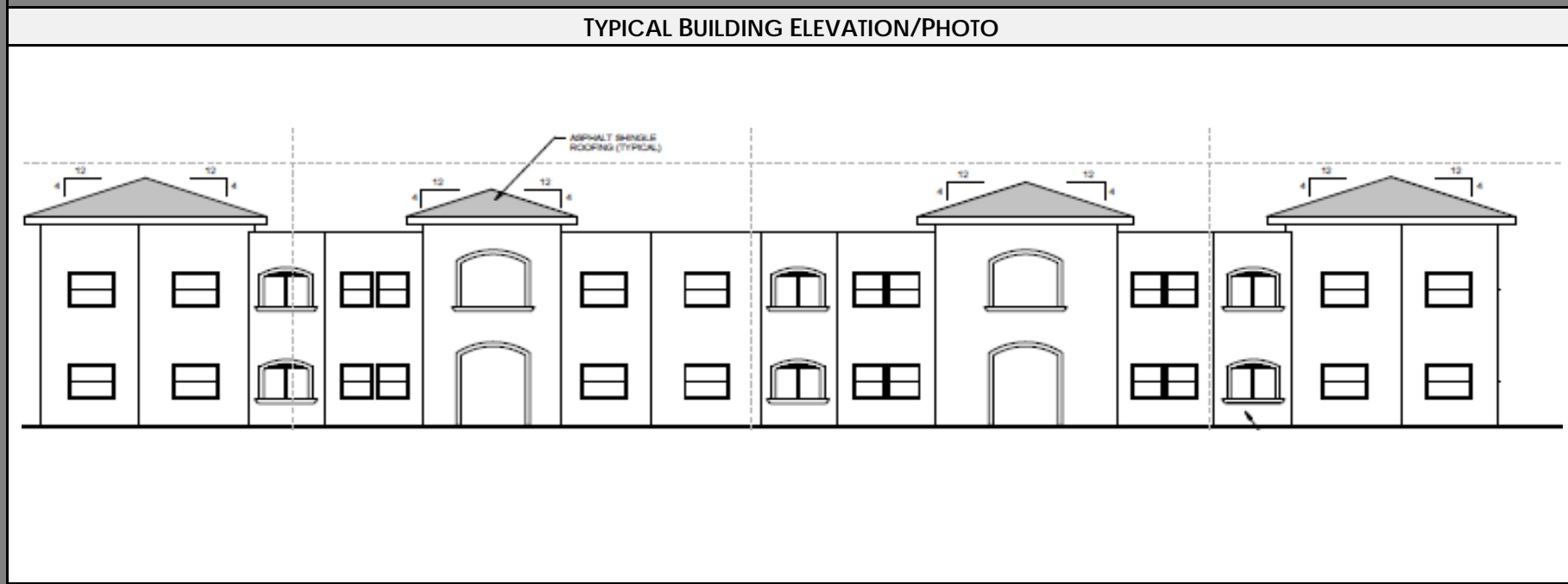


APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16273
Development	Keystone Place
City / County	El Paso / El Paso
Region/Area	13 / Urban
Population	General
Set-Aside	General
Activity	New Construction

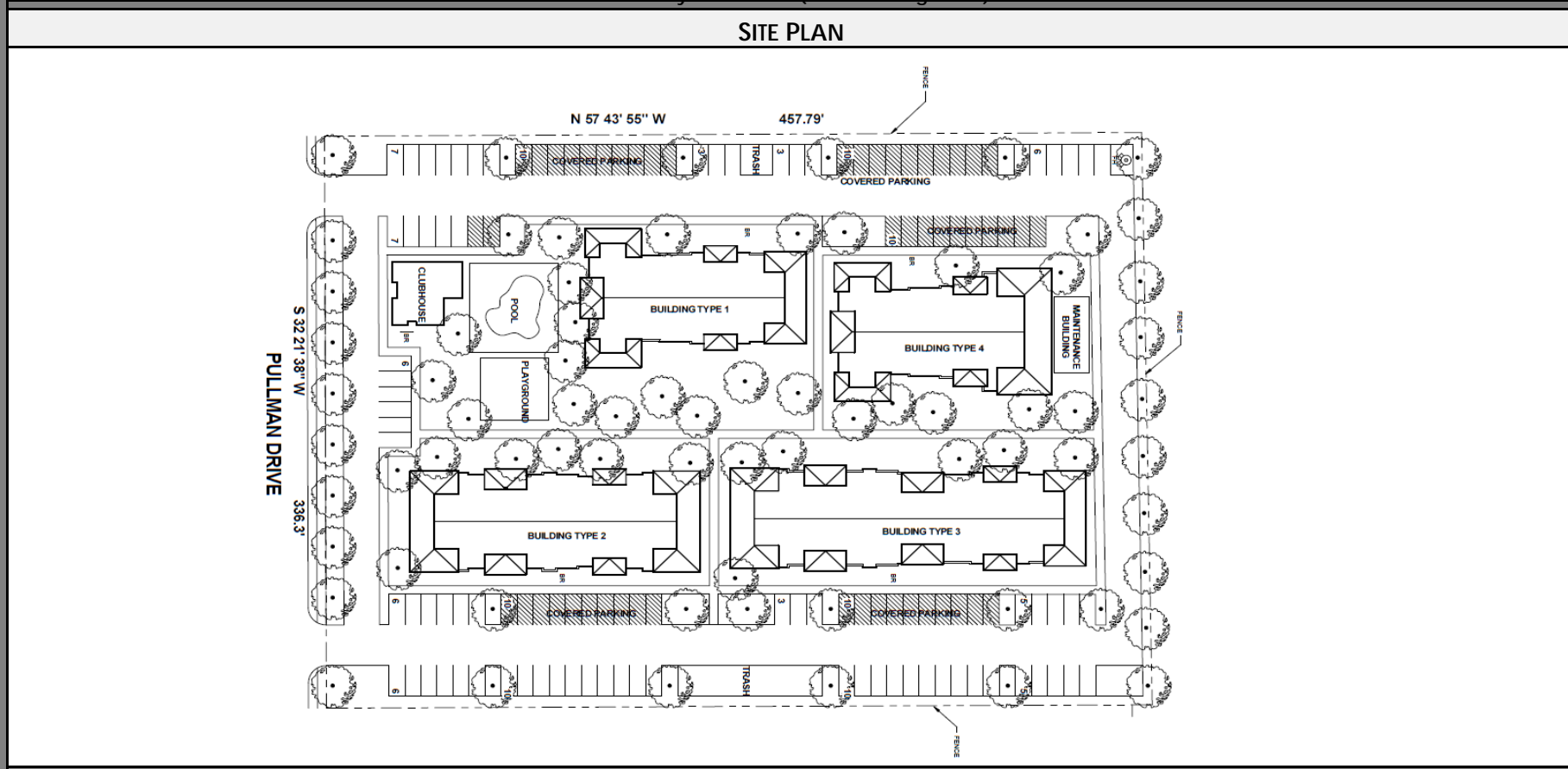
RECOMMENDATION						
TDHCA Program	Request	Approved				
LIHTC (9% Credit)	\$587,400	\$587,400	\$11,296/Unit	\$0.90		
		Amount	Rate	Amort	Term	Lien
Private Activity Bonds						
MDLP (Repayable)						
MDLP (Non-Repayable)						
CHDO Expenses						

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Investment Builders Ike Monty		
Developer(s)		
Investment Builders Ike Monty		
Related-Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	5	10%
1	8	15%	40%	-	0%
2	20	38%	50%	10	19%
3	20	38%	60%	33	63%
4	4	8%	MR	4	8%
TOTAL	52	100%	TOTAL	52	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	1.20	Expense Ratio	56.7%		
Breakeven Occ.	85.9%	Breakeven Rent	\$576		
Average Rent	\$622	B/E Rent Margin	\$46		
Property Taxes	\$557/unit	Exemption/PILOT	0%		
Total Expense	\$4,008/unit	Controllable	\$2,516/unit		



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	3.5%		
Highest Unit Capture Rate	36%	3 BR/60%	16
Dominant Unit Cap. Rate	36%	3 BR/60%	16
Premiums (↑60% Gross)	No		
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,051 SF	Density	14.6/acre
Acquisition	\$10K/unit		\$515K
Building Cost	\$61.13/SF	\$64K/unit	\$3,341K
Hard Cost		\$83K/unit	\$4,307K
Total Cost		\$141K/unit	\$7,350K
Developer Fee	\$832K	(36% Deferred)	Paid Year: 10
Contractor Fee	\$603K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Alden Torch Financial, LLC	18/30	6.50%	\$1,718,000	1.22						Alden Torch Financial, LLC	\$5,286,071
City of El Paso	15/30	3.00%	\$50,000	1.20						Investment Builders, Inc	\$295,631
TOTAL DEBT (Must Pay)			\$1,768,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$5,581,702
										TOTAL DEBT SOURCES	\$1,768,000
										TOTAL CAPITALIZATION	\$7,349,702

CONDITIONS

1 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.

2 Receipt and acceptance by Cost Certification:
 - Architect certification that noise study recommendations were successfully implemented in the completion of the Development.

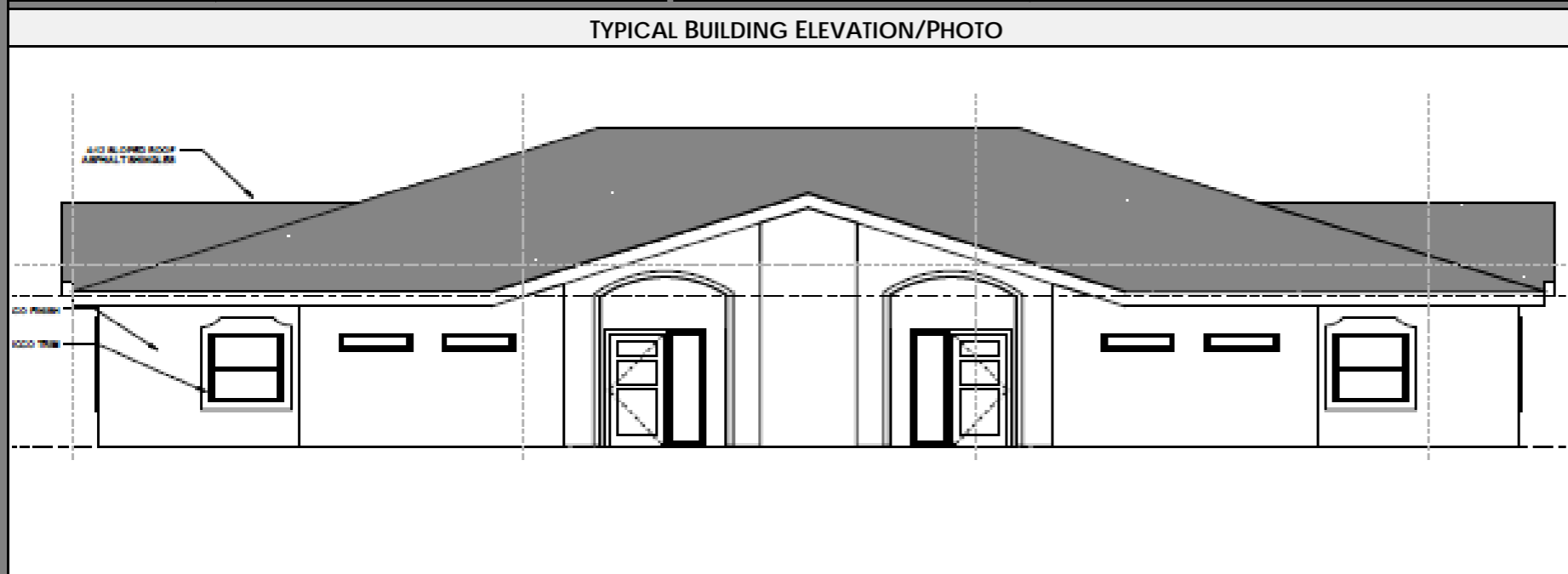
Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH(S)
Issuer		
Expiration Date		
Bond Amount		
BRB Priority		
Expected Close		
Bond Structure		
RISK PROFILE		
STRENGTHS/MITIGATING FACTORS		
▫ Experienced Developer/Owner		
▫ Overall good feasibility indicators		
▫ Low Gross Capture Rate		
WEAKNESSES/RISKS		
▫ 46% three & four-bedroom units		
Area Map		

APPLICATION SUMMARY

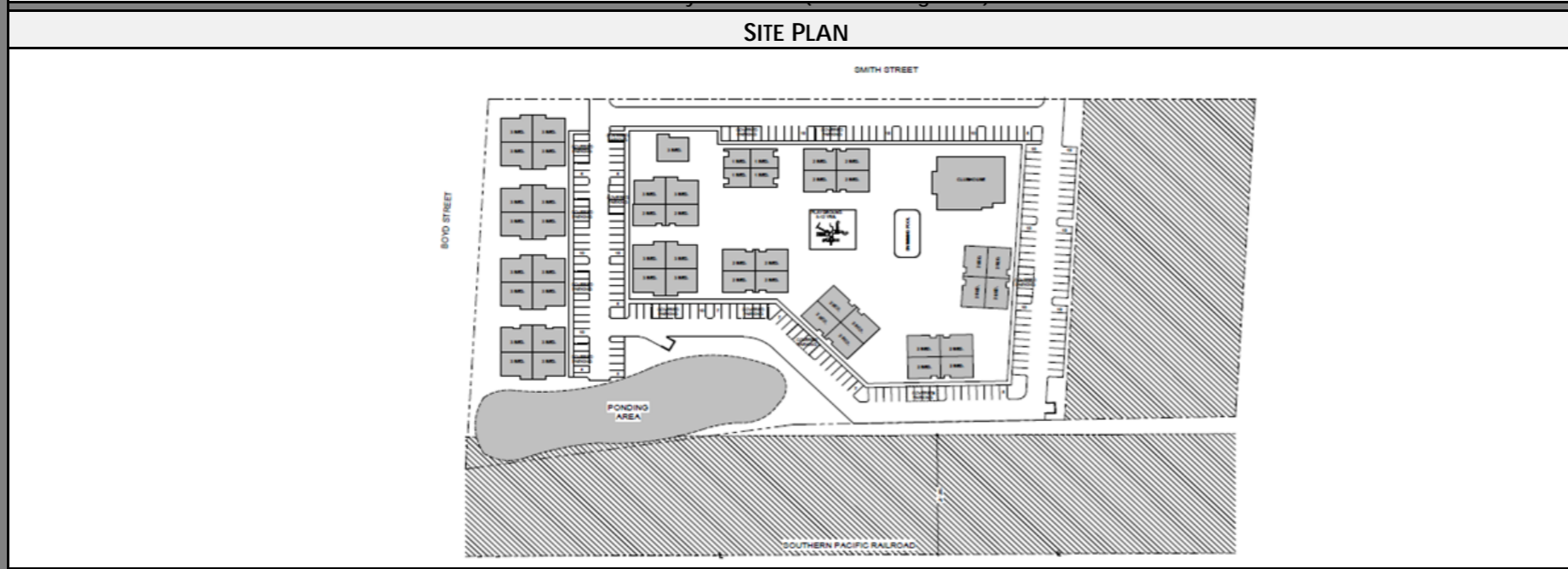
PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16274	TDHCA Program	Request	Approved		
Development	Rockview Manor	LIHTC (9% Credit)	\$500,000	\$0	NA	NA
City / County	Fort Hancock / Hudspeth		Amount	Rate	Amort	Term
Region/Area	13 / Rural	Private Activity Bonds				
Population	General	MDLP (Repayable)				
Set-Aside	General	MDLP (Non-Repayable)				
Activity	New Construction	CHDO Expenses				

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Investment Builders, Inc, Ike Monty		
Developer(s)		
Investment Builders, Inc, Ike Monty		
Related-Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	8%
1	4	8%	40%	-	0%
2	22	45%	50%	10	20%
3	23	47%	60%	35	71%
4	-	0%	MR	-	0%
TOTAL	49	100%	TOTAL	49	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.18	Expense Ratio	58.8%
Breakeven Occ.	86.6%	Breakeven Rent	\$571
Average Rent	\$611	B/E Rent Margin	\$40
Property Taxes	\$479/unit	Exemption/PILOT	0%
Total Expense	\$4,083/unit	Controllable	\$2,667/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)		40.8%	
Highest Unit Capture Rate	200%	3 BR/60%	20
Dominant Unit Cap. Rate	200%	3 BR/60%	20
Premiums (↑60% Gross)	N/A		
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	974 SF	Density	7.2/acre
Acquisition		\$00K/unit	\$4K
Building Cost	\$59.09/SF	\$58K/unit	\$2,821K
Hard Cost		\$78K/unit	\$3,835K
Total Cost		\$128K/unit	\$6,279K
Developer Fee	\$976K	(22% Deferred)	Paid Year: 9
Contractor Fee	\$537K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Alden Torch Financial, LLC	18/30	6.50%	\$1,562,300	1.18	County of Hudspeth	0/0	0.00%	\$10	1.18	Alden Torch Financial, LLC	\$4,499,550
TOTAL DEBT (Must Pay)			\$1,562,300		CASH FLOW DEBT / GRANTS			\$10		TOTAL EQUITY SOURCES	\$4,716,932
TOTAL DEBT SOURCES											\$1,562,310
TOTAL CAPITALIZATION											\$6,279,242

CONDITIONS

Gross Capture Rate of 33.8% exceeds the 30% maximum rate pursuant to 10 TAC §10.302(i)(1)(C). Individual Unit Capture Rates of 152% (2 bedroom 60% units) and 200% (3 bedroom 60% units) exceed the 100% maximum rate pursuant to 10 TAC §10.302(i)(1)(E).

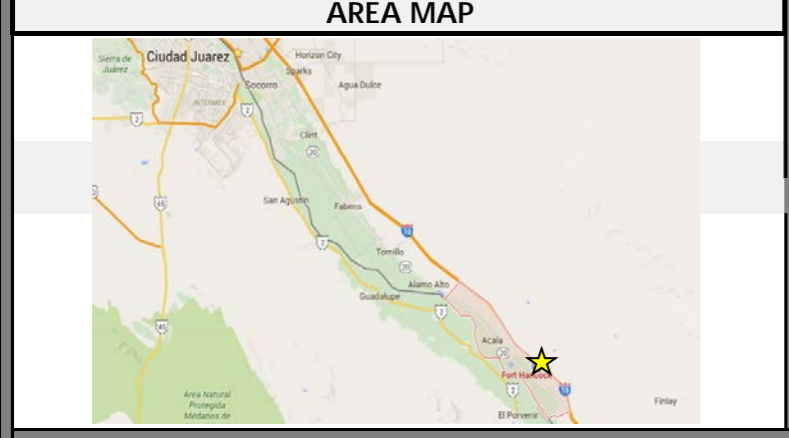
SHOULD THE BOARD APPROVE THIS AWARD, THE BOARD MUST WAIVE ITS RULES FOR THE ISSUES LISTED ABOVE AND SUCH AN AWARD SHOULD BE CONDITIONED UPON THE FOLLOWING:

- 1 Receipt and acceptance by Commitment:
 - a: Confirmation of correct utility allowances approved by TDHCA Compliance.
 - b: A statement from the ESA provider satisfying §10.305 of the REA rules regarding pipelines and addressing and resulting recommendations.
- 2 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
- 3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Architect certification that noise study recommendations were successfully implemented in the completion of the Development.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ Experienced Developer/Owner	
▫ Overall Operational Feasibility Indicators	
WEAKNESSES/RISKS	
▫ 47% three-bedroom units	
▫ Gross Capture Rate	
▫ Overall Market Concerns	
▫ Applicant's Building cost estimate very low	



APPLICATION SUMMARY

REAL ESTATE ANALYSIS DIVISION

July 25, 2016

PROPERTY IDENTIFICATION	
Application #	16275
Development	Harmon Senior Villas
City / County	Fort Worth / Tarrant
Region/Area	3 / Urban
Population	Elderly Preference
Set-Aside	General
Activity	New Construction

RECOMMENDATION			
TDHCA Program	Request	Approved	
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$9,375/Unit \$1.00

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
AMTEX Development LLC		
Blue Mountain Developments		
Developer(s)		
David Yarden		
Blue Mountain Developments, Fort Worth HA		
Related-Parties	Contractor -	Seller - No

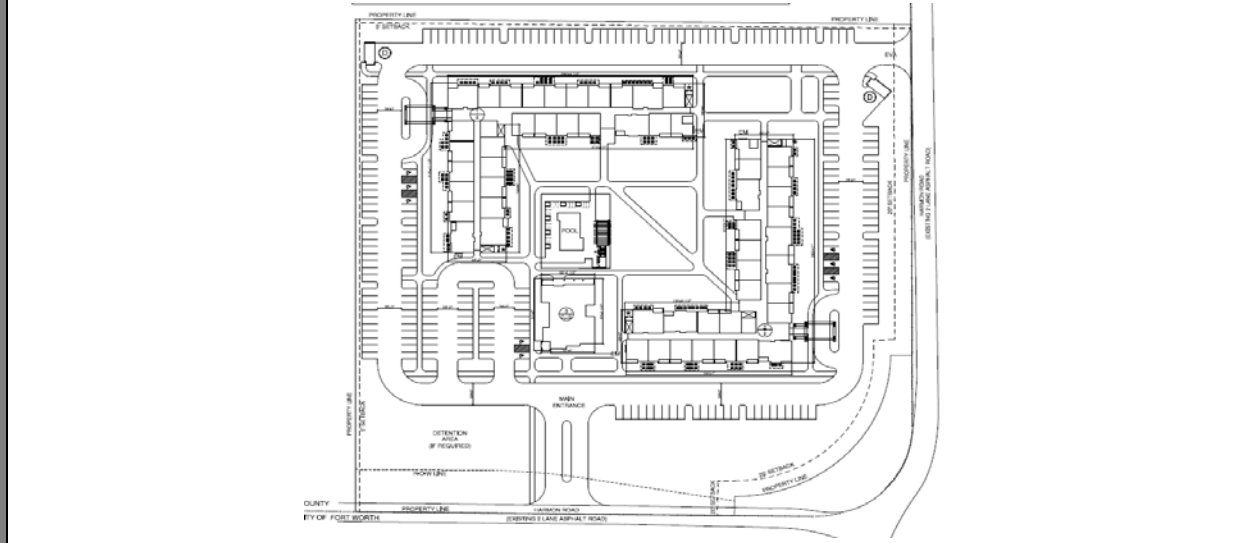
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	15	9%
1	127	79%	40%	-	0%
2	33	21%	50%	58	36%
3	-	0%	60%	71	44%
4	-	0%	MR	16	10%
TOTAL	160	100%	TOTAL	160	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	61.6%
Breakeven Occ.	87.9%	Breakeven Rent	\$646
Average Rent	\$680	B/E Rent Margin	\$35
Property Taxes	\$816/unit	Exemption/PILOT	0%
Total Expense	\$4,720/unit	Controllable	\$2,915/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	7.6%		
Highest Unit Capture Rate	18%	1 BR/60%	45
Dominant Unit Cap. Rate	17%	1 BR/50%	57
Premiums (↑60% Rents)	Yes	\$59/Avg.	
Rent Assisted Units	16	10% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	762 SF	Density	#/VALUE!
Acquisition		\$14K/unit	\$2,260K
Building Cost	\$64.16/SF	\$49K/unit	\$7,826K
Hard Cost		\$66K/unit	\$10,592K
Total Cost		\$129K/unit	\$20,695K
Developer Fee	\$2,267K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$1,483K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
BBVA Compass Bank	18/30	6.00%	\$5,693,126	1.15	City of Fort Worth Fee Waivers	0/0	0.00%	\$1,500	1.15	Hudson Housing Capital, LLC	\$15,000,000
TOTAL DEBT (Must Pay)			\$5,693,126		CASH FLOW DEBT / GRANTS			\$1,500		TOTAL EQUITY SOURCES	\$15,000,000
										TOTAL DEBT SOURCES	\$5,694,626
										TOTAL CAPITALIZATION	\$20,694,626

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Confirmation of correct utility allowance approved by TDHCA Compliance.
 - b: Architect plan for compliance with all applicable accessibility standards.
 - c: Documentation to verify budgeted amounts for impact fees, building and permit fees, and land carrying costs.
- 2 Receipt and acceptance by 10% test:
 - a: HUD approval of RAD conversion including a commitment to enter into the Housing Assistance Payment contract (or executed CHAP or similar agreement), HUD schedule of milestones for the conversion, HUD approved rents and operating budget.
- 3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
 - b: Confirmation that if an on-site septic system or on-site water well is encountered during future Site development activities and is not intended for future use that they be remedied according to state and federal regulations.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

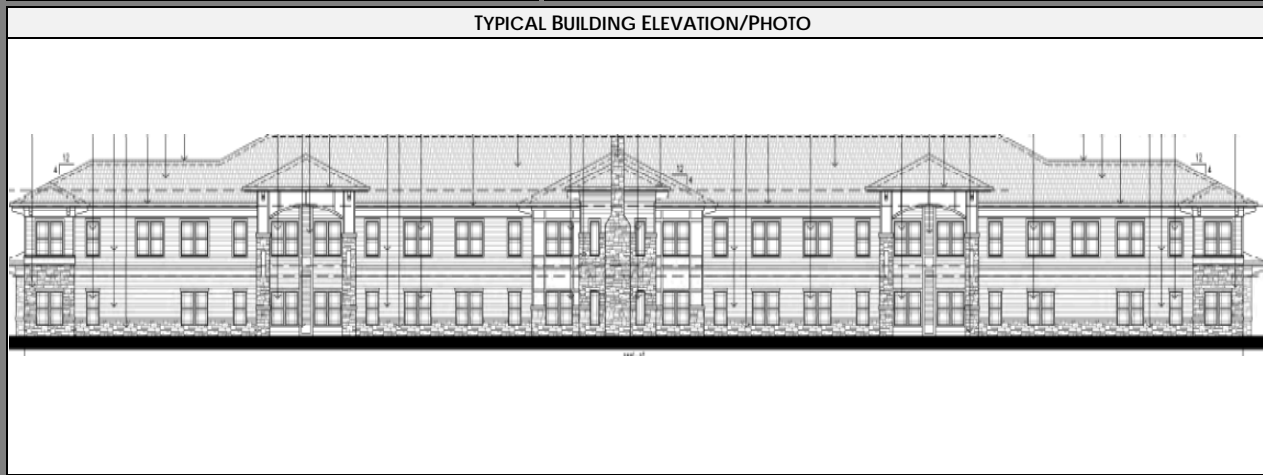
BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH(S)	
Issuer			
Expiration Date			
Bond Amount			
BRB Priority			
Expected Close			
Bond Structure			
RISK PROFILE			
STRENGTHS/MITIGATING FACTORS			
▫ Will receive 16 RAD vouchers from Fort Worth HA			
▫ Partnership with Fort Worth Housing Authority			
▫ High Visibility from major highway (IH35)			
WEAKNESSES/RISKS			
▫ 1.15 projected DCR			
▫ 61.59% expense ratio			
▫ Developer not experienced in Texas			
AREA MAP			

APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16322
Development	The Residence at Autumn Sage
City / County	Abilene / Taylor
Region/Area	2 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

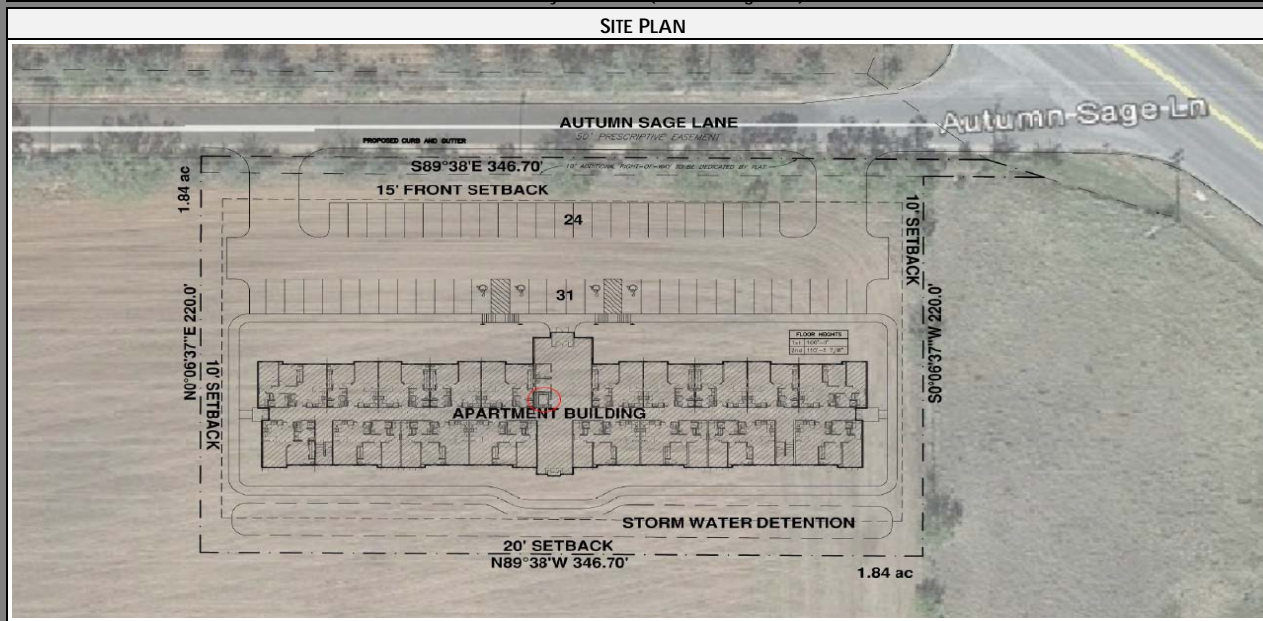
RECOMMENDATION						
TDHCA Program	Request	Approved				
LIHTC (9% Credit)	\$500,000	\$500,000	\$14,286/Unit	\$0.98		
	Amount	Rate	Amort	Term	Lien	
MDLP (Repayable)	\$1,025,000	3.00%	30	15	1st	

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Overland Property Group, LLC		
Brett Johnson, Audrey Watson, Alyssa Carpenter		
Developer(s)		
Overland Property Group, LLC		
Brett Johnson, Audrey Watson, Alyssa Carpenter		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	9%
1	19	54%	40%	-	0%
2	16	46%	50%	6	17%
3	-	0%	60%	19	54%
4	-	0%	MR	7	20%
TOTAL	35	100%	TOTAL	35	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.27	Expense Ratio	⚠ 64.5%
Breakeven Occ.	✓ 85.6%	Breakeven Rent	\$536
Average Rent	\$580	B/E Rent Margin	⚠ \$44
Property Taxes	\$607/unit	Exemption/PILOT	0%
Total Expense	\$4,190/unit	Controllable	\$2,709/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓	1.5%	
Highest Unit Capture Rate	✓	3%	1 BR/60% 10
Dominant Unit Cap. Rate	✓	3%	1 BR/60% 10
Premiums (↑60% Rents)		No	
Rent Assisted Units		N/A	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	741 SF	Density	19.0/acre
Acquisition		\$06K/unit	\$219K
Building Cost	\$74.97/SF	\$56K/unit	\$1,946K
Hard Cost		\$86K/unit	\$3,023K
Total Cost		\$181K/unit	\$6,352K
Developer Fee	\$952K	(24% Deferred)	Paid Year: 13
Contractor Fee	\$420K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
TDHCA	15/30	3.00%	\$1,025,000	1.56	McPherson Contractors	0/0	0.00%	\$52,575		Midwest Housing Equity Group	\$4,899,510
Midwest Housing Development Fu	15/30	7.00%	\$150,000	1.27						Overland Property Group	\$224,479
										Additional (Excess) Funds Req'd	(\$0)
TOTAL DEBT (Must Pay)			\$1,175,000		CASH FLOW DEBT / GRANTS			\$52,575		TOTAL EQUITY SOURCES	\$5,123,989
										TOTAL DEBT SOURCES	\$1,227,575
										TOTAL CAPITALIZATION	\$6,351,564

CONDITIONS

- Receipt and acceptance before Direct Loan Closing
 - Substantially final construction contract with Schedule of Values.
 - Updated term sheets with substantially final terms from all lenders.
 - Substantially final draft of limited partnership agreement.
 - Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
- Receipt and acceptance by Commitment:
 - Final approval of a change in zoning to allow for the development as proposed.
- Receipt and acceptance by Carryover:
 - A noise assessment specific to the development site, indicating the acceptability of noise levels based on HUD guidelines for housing developments. Any recommendations of the report with regards to mitigating potential noise issues must be incorporated into a development plan also submitted by Carryover.
- Receipt and acceptance by Cost Certification:
 - An architect or engineer certification that the finished ground floor elevation of the building is at least one foot above the floodplain and that all drives, parking and amenities are not more than 6 inches below the floodplain, or a Letter of Map Amendment ("LOMA") or Letter of Map Revision ("LOMR-F") indicating that the development is no longer within the 100 year floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Extremely low capture rates
- High affordable occupancies in PMA

WEAKNESSES/RISKS

- A portion of site is located in the 100 year floodplain



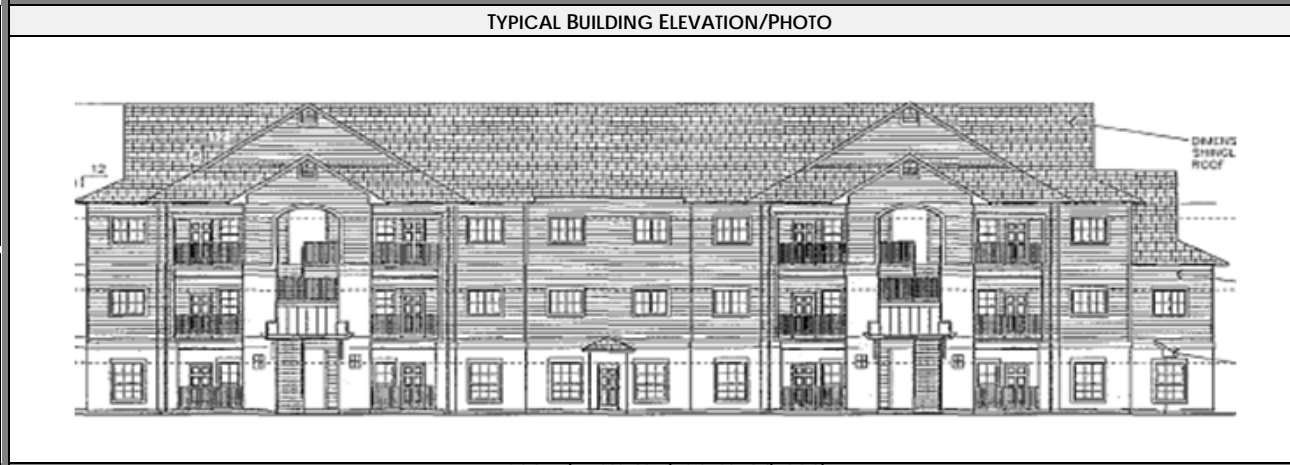
AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16343	TDCA Program	Request	Approved		
Development	Calallen Apartments	LIHTC (9% Credit)	\$1,218,000	\$1,218,000	\$12,688/Unit	\$1.02
City / County	Corpus Christi / Nueces		Amount	Rate	Amort	Term
Region/Area	10 / Urban	Private Activity Bonds				Lien
Population	General	MDLP (Repayable)				
Set-Aside	Non-Profit	MDLP (Non-Repayable)				
Activity	New Construction	CHDO Expenses				

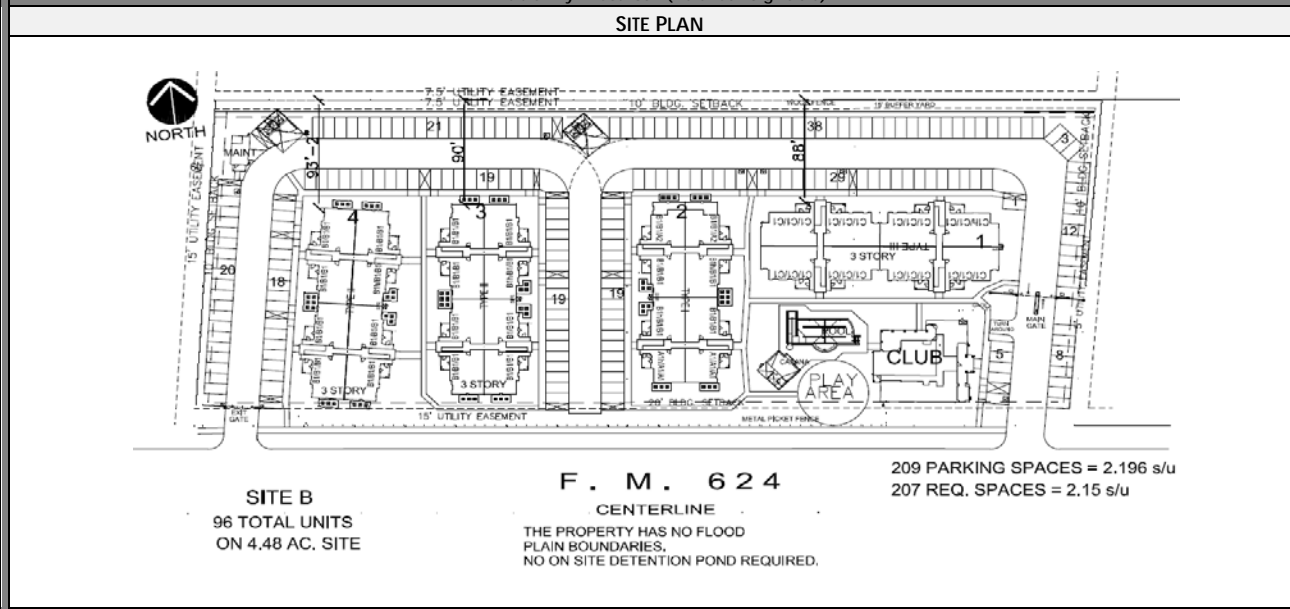
KEY PRINCIPAL / SPONSOR		
General Partner(s)		
ProsperaHCS Calallen GP, LLC		
Gilbert Piette		
Co-Developer(s)		
HCS, Inc. / Lucas & Assoc., LP / TG110, Inc.		
Gilbert Piette / Ray Lucas		
Related-Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	9%
1	8	8%	40%	-	0%
2	64	67%	50%	17	18%
3	24	25%	60%	56	58%
4	-	0%	MR	14	15%
TOTAL	96	100%	TOTAL	96	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.26	Expense Ratio	64.6%
Breakeven Occ.	85.8%	Breakeven Rent	\$593
Average Rent	\$641	B/E Rent Margin	\$48
Property Taxes	\$385/unit	Exemption/PILOT	50%
Total Expense	\$4,713/unit	Controllable	\$2,952/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	7.0%
Highest Unit Capture Rate	62% 2 BR/60% 35
Dominant Unit Cap. Rate	62% 2 BR/60% 35
Premiums (>60% Gross)	No
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,017 SF	Density	21.4/acre
Acquisition		\$12K/unit	\$1,171K
Building Cost	\$65.74/SF	\$67K/unit	\$6,421K
Hard Cost		\$94K/unit	\$9,052K
Total Cost		\$172K/unit	\$16,474K
Developer Fee	\$1,850K	(26% Deferred)	Paid Year: 10
Contractor Fee	\$1,250K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Wells Fargo FHA 221(d)(4)	40/40	4.50%	\$3,265,000	1.32						Wells Fargo	\$12,423,600
City of Corpus Christi	40/40	1.00%	\$300,000	1.26						Deferred Developer Fee	\$485,898
										TOTAL EQUITY SOURCES	\$12,909,498
										TOTAL DEBT SOURCES	\$3,565,000

CONDITIONS

- Receipt and acceptance by Commitment:
 - a: Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with processing the application and submitting it to HUD.
 - b: With respect to the property tax exemption and pursuant to §10.402(d)(7), a letter from Applicant's Attorney, "...identifying the statutory basis for the exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH(S)
Issuer		
Expiration Date		
Bond Amount		
BRB Priority		
Expected Close		
Bond Structure		
RISK PROFILE		
STRENGTHS/MITIGATING FACTORS		
<ul style="list-style-type: none"> ▫ 1.26 underwritten DCR ▫ Attractive design should compete well in market ▫ Experienced Developer ▫ 7% Gross Capture Rate ▫ High affordable occupancy in PMA 		
WEAKNESSES/RISKS		
<ul style="list-style-type: none"> ▫ Expense ratio of 64.6% ▫ Feasibility dependent on 50% property tax exemption ▫ High unit capture rates for 53% of units 		
AREA MAP		

REA APPLICATION SUMMARY

REAL ESTATE ANALYSIS DIVISION
May 12, 2016

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16351	TDHCA Program		Request		
Development	The Reserve	LIHTC (9% Credit)	\$500,000	\$500,000	\$10,417/Unit	\$1.00
City / County	Abilene / Taylor		Amount	Rate	Amort	Term
Region/Area	2 / Urban	Private Activity Bonds				
Population	General	MDLP (Repayable)				
Set-Aside	General	MDLP (Non-Repayable)				
Activity	New Construction	CHDO Expenses				

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Zimmerman Investments		
Dharma Dev. (Laurie and Dru Childre)		
Developer(s)		
Zimmerman Investments		
Dharma Dev. (Laurie and Dru Childre)		
Related-Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

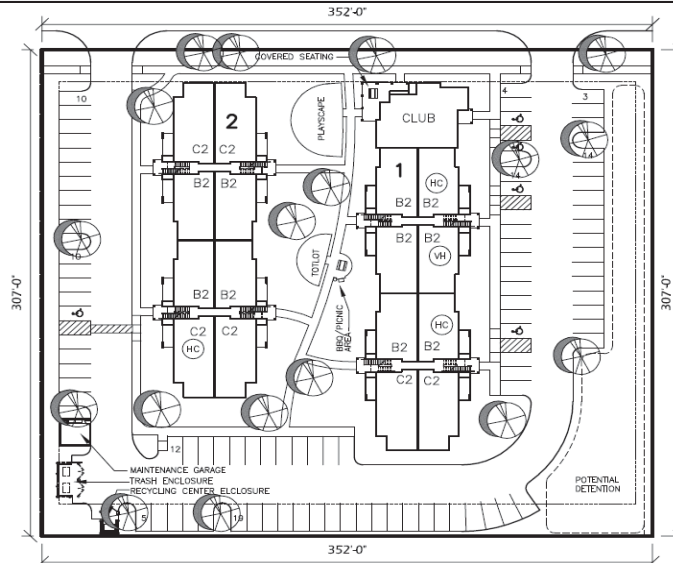


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	17%
1	-	0%	40%	-	0%
2	30	63%	50%	7	15%
3	18	38%	60%	20	42%
4	-	0%	MR	13	27%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.19	Expense Ratio	60.4%
Breakeven Occ.	86.7%	Breakeven Rent	\$597
Average Rent	\$638	B/E Rent Margin	\$41
Property Taxes	\$500/unit	Exemption/PILOT	0%
Total Expense	\$4,392/unit	Controllable	\$2,837/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.3%
Highest Unit Capture Rate	7% 2 BR/30% 5
Dominant Unit Cap. Rate	6% 2 BR/60% 13
Premiums (↑60% Rent)	Yes \$226/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	1,032 SF	Density	19.1/acre
Acquisition	\$09K/unit		\$448K
Building Cost	\$67.97/SF		\$3,366K
Hard Cost			\$4,129K
Total Cost			\$6,745K
Developer Fee	\$776K	(23% Deferred)	Paid Year: 8
Contractor Fee	\$546K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Bank of Oklahoma	17/30	6.25%	\$1,575,000	1.19	City of Abilene	0/0	0.00%	\$10	1.19	Raymond James Tax Credit Fund	\$4,995,000
										ZP-Dharma LIHTC Development	\$174,990
TOTAL DEBT (Must Pay)			\$1,575,000		CASH FLOW DEBT / GRANTS			\$10		TOTAL EQUITY SOURCES	\$5,169,990
										TOTAL DEBT SOURCES	\$1,575,010
										TOTAL CAPITALIZATION	\$6,745,000

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Permissive zoning approved by Abilene City Council
- 2 Receipt and acceptance by 10% test:
 - Completion of recommended Noise Study per Environmental Site Assessment
- 3 Receipt and acceptance by Cost Certification:
 - a: Evidence that recommended Radon Testing was completed and that a visqueque vapor barrier was used beneath all concrete slabs.
 - b: Evidence of implementation of any items recommended in Noise Study.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE

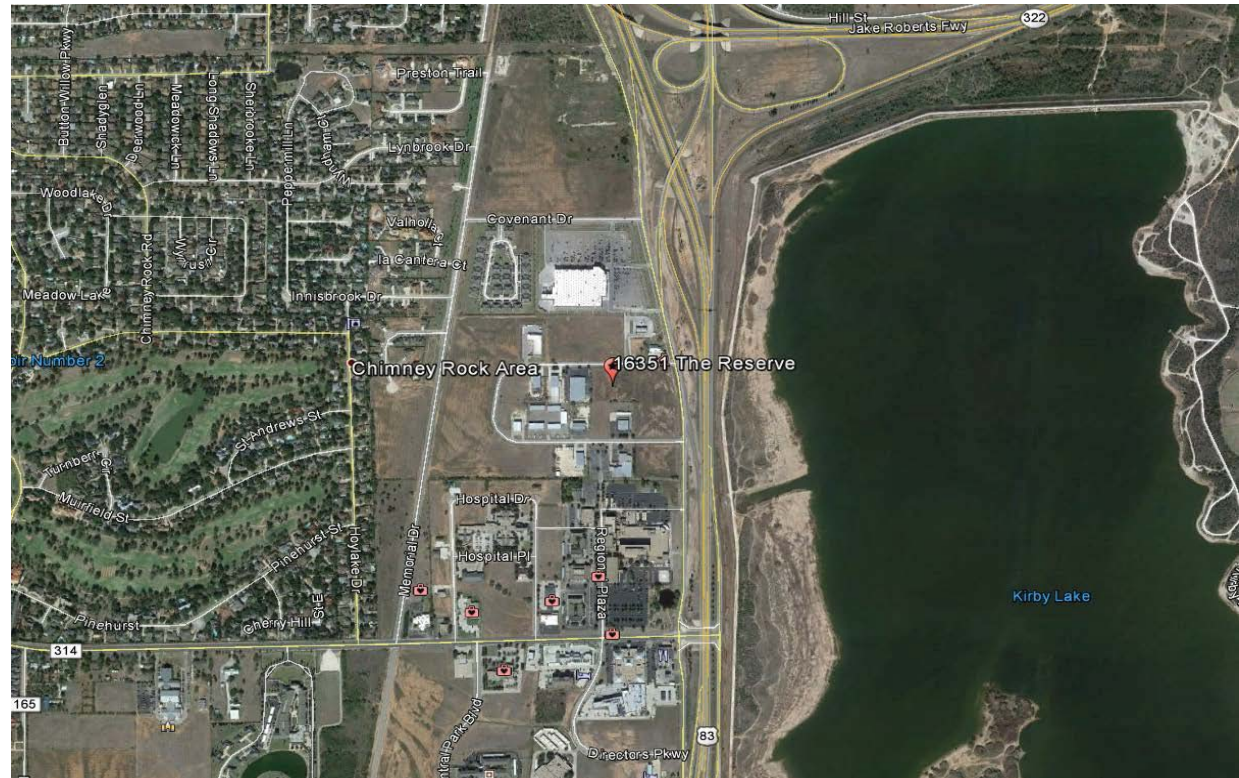
STRENGTHS/MITIGATING FACTORS

- Experienced Developer/Owner
- Low vacancy rates for newer properties
- Overall good feasibility indicators
- 1.3% Gross Capture Rate

WEAKNESSES/RISKS

- Market rent exposure
- Breakeven rents
- One-way access road
- No one-bedroom units
- Understated contingency

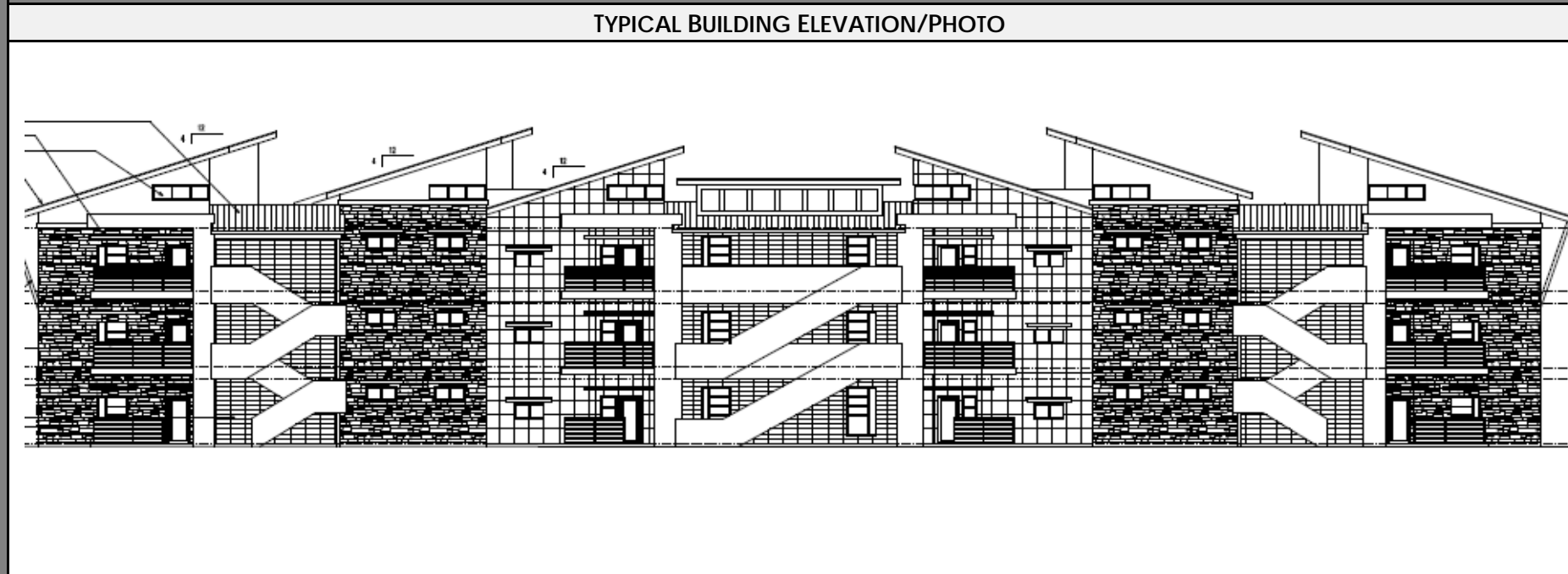
AERIAL PHOTOGRAPH(S)



APPLICATION SUMMARY

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16352	TDHCA Program	Request	Approved			
Development	Salazar Park			LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$8,108/Unit	$1.02
City / County	El Paso / El Paso	Private Activity Bonds MDLP (Repayable) MDLP (Non-Repayable) CHDO Expenses	Amount	Rate	Amort	Term	Lien
Region/Area	13 / Urban						
Population	General						
Set-Aside	Non-Profit						
Activity	New Construction						

KEY PRINCIPAL / SPONSOR		
Housing Authority of the City of El Paso (HACEP)		
Paisano Housing Redevelopment Corporation		
Gerald W. Cichon, CEO		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
2	35	19%	30%	20	11%
3	74	40%	40%	-	0%
4	60	32%	50%	40	22%
5	8	4%	60%	125	68%
6	8	4%	MR	-	0%
TOTAL	185	100%	TOTAL	185	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.17	Expense Ratio	43.9%
Breakeven Occ.	87.4%	Breakeven Rent	\$697
Average Rent	\$758	B/E Rent Margin	\$61
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$3,817/unit	Controllable	\$2,519/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.0%
Highest Unit Capture Rate	13%	4 BR/60%	#N/A
Dominant Unit Cap. Rate	13%	4 BR/60%	52
Premiums (↑60% Gross)	NA		NA
Rent Assisted Units	185	100% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	1,208 SF	Density	16.7/acre
Acquisition		Lease	NA
Building Cost	\$74.18/SF	\$90K/unit	\$16,579K
Hard Cost		\$118K/unit	\$21,844K
Total Cost		\$173K/unit	\$31,970K
Developer Fee	\$3,939K	(42% Deferred)	Paid Year: 10
Contractor Fee	\$3,058K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
PNC - FHA 221 d4	40/40	4.50%	\$13,000,000	1.29	The City of El Paso	0/0	0.00%	\$10	1.17	PNC - Tax Credit Capital	\$15,298,470
HACEP Gap Loan	40/40	2.00%	\$2,000,000	1.17						Paisano Housing Redevelopment Co	\$1,658,769
TOTAL DEBT (Must Pay)			\$15,000,000		CASH FLOW DEBT / GRANTS			\$10		TOTAL EQUITY SOURCES	\$16,957,239
TOTAL DEBT SOURCES											\$15,000,010
TOTAL CAPITALIZATION											\$31,957,249

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Copy of the CHAP Agreement and all amendments.
 - b: Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or firm commitment from Lender indicating the date that HUD concept meeting was held, and Lender's intent to proceed with HUD application.
- 2 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
- 3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Architect certification that noise study recommendations were successfully implemented in the completion of the Development.
 - b: Documentation that testing for radon has been completed, and certification that all recommendations from the radon testing are incorporated into the development plans.
- 4 Receipt and acceptance by Cost Certification:
 - Attorney opinion validating federally sourced funds can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH(S)
Issuer		
Expiration Date		
Bond Amount		
BRB Priority		
Expected Close		
Bond Structure		
RISK PROFILE		
STRENGTHS/MITIGATING FACTORS		
<ul style="list-style-type: none"> ▫ Low Capture Rates ▫ Minimal lease up risk ▫ Pro forma based on historical expenses ▫ Developer experience ▫ Proximity to Elementary School 		
WEAKNESSES/RISKS		
<ul style="list-style-type: none"> ▫ Maintenance Estimate 		
AREA MAP		

APPLICATION SUMMARY

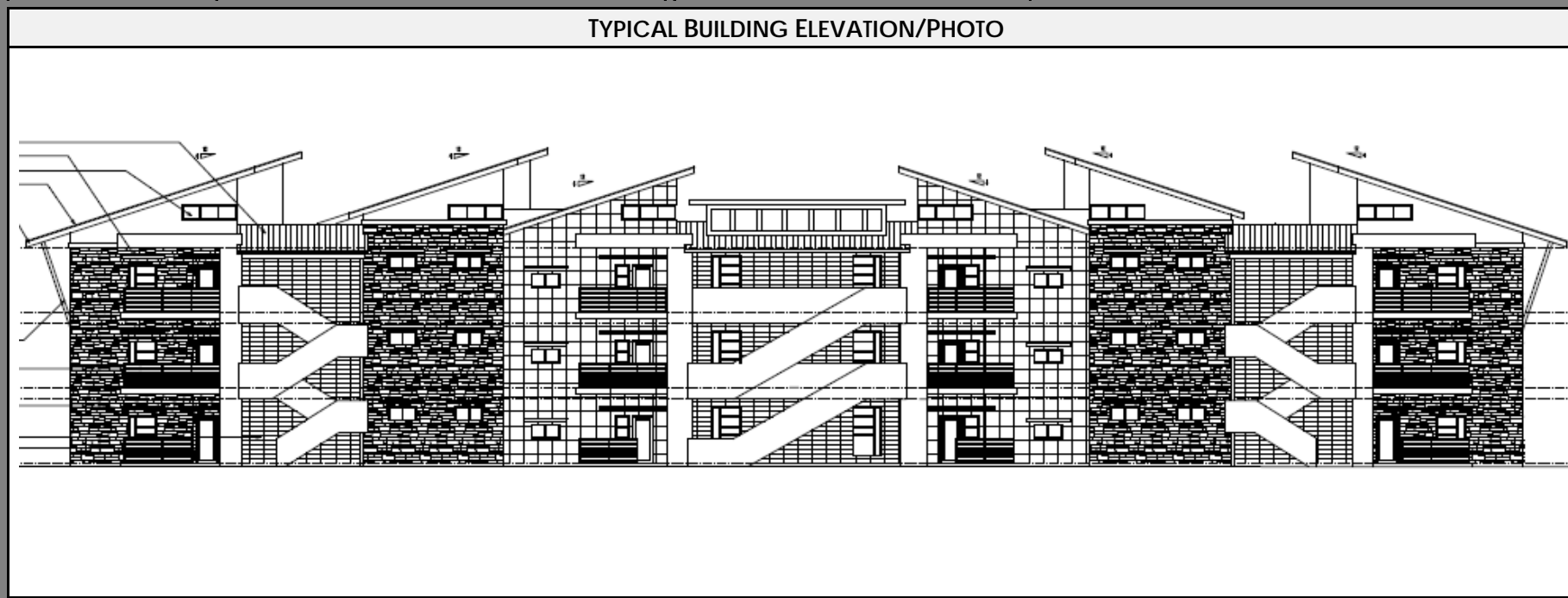
REAL ESTATE ANALYSIS DIVISION

July 24, 2016

PROPERTY IDENTIFICATION	
Application #	16354
Development	Gonzalez Apartments
City / County	El Paso / El Paso
Region/Area	13 / Urban
Population	General
Set-Aside	At-Risk
Activity	New Construction

RECOMMENDATION						
TDHCA Program	Request	Approved				
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$9,804/Unit	\$1.00		
		Amount	Rate	Amort	Term	Lien
Private Activity Bonds						
MDLP (Repayable)						
MDLP (Non-Repayable)						
CHDO Expenses						

KEY PRINCIPAL / SPONSOR		
Housing Authority of the City of El Paso (HACEP)		
Paisano Housing Redevelopment Corporation		
Gerald W. Cichon, CEO		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	16	10%
1	-	0%	40%	-	0%
2	30	20%	50%	32	21%
3	76	50%	60%	105	69%
4	47	31%	MR	-	0%
TOTAL	153	100%	TOTAL	153	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	✓ 1.28	Expense Ratio	✓ 46.9%
Breakeven Occ.	✓ 84.0%	Breakeven Rent	\$637
Average Rent	\$721	B/E Rent Margin	✓ \$84
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$3,877/unit	Controllable	\$2,603/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	NA		
Highest Unit Capture Rate	NA	NA	NA
Dominant Unit Cap. Rate	NA	NA	NA
Premiums (↑60% Rents)	NA		
Rent Assisted Units	153	100% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,154 SF	Density	17.0/acre
Acquisition		Lease	Lease
Building Cost	\$74.02/SF	\$85K/unit	\$13,068K
Hard Cost		\$114K/unit	\$17,417K
Total Cost		\$168K/unit	\$25,693K
Developer Fee	\$3,180K	(30% Deferred)	Paid Year: 6
Contractor Fee	\$2,438K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
PNC - FHA 221d4	40/40	4.50%	\$9,750,000	1.28	The City of El Paso	0/0	0.00%	\$10	1.28	PNC Tax Credit Capital	\$14,998,500
										Paisano Housing Redevelopment Co	\$944,182
										TOTAL EQUITY SOURCES	\$15,942,682
										TOTAL DEBT SOURCES	\$9,750,010
TOTAL DEBT (Must Pay)			\$9,750,000		CASH FLOW DEBT / GRANTS			\$10		TOTAL CAPITALIZATION	\$25,692,692

CONDITIONS

1 Receipt and acceptance by Commitment:

- a: Copy of the CHAP Agreement and all amendments.
- b: Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or firm commitment from Lender indicating the date that HUD concept meeting was held, and Lender's intent to proceed with HUD

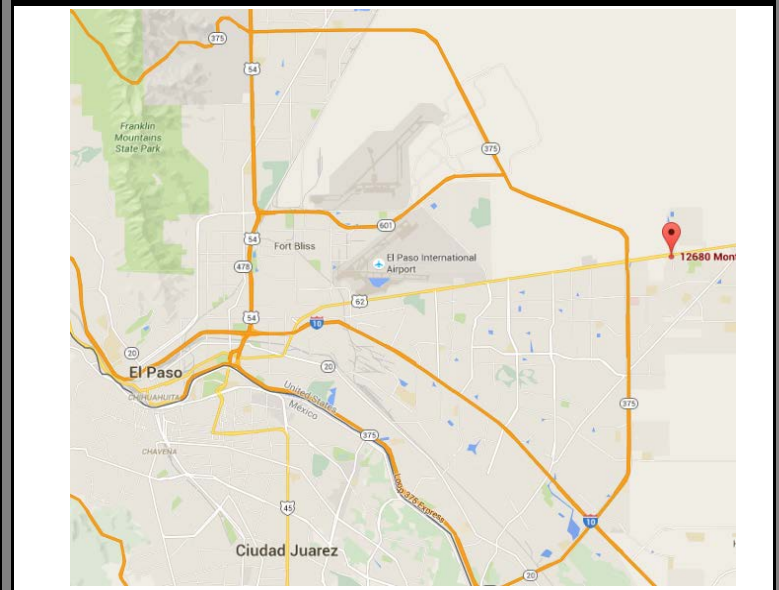
2 Receipt and acceptance by Cost Certification:

- Attorney opinion validating federally sourced funds can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Low Capture Rates
▫	Minimal lease up risk
▫	Pro forma based on historical expenses
▫	Developer experience
WEAKNESSES/RISKS	
▫	Maintenance Expense Estimate

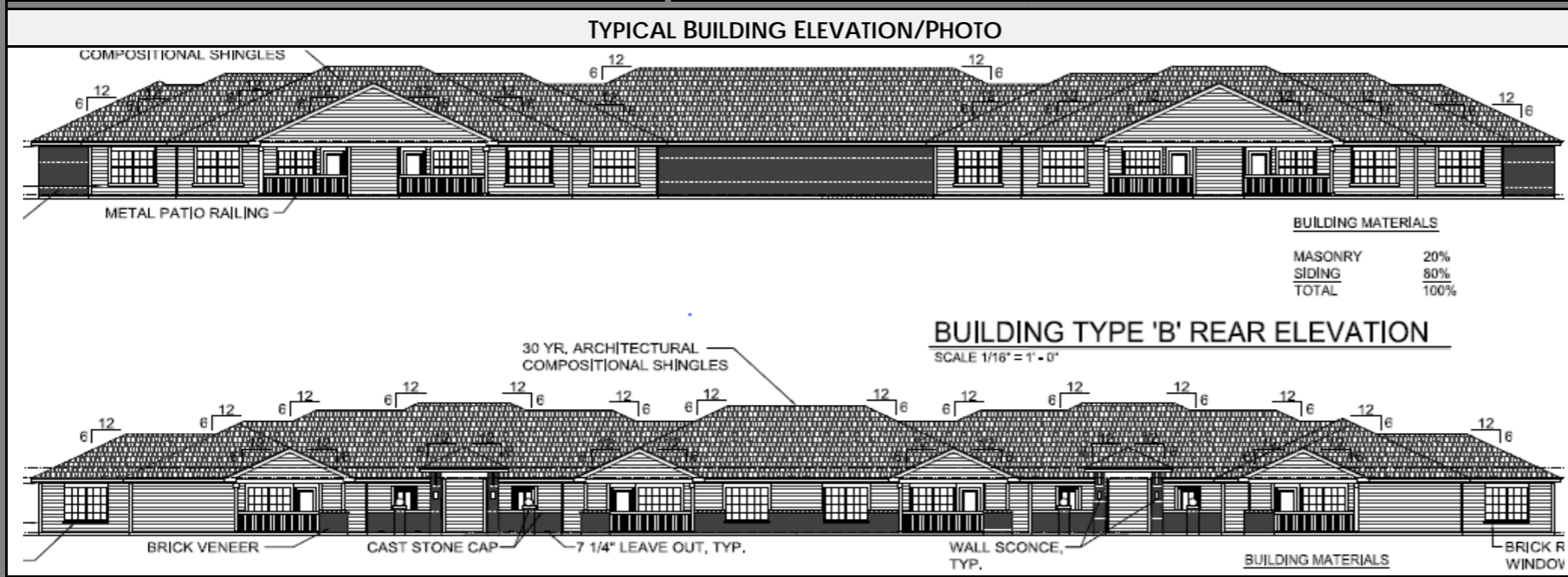


REA APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16363
Development	Mill Town Seniors
City / County	Silsbee / Hardin
Region/Area	5 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

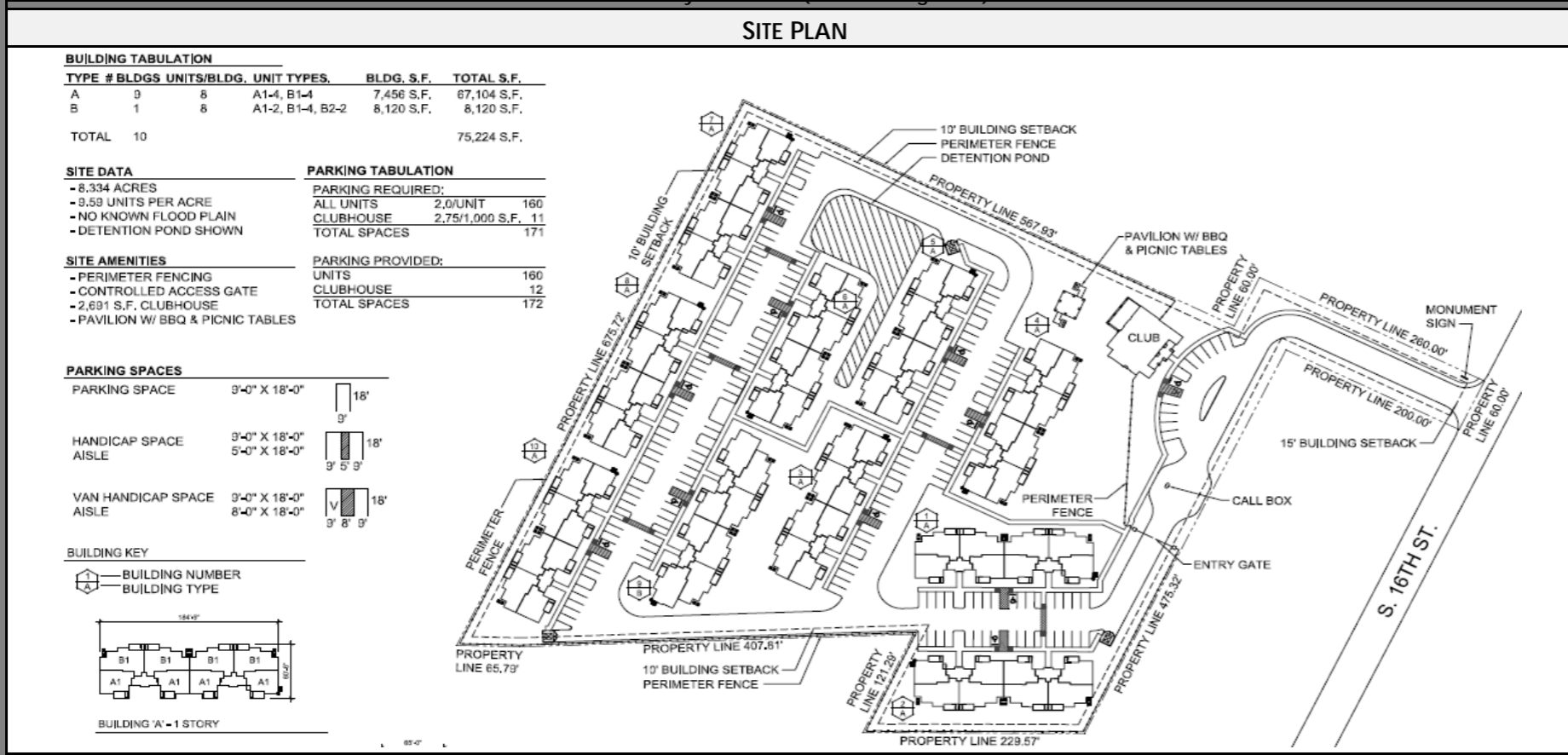
RECOMMENDATION					
TDHCA Program	Request	Approved			
LIHTC (9% Credit)	\$887,000	\$887,000	\$11,088/Unit	\$0.95	
		Amount	Rate	Amort	Term
Private Activity Bonds					
MDLP (Repayable)					
MDLP (Non-Repayable)					
CHDO Expenses					

KEY PRINCIPAL / SPONSOR		
Tim Lang		
Cliff Snyder		
Raheem Twyman (HUB)		
Tejas Housing		
Related-Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	8%
1	38	48%	40%	-	0%
2	42	53%	50%	18	23%
3	-	0%	60%	48	60%
4	-	0%	MR	8	10%
TOTAL	80	100%	TOTAL	80	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	1.24	Expense Ratio	60.1%
Breakeven Occ.	85.3%	Breakeven Rent	\$529
Average Rent	\$575	B/E Rent Margin	\$46
Property Taxes	\$660/unit	Exemption/PILOT	NA
Total Expense	\$3,943/unit	Controllable	\$2,316/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	5.4%		
Highest Unit Capture Rate	11%	1 BR/60%	26
Dominant Unit Cap. Rate	11%	1 BR/60%	26
Premiums (↑60% Gross)	No		
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten	Applicant's Costs		
Avg. Unit Size	940 SF	Density	9.6/acre
Acquisition	\$03K/unit	\$275K	
Building Cost	\$68.38/SF	\$64K/unit	\$5,144K
Hard Cost	\$88K/unit		\$7,054K
Total Cost	\$139K/unit		\$11,117K
Developer Fee	\$1,297K	(26% Deferred)	Paid Year: 8
Contractor Fee	\$899K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Stearns Bank	15/30	6.00%	\$2,350,000	1.24	City of Silsbee	0/0	0.00%	\$100	1.24	Affordable Housing Partners	\$8,425,658
TOTAL DEBT (Must Pay)					CASH FLOW DEBT / GRANTS					TOTAL CAPITALIZATION	
			\$2,350,000					\$100		Deferred Developer Fee	\$341,183
										TOTAL EQUITY SOURCES	\$8,766,841
										TOTAL DEBT SOURCES	\$2,350,100

CONDITIONS

- Receipt and acceptance by Commitment:
- Confirmation that the DETCOG published utility allowance is the applicable allowance.

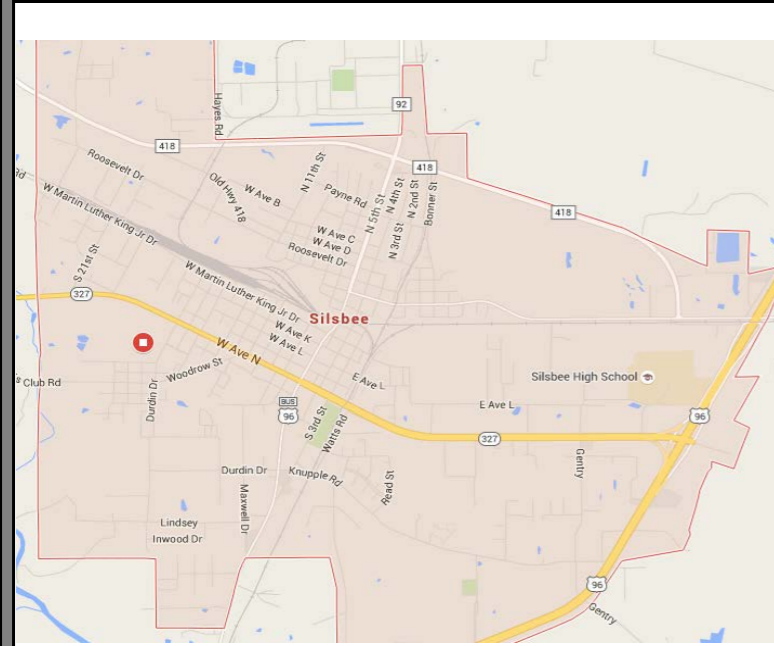
Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

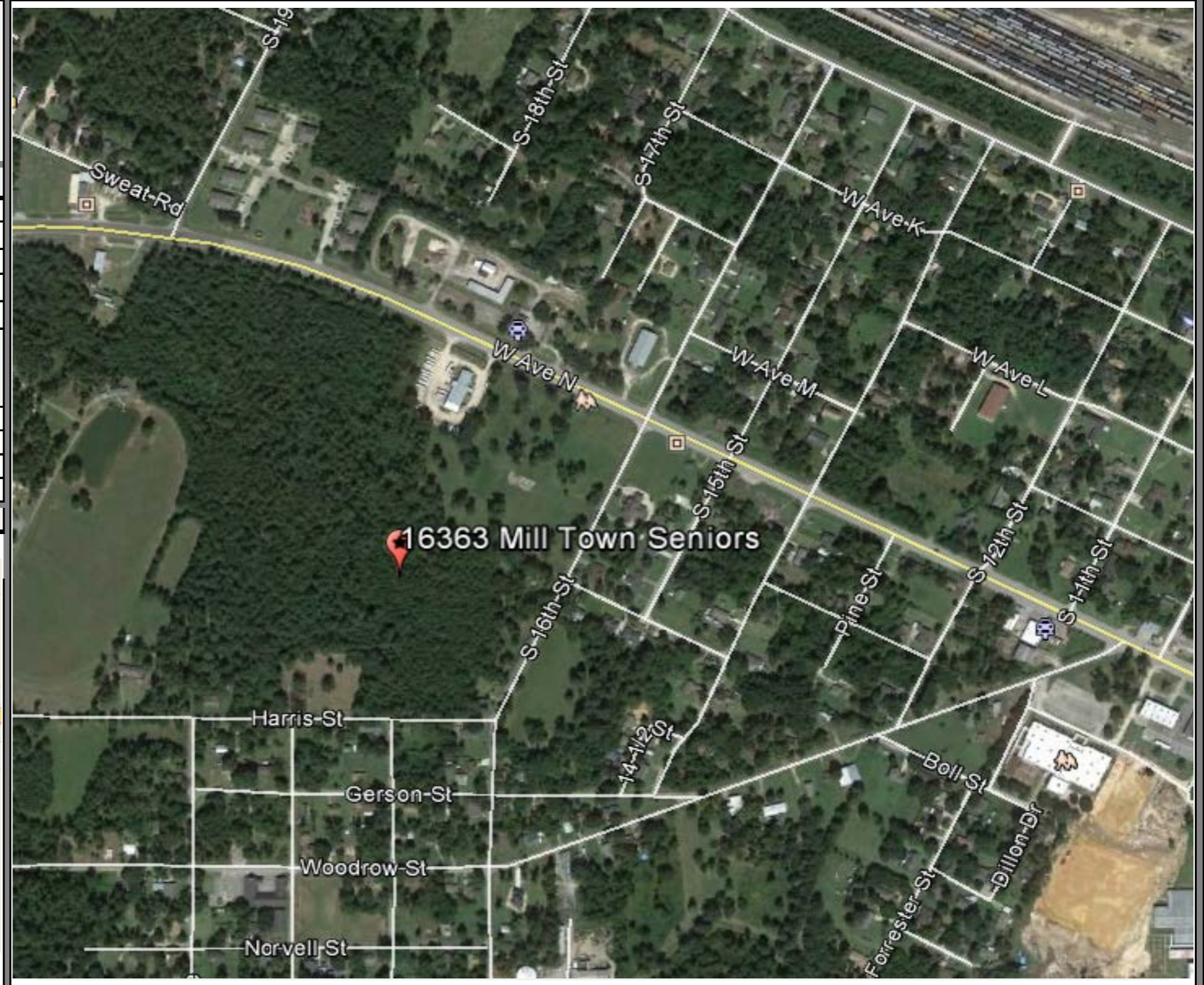
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ Feasible using 60% Rents on Market Units	
▫ 1.24 DCR	
▫ Gross Capture Rate 5.4%	
▫ Market Occupancy Rates	

WEAKNESSES/RISKS	
▫ Expense Increase Sensitivity	
▫ Understated Contingency	
▫ Building Costs	

AREA MAP



AERIAL PHOTOGRAPH(S)

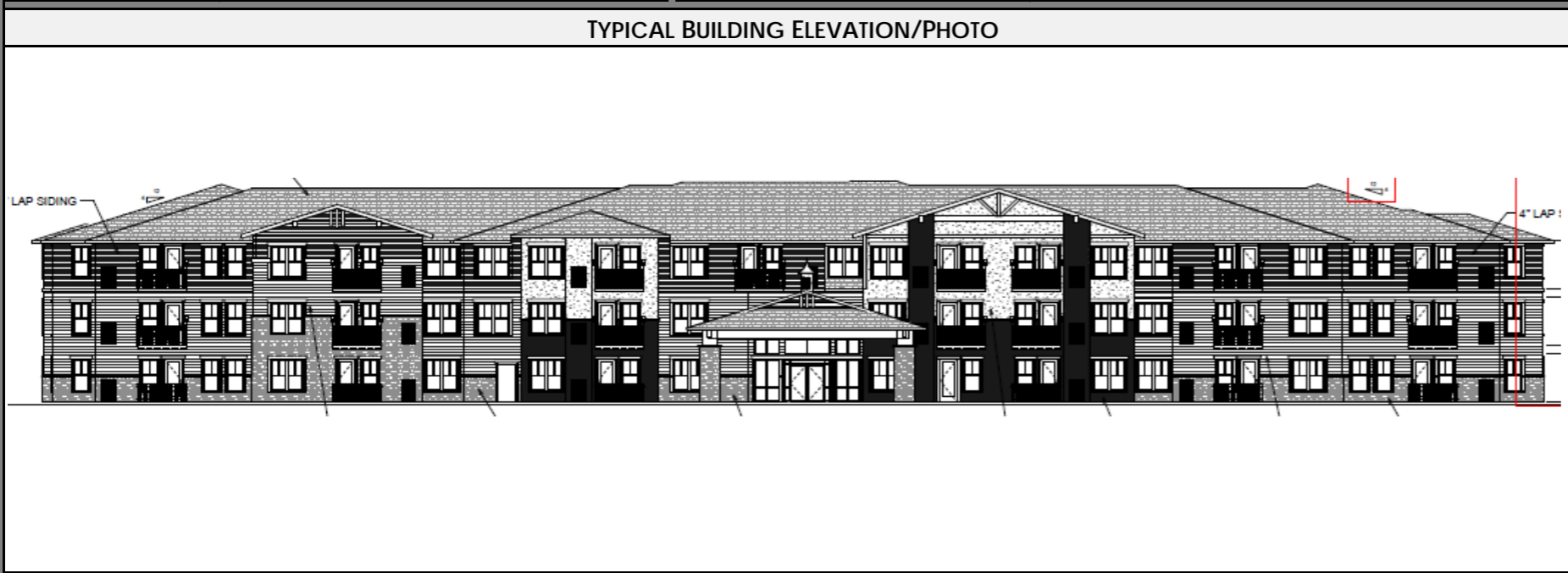


REA APPLICATION SUMMARY

PROPERTY IDENTIFICATION	
Application #	16370
Development	The Villas
City / County	Lubbock / Lubbock
Region/Area	1 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

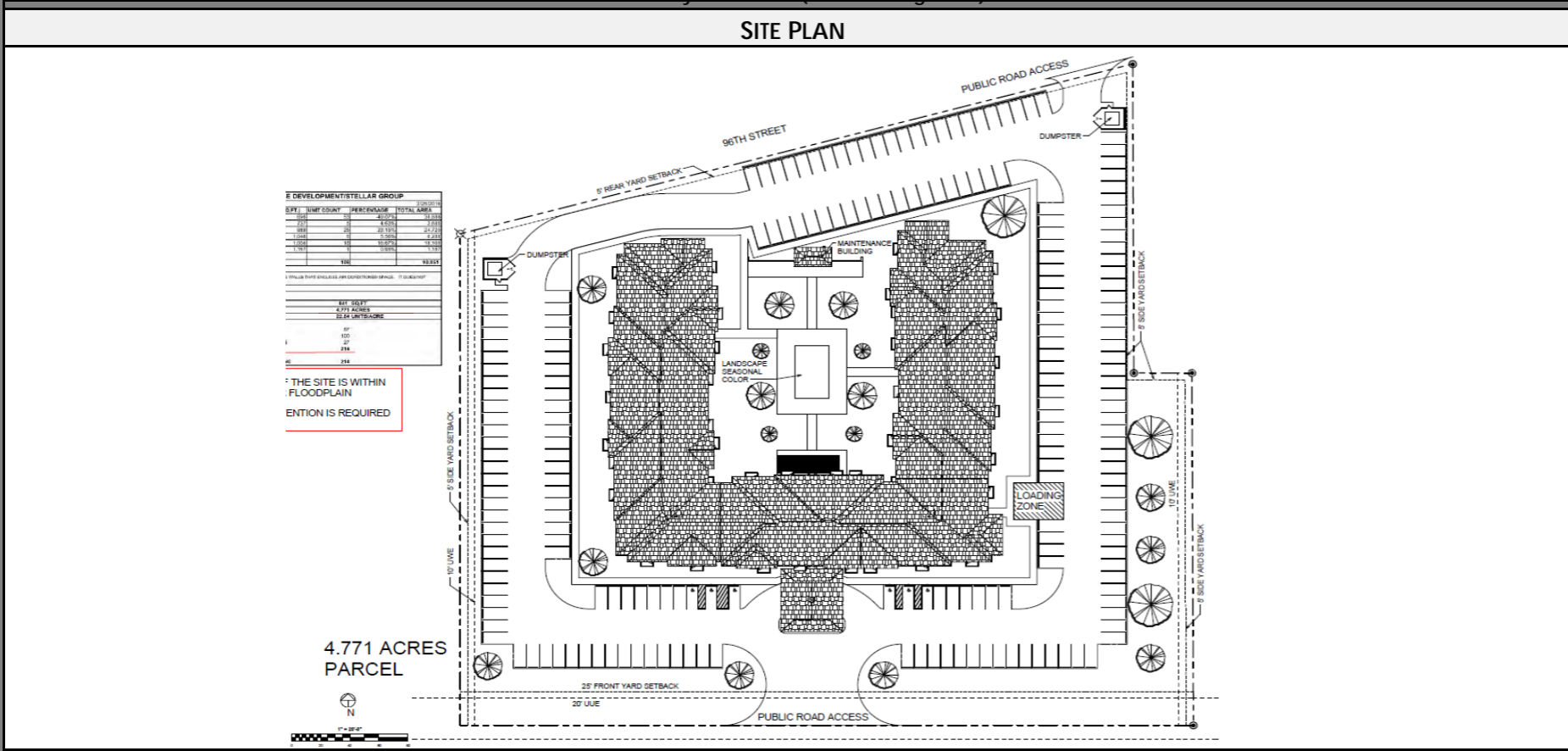
RECOMMENDATION					
TDHCA Program	Request	Approved			
LIHTC (9% Credit)	\$1,232,312	\$1,232,312	\$11,410/Unit	\$0.98	
	Amount	Rate	Amort	Term	Lien
Private Activity Bonds					
MDLP (Repayable)					
MDLP (Non-Repayable)					
CHDO Expenses					

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Drew Grey and Paul Stell (Stellar Development)		
Tana Patterson (HUB)		
Developer(s)		
Drew Grey and Paul Stell, Tana Patterson		
Henry Flores, Henry Flores IV & Toby Williams (Madhouse)		
Related-Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	8%
1	58	54%	40%	-	0%
2	50	46%	50%	18	17%
3	-	0%	60%	62	57%
4	-	0%	MR	19	18%
TOTAL	108	100%	TOTAL	108	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.28	Expense Ratio	62.2%
Breakeven Occ.	85.0%	Breakeven Rent	\$525
Average Rent	\$573	B/E Rent Margin	\$48
Property Taxes	\$565/unit	Exemption/PILOT	0%
Total Expense	\$4,096/unit	Controllable	\$2,669/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			2.9%
Highest Unit Capture Rate	9%	2 BR/60%	29
Dominant Unit Cap. Rate	5%	1 BR/60%	33
Premiums (↑60% Gross)	No		
Rent Assisted Units	N/A		

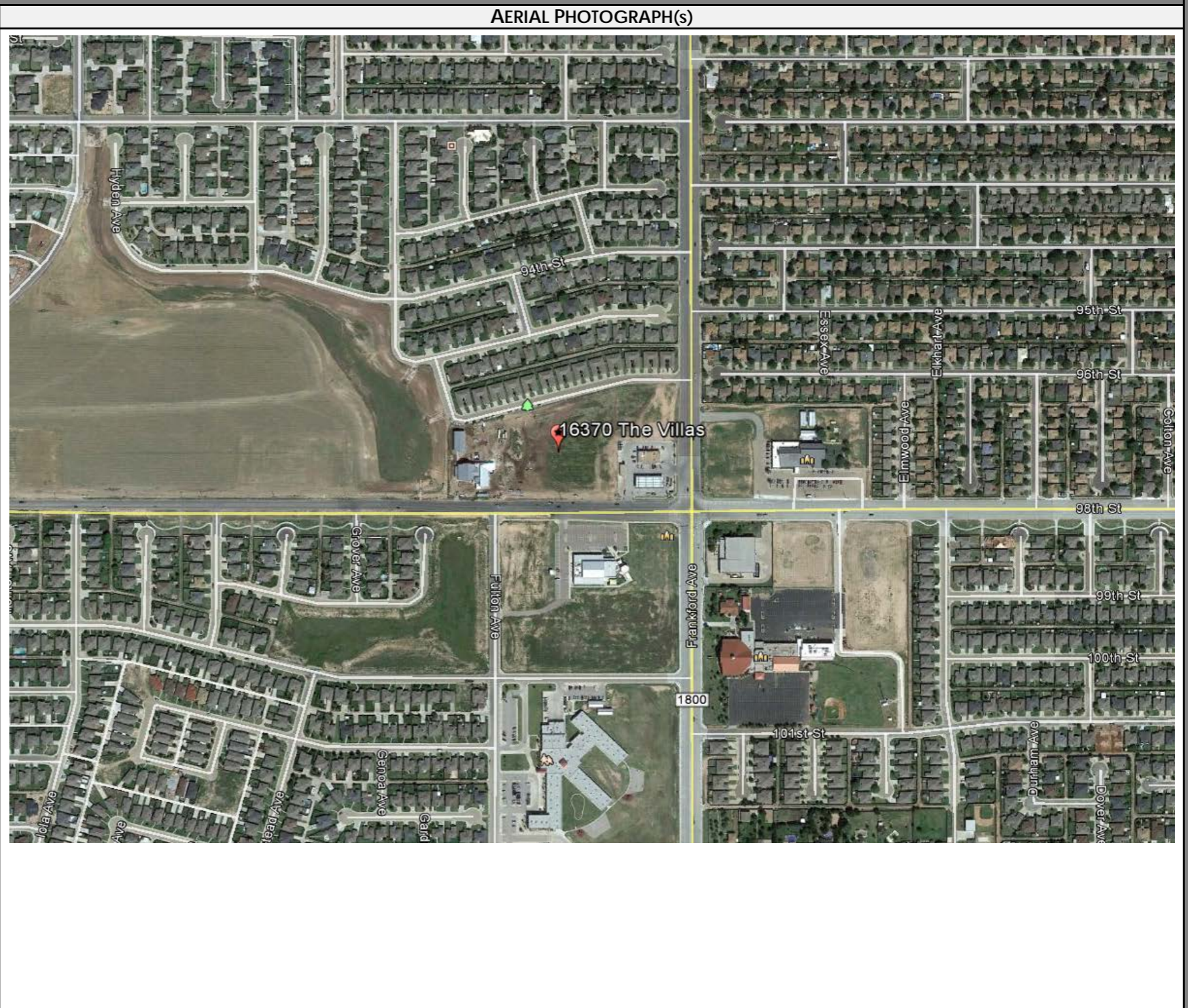
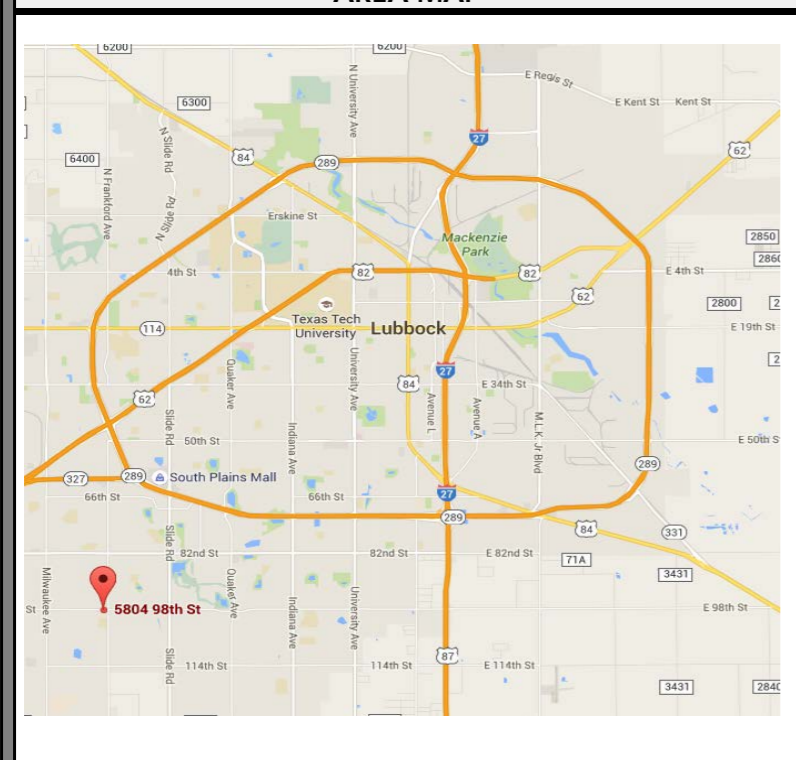
DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	841 SF	Density	22.6/acre
Acquisition		\$12K/unit	\$1,300K
Building Cost	\$74.85/SF	\$63K/unit	\$6,800K
Hard Cost		\$79K/unit	\$8,547K
Total Cost		\$145K/unit	\$15,616K
Developer Fee	\$1,754K	(26% Deferred)	Paid Year: 8
Contractor Fee	\$1,118K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citibank	15/35	6.00%	\$3,078,919	1.28	City of Lubbock	0/0	0.00%	\$10	1.28	RBC Capital	\$12,075,450
TOTAL DEBT (Must Pay)			\$3,078,919		CASH FLOW DEBT / GRANTS			\$10		SDC Lubbock 98th, LLC	\$461,221
										TOTAL EQUITY SOURCES	\$12,536,671
										TOTAL DEBT SOURCES	\$3,078,929
										TOTAL CAPITALIZATION	\$15,615,600

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

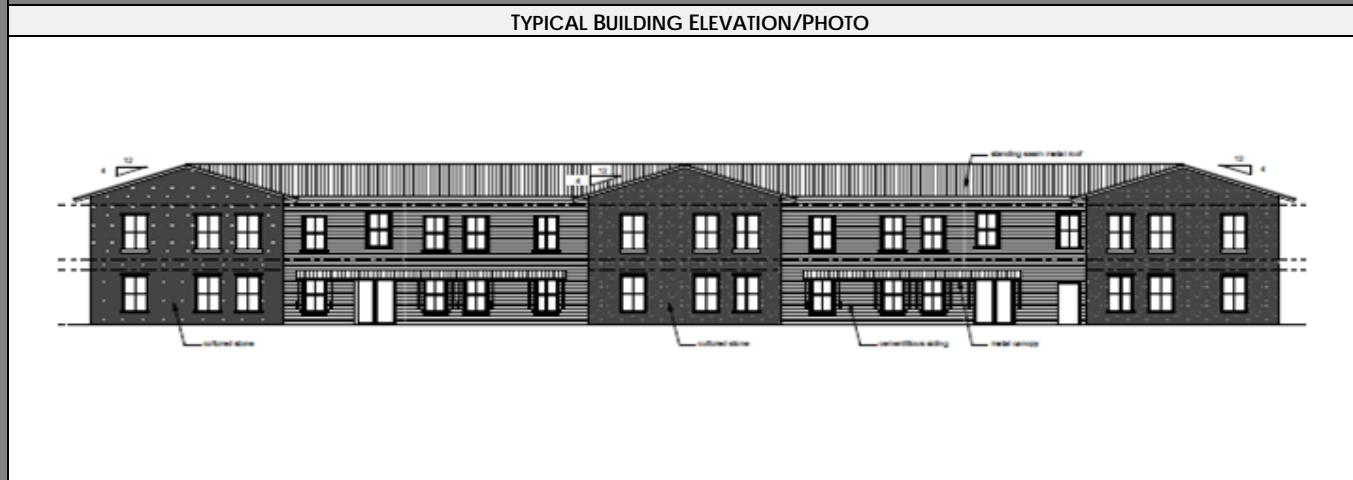
BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ Feasible using 60% gross rents on market units	
▫ Only Senior Deal in PMA	
▫ Low Capture Rates	
▫ Strong Affordable Occupancy in PMA	
WEAKNESSES/RISKS	
▫ High Expense Ratio	
▫ Credit Price Sensitive	



APPLICATION SUMMARY

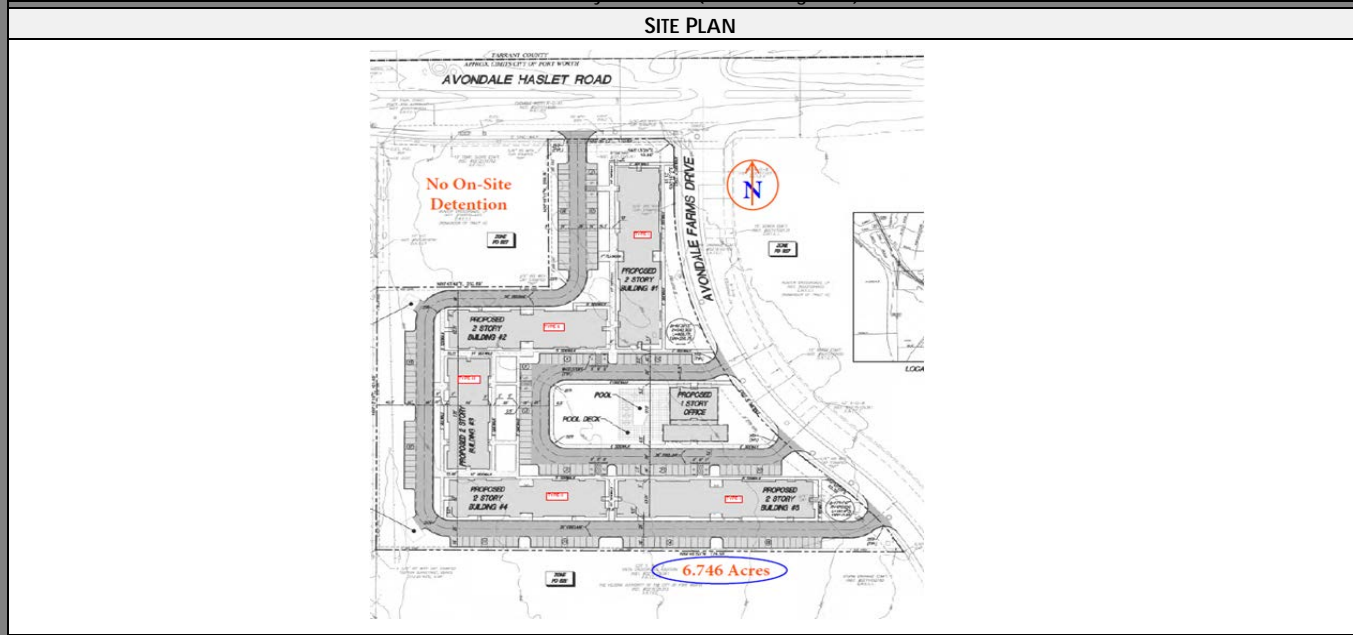
PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	16373	TDHCA Program	Request	Approved			Lien
Development	Avondale Farms			LIHTC (9% Credit)	\$1,500,000	\$1,500,000		$12,397/Unit	$0.95
City / County	Fort Worth / Tarrant		Amount	Rate	Amort	Term	
Region/Area	3 / Urban	Private Activity Bonds					
Population	Elderly Limitation	MDLP (Repayable)					
Set-Aside	General	MDLP (Non-Repayable)					
Activity	New Construction	CHDO Expenses					

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Avondale Farms Seniors, GP, LLC		
Brandon Bolin		
Developer(s)		
GD Opportunity I, LLC		
Brandon Bolin		
Related-Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	9%
1	67	55%	40%	-	0%
2	54	45%	50%	44	36%
3	-	0%	60%	54	45%
4	-	0%	MR	12	10%
TOTAL	121	100%	TOTAL	121	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.34	Expense Ratio	62.2%
Breakeven Occ.	83.6%	Breakeven Rent	\$663
Average Rent	\$735	B/E Rent Margin	\$72
Property Taxes	\$977/unit	Exemption/PILOT	0%
Total Expense	\$5,169/unit	Controllable	\$3,185/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		9.0%	
Highest Unit Capture Rate	16%	1 BR/60%	30
Dominant Unit Cap. Rate	16%	1 BR/60%	30
Premiums (↑60% Rents)	Yes		\$47/Avg.
Rent Assisted Units	13	11% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	863 SF	Density	17.9/acre
Acquisition		\$21K/unit	\$2,525K
Building Cost	\$67.39/SF	\$58K/unit	\$7,034K
Hard Cost		\$77K/unit	\$9,335K
Total Cost		\$159K/unit	\$19,211K
Developer Fee	\$1,925K	(8% Deferred)	Paid Year: 2
Contractor Fee	\$1,275K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
HUD 221d4 / Dougherty Mtg	40/40	4.85%	\$4,800,000	1.34						Boston Capital	\$14,248,575
										GD Opportunity I, LLC	\$162,570
TOTAL DEBT (Must Pay)			\$4,800,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$14,411,145
										TOTAL DEBT SOURCES	\$4,800,000
										TOTAL CAPITALIZATION	\$19,211,145

CONDITIONS

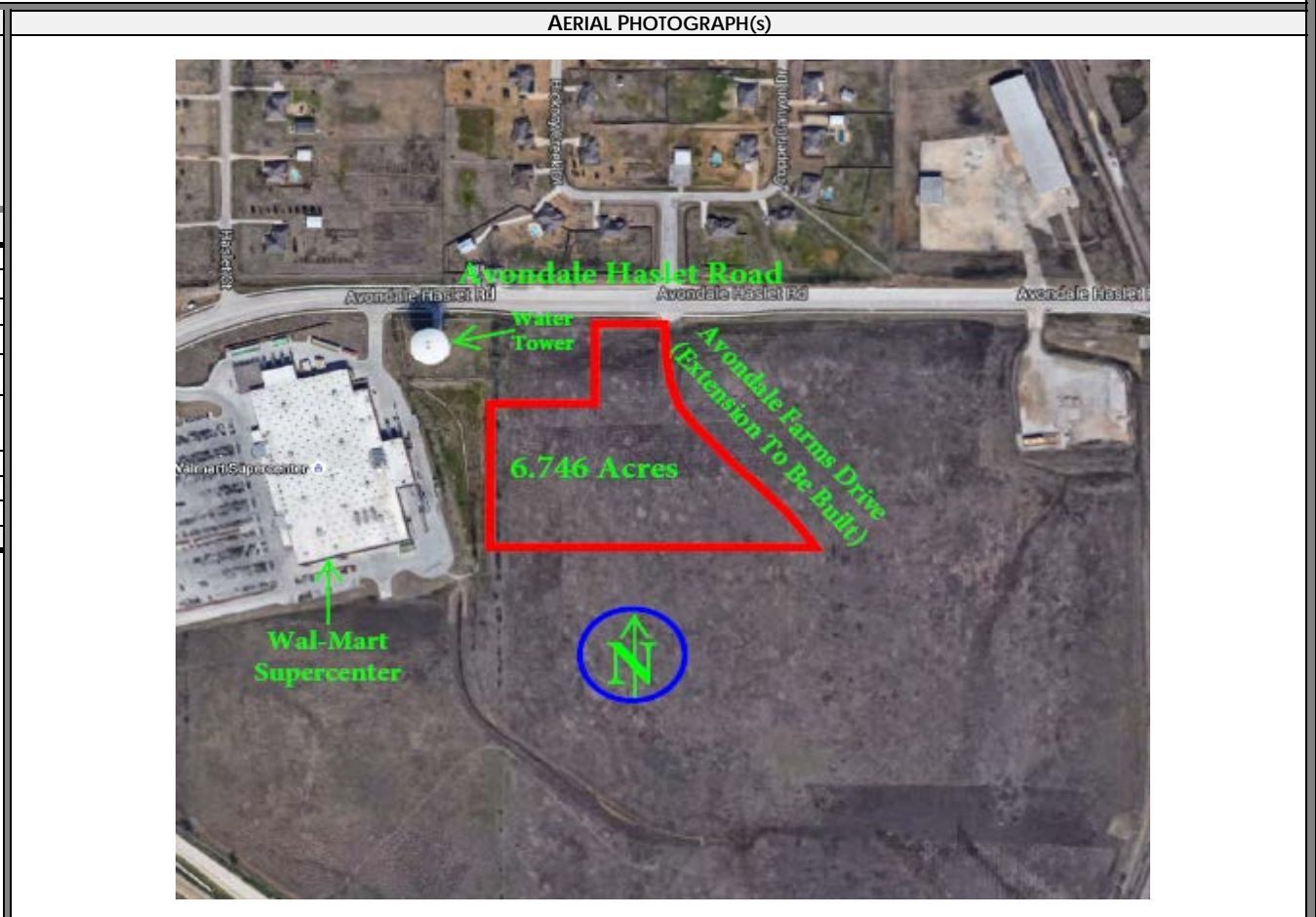
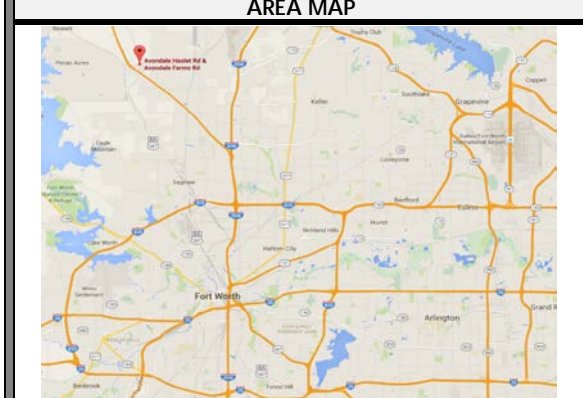
- Receipt and acceptance by Commitment:
 - Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with processing the application and submitting it to HUD.
- Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Documentation that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
o	1.34 DCR with higher than average level of
o	98% average occupancy at HTC developments in
o	Feasibility not dependent on market unit premiums
o	11% of units are RAD assisted
o	Positive overall feasibility indicators

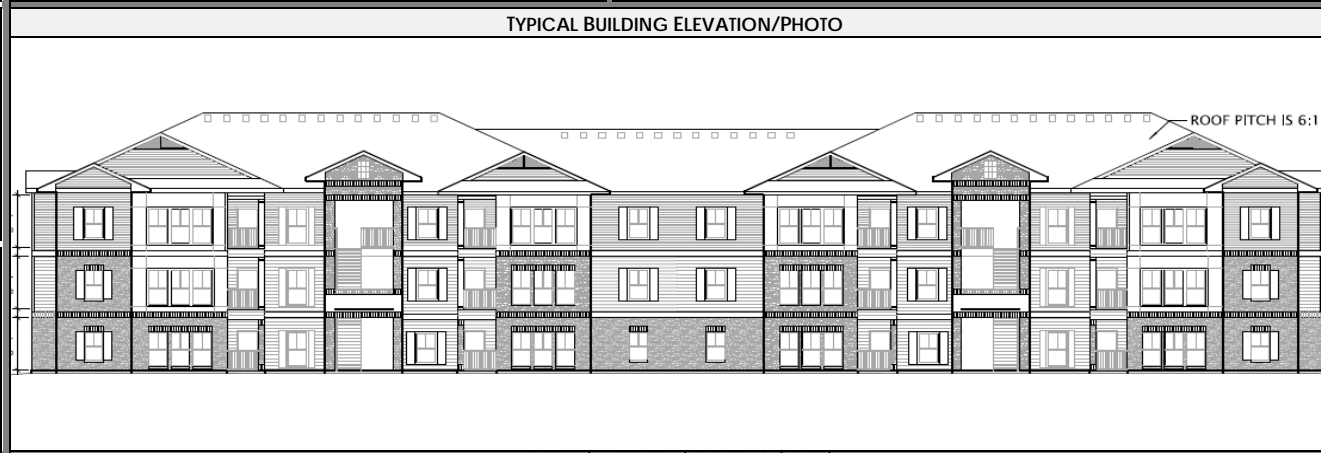
WEAKNESSES/RISKS	
o	62% expense ratio
o	Underwritten gross capture rate of 9%



APPLICATION SUMMARY

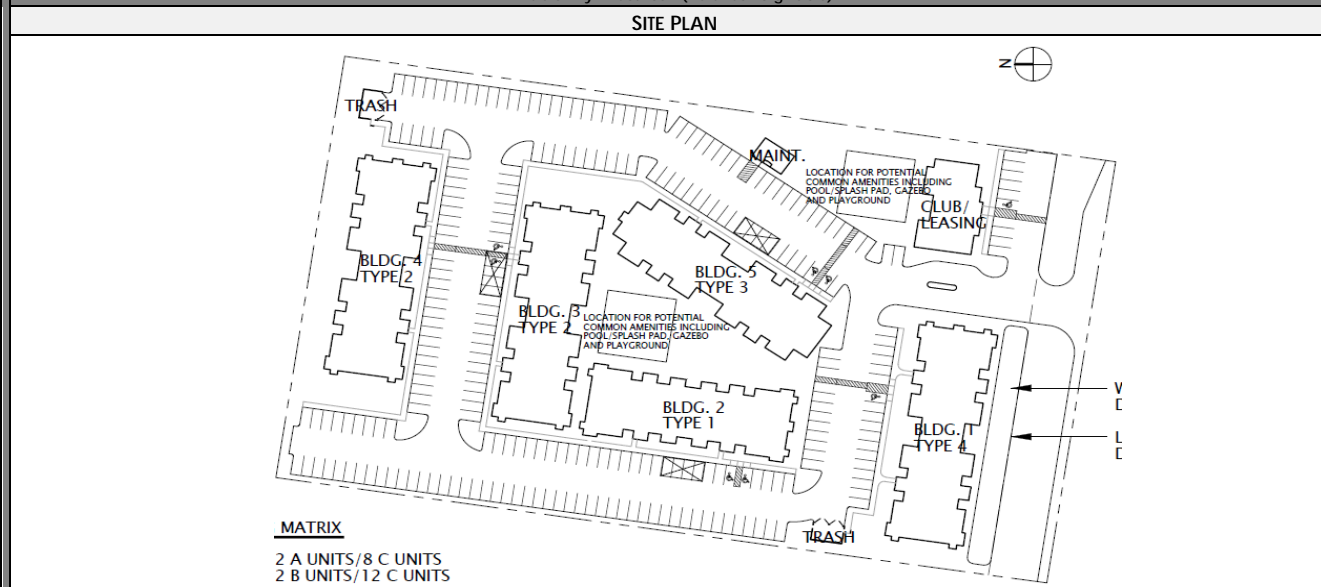
PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	16380	TDHCA Program	Request	Approved		
Development	Sierra Vista	LIHTC (9% Credit)	\$1,500,000	\$1,450,096	\$13,427/Unit	\$0.97
City / County	Edinburg / Hidalgo		Amount	Rate	Amort	Term
Region/Area	11 / Urban	Private Activity Bonds				Lien
Population	General	MDLP (Repayable)				
Set-Aside	General	MDLP (Non-Repayable)				
Activity	New Construction	CHDO Expenses				

KEY PRINCIPAL / SPONSOR		
General Partner(s)		
Henry Flores, Henry Flores IV & Toby Williams (Madhouse)		
Developer(s)		
Henry Flores, Henry Flores IV & Toby Williams (Madhouse)		
Related-Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	8%
1	12	11%	40%	-	0%
2	56	52%	50%	18	17%
3	40	37%	60%	63	58%
4	-	0%	MR	18	17%
TOTAL	108	100%	TOTAL	108	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.2000	Expense Ratio	60.0%
Breakeven Occ.	86.3%	Breakeven Rent	\$566
Average Rent	\$608	B/E Rent Margin	\$42
Property Taxes	\$639/unit	Exemption/PILOT	0%
Total Expense	\$4,180/unit	Controllable	\$2,563/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	9.5%		
Highest Unit Capture Rate	54%	2 BR/60%	37
Dominant Unit Cap. Rate	54%	2 BR/60%	37
Premiums (↑60% Gross)	No		
Rent Assisted Units	N/A		

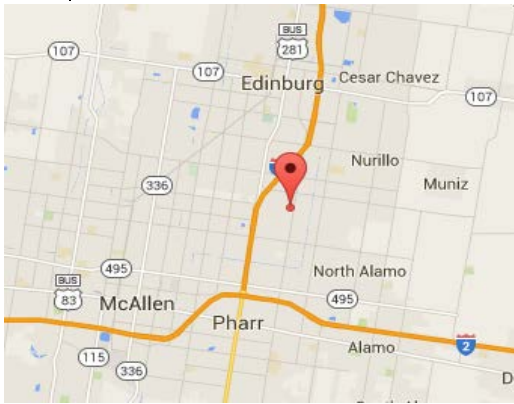
DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	1,084 SF	Density	18.1/acre
Acquisition		\$07K/unit	\$750K
Building Cost	\$67.27/SF	\$73K/unit	\$7,873K
Hard Cost		\$94K/unit	\$10,099K
Total Cost		\$163K/unit	\$17,633K
Developer Fee	\$2,072K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$1,414K	30% Boost	Yes

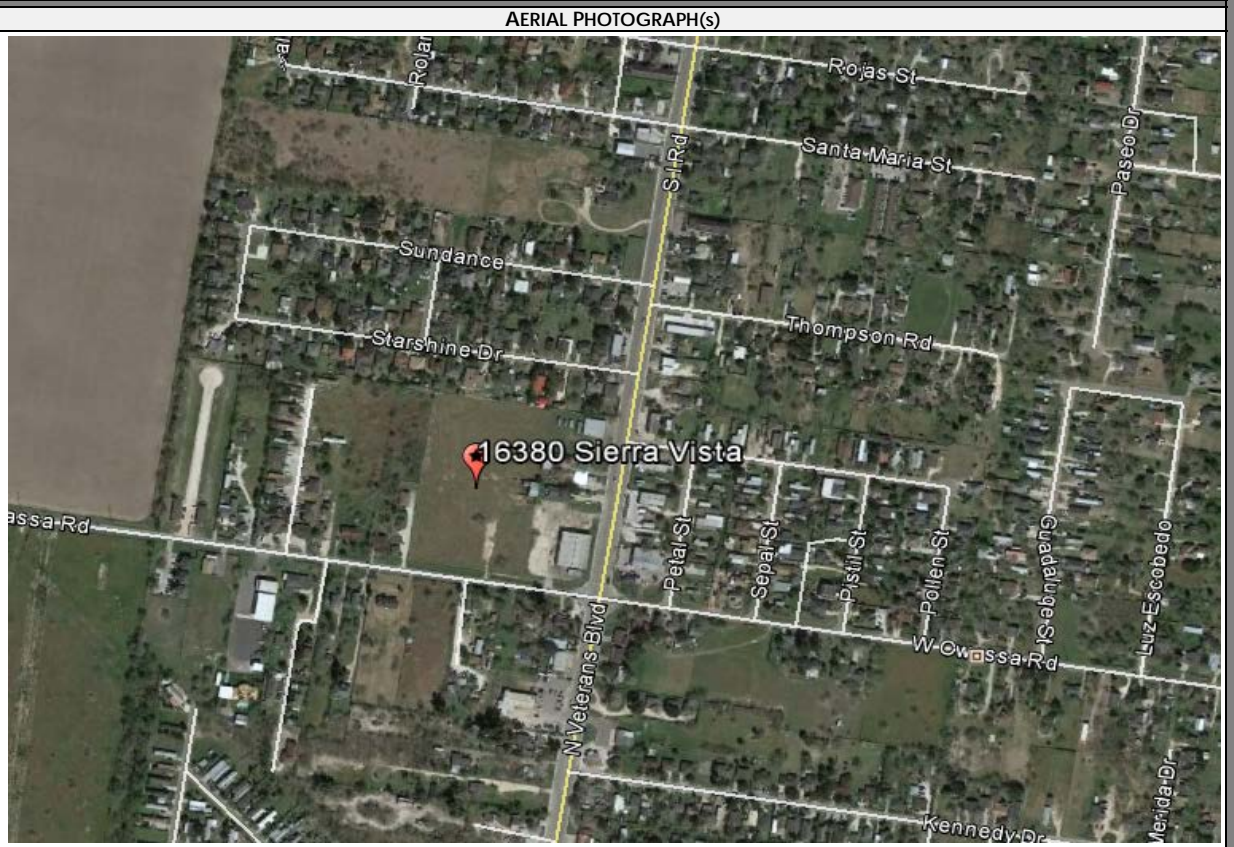
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citibank	15/35	6.25%	\$3,567,296	1.20	City of Edinburg	0/0	0.00%	\$1,000	1.20	RBC Capital	\$14,064,522
TOTAL DEBT (Must Pay)			\$3,567,296		CASH FLOW DEBT / GRANTS			\$1,000		TOTAL EQUITY SOURCES	\$14,064,522
										TOTAL DEBT SOURCES	\$3,568,296
										TOTAL CAPITALIZATION	\$17,632,818

CONDITIONS

- Receipt and acceptance by Commitment:
- * Statement from ESA provider stating whether or not Asbestos or Lead Based Paint testing is warranted for the existing structures.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
Expected Close	
Bond Structure	
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
◦	Feasible using 60% gross rents on market units
◦	DCR
◦	Break-evens
WEAKNESSES/RISKS	
◦	Market Units
◦	6 other LIHTC deals in 4 mile radius in last two years
◦	High Gross/Unit Capture Rates
	



Report 6

Public Comment

**General
Public Comment**



The State of Texas
House of Representatives
Austin, Texas

John Smithee

State Representative
District 86

Dallam
Deaf Smith
Hartley
Oldham
Parmer
Randall

Committees:
Judiciary & Civil
Jurisprudence,
Chair
State
Affairs

January 25, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: TDHCA Applications for Amarillo projects

Dear Mr. Irvine:

It is my understanding that several applicants are seeking Texas Department of Housing and Community Affairs (TDHCA) Tax Credits related to affordable housing in Amarillo. While I am not qualified to judge the most qualified applicant, and have very little background information on the applicants, I can affirm that the Amarillo area appears to have a pressing need for housing that is affordable to citizens of modest means. Therefore, I would urge that tax credits for at least one or more of the Amarillo projects be approved. Please let me know if I can provide additional information.

Yours very truly,

A handwritten signature in black ink, appearing to read "John Smithee".

John Smithee

Texas House of Representatives



COMMITTEES:
Chair
Law Enforcement Select Committee
Transportation
Business & Industry

CAPITOL OFFICE
P.O. Box 2910
Austin, Texas 78768-2910
512-463-0661 · FAX 512-463-4130
GW.4
DISTRICT OFFICE
25222 Ronald Reagan Memorial Hwy
Suite 9199
Cypress, Texas 77429
281-373-5454 · FAX 281-758-2772

Allen Fletcher
State Representative · District 130
Cy-Fair · Klein · Tomball & Waller

February 17, 2016

Texas Department of Housing and Community Affairs
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: Applications without a Pre-Application

Dear Mr. Irvine:

I am writing this letter to voice my opposition to any TDHCA Tax Credit Applicant in which a pre-application was not filed.

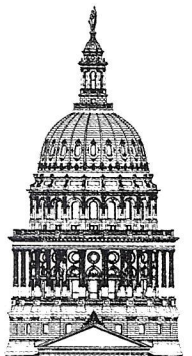
A project must win over the community's support. It is difficult as a legislator to draft specific support/opposition letters when the deadline for such letters is the same date as the applicants if they chose not to file a pre-application. The welfare of the residents of my district is my utmost concern, and as their elected official, it is my responsibility to convey their opposition to any application in which they have not first seen.

As such, I request you do not approve any applications in Texas House District 130 in which a pre-application has not first been filed.

Sincerely,

A handwritten signature in blue ink that reads "Allen Fletcher".

Allen.Fletcher@house.state.tx.us



From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: Affordable Housing in Georgetown
Date: Monday, February 22, 2016 10:14:29 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:09 AM
To: Marni Holloway; Teresa Morales
Subject: FW: Affordable Housing in Georgetown

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: stonejomc [<mailto:stonejomc@aol.com>]
Sent: Sunday, February 21, 2016 7:49 PM
To: Terri Roeber
Subject: Affordable Housing in Georgetown

There is a coordinated effort to kill affordable housing in Georgetown with fear mongering regarding "undesirable" people, rape, etc. Just to say that most of us do not feel this way, just a very vocal, very angry few. Mary Griffith, 505 Dawson Trail, Georgetown, Texas 512 763 6896.

Sent from Samsung tablet

**Public Comment on
Individual Applications**

Community Input Scoring Items

TDHCA#: 16001

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Goodwill

Name of Community Organization

Mark Hiemstra

Contact Name

Support
 Opposition

B. The Good Samaritan Center

Name of Community Organization

John Willome

Contact Name

Support
 Opposition

C. Hill Country Community Needs Council

Name of Community Organization

Cindy Heifner

Contact Name

Support
 Opposition

D. Boys & Girls Clubs of the Texas Hill Country

Name of Community Organization

Linda Watson

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



DOUG MILLER

CAPITOL
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0325
FAX (512) 463-6161
DOUG.MILLER@HOUSE.STATE.TX.US

STATE REPRESENTATIVE • DISTRICT 73
COMAL • GILLESPIE • KENDALL

February 16, 2016

DISTRICT
407 W. Mill St.
NEW BRAUNFELS, TEXAS 78130
(830) 625-1313
FAX (830) 625-1747

Jean Latsha
Director of Multifamily Programs
Texas Dept. of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

RE: Fredericksburg Rolling Hills Apartments
Application Number 16001

Dear Ms. Latsha,

As the State Representative for Fredericksburg, I am concerned with housing matters involving my district. In particular, the issue of affordable housing for the workforce in the district is becoming more important as the economy begins to recover and housing prices begin to rise again.

It has come to my attention that Fredericksburg Rolling Hills Apartments, L.P. has applied to your department for Housing Tax Credits to assist them in developing a multi-family apartment complex in Fredericksburg.

I believe that this type of affordable housing can be extremely beneficial to my district and I would like to give my support for these efforts. I hope that you and the TDHCA Board will look favorably upon their application.

Regards,

Rep. Doug Miller
Texas House of Representatives
District 73

RESOLUTION

WHEREAS, Fredericksburg Rolling Hills Apartments, L.P. has proposed a development for affordable rental housing at 1700 block of N. Adams Street named Rolling Hills in the City of Fredericksburg; and

WHEREAS, Fredericksburg Rolling Hills Apartments, L.P. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Housing Tax Credits for Rolling Hills.

IT IS THEREBY RESOLVED, that as provided in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Fredericksburg has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

FURTHER RESOLVED, that the City of Fredericksburg hereby supports the proposed Rolling Hills development, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(A)(4); and


FURTHER RESOLVED, that the city, acting through its governing body, hereby confirms that it supports the proposed Rolling Hills to be located in the 1700 block of N. Adams Street/Application number 16001 and that this formal action has been taken to put on record the opinion expressed by the city on February 1, 2016; and

FURTHER RESOLVED that for and on behalf of the Governing Body, Kent Myers, City Manager, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED THIS 1ST DAY OF FEBRUARY, 2016.



Linda Langerhans, Mayor

ATTEST: 

Shelley Britton, City Secretary



Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

2/3/2016

To Whom It May Concern:

Goodwill Industries of Central Texas wholeheartedly supports the application of FBG Rolling Hills Apartments, LP, an affiliate of the MacDonald Companies, Inc., for TDHCA Housing Tax Credits to assist with the development and construction of a 72-unit apartment community for families.

For almost six decades, Goodwill Industries of Central Texas has relentlessly focused on a single goal: empowering people to work. We provided workforce development services to more than 13,000 Central Texans in 2015, including job readiness training, job development and job placement, occupational skills training, financial and technology literacy training, case management, and other education and training services. The vast majority of our clients are living at or below 200% of the federal poverty line, and many have difficulty finding employment due to a lack of education, inadequate housing, disability, or other barrier.

Goodwill has operated a retail location in Fredericksburg since 2011. After meeting with key leaders in the area during an open house, a demand for vocational services was evident. Our service delivery model is based on maximizing service access for clients. To achieve this, we have partnered with more than a dozen Central Texas organizations, including locations at multiple affordable housing developments, to offer co-located services.

Goodwill would welcome the opportunity to partner with MacDonald Companies to provide a co-located Employment Specialist at Rolling Hills Apartments who would assist residents with securing and maintaining employment—a key metric for achieving family stability. In addition, we would offer mutual referrals for housing and employment, and would appreciate the consideration of eligible low-income Goodwill employees for housing at the development. If funded, Goodwill Industries of Central Texas commits to developing a Memorandum of Understanding (MOU) with MacDonald Companies to formalize partnership details.

We look forward to working with MacDonald Companies to bring these much-needed housing opportunities to residents of Fredericksburg and the surrounding community, and we thank you for your consideration of this proposal. If we may provide any additional information, please contact Jenny Fritz, Director of Grants, at (512) 748-9967.

Sincerely,

Mark Hiemstra
Chief Operating Officer
Goodwill Industries of Central Texas



The Good Samaritan Center

"A HEALING PLACE"

February 4, 2016

Texas Department of Housing
PO Box 13941
Austin, TX 78711-3941

Executive Director

John Willome

Medical Director

Jack Swanzy, M.D.

Board of Directors

Tom Christofferson

Lou Dieter

Kathy Estes

Dianna Green

Sharon Joseph

Lorri Kendrick

Susan Kimbrell

Rad Kothmann, M.D.

Jim Overman

Carole Reed

Laura Rice

Rev. Tommy Russell

John Youngblood, M.D.

RE: MacDonald Companies Application for Housing Tax Credit
Fredericksburg Rolling Hills Apartments – 1700 Block of N Adams

To Whom It May Concern:

My name John Willome and I am the executive director of a nonprofit charitable medical clinic in Fredericksburg, Texas, legally named the Fredericksburg Community Health Center, but doing business as The Good Samaritan Center. We work with thousands of Gillespie County residents who qualify as "the working poor."

One of the things that any employer or social service agency will tell you is that Fredericksburg's biggest challenge is affordable housing. It impacts our economy because we do not have housing that working class families can afford, and, on a humanitarian level, it forces many families to live in substandard housing. As a side note, I am also a Rotarian and I deliver toys for the Toys for Tots program at Christmas. Seeing where some families live and children are growing up is frightening and tragic.

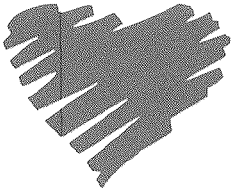
We are in support of the project MacDonald Companies want to build on North Adams in Fredericksburg because we believe it will go a long way towards helping meet one of our community's most critical needs.

Please let me know if you have any questions.

Sincerely,

John Willome
Executive Director

Enclosures



Hill Country Community Needs Council

February 9, 2016

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Re: Rolling Hills Apartments

To Whom It May Concern:

The Hill Country Community Needs Council is well aware of the need for affordable housing in our community of Fredericksburg. We serve over 3,000 individuals a year with a large percentage of those clients being categorized as “the working poor”. A disproportionate percentage of their income goes to housing in this city. We are hopeful that the FBG Rolling Hills Apartments, L.P. Application to TDHCA to construct a 72-unit apartment community for low-income families will be given your consideration. It is our understanding that this organization will under their management; provide affordable rental units for families in our area for a minimum of 30 years.

We look forward to extending our services to the residents at the new development which is to be located in the 1700 block of N. Adams St. in Fredericksburg, TX.

Thank you for your consideration of this application from FBG Rolling Hills Apartments, L.P. If you have any questions, please feel free to contact me.

Sincerely,

Cindy Heifner
Executive Director
HCCNC

P.O. Box 73 • Fredericksburg, Texas 78624

Phone: 830-997-9756 • Fax: 830-990-2652 • Email: info@needscouncil.org • Website: www.needscouncil.org



BOYS & GIRLS CLUBS
OF THE TEXAS HILL COUNTRY

February 5, 2016

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

Re: Rolling Hills Apartments, LP, an affiliate of the MacDonald Companies
1700 Block of North Adams Street, Fredericksburg, Texas

To Whom It May Concern:

We understand that the MacDonald Companies is preparing an application for Housing Tax Credits to assist in the development and construction of a 72-unit apartment community for families, located at the 1700 block of North Adams Street in Fredericksburg, Texas.

The Boys & Girls Clubs of the Texas Hill Country is pleased to provide this letter of support for the project, as we believe the families we serve at our Fredericksburg Boys & Girls Club will benefit from the increased availability of affordable housing. We look forward to extending our services to the residents of this proposed new apartment community.

As requested, I have enclosed a copy of our IRS 501(c)(3) Determination Letter.

Please feel free to contact me at the address below, or via email at lindawatson@bgcatxhc.org.

With kind regards,

Linda M. Watson
Executive Director

Enclosure

Community Input Scoring Items

TDHCA#: 16003

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. The Salvation Army

Name of Community Organization

Captain Robert Parker

Contact Name

Support
 Opposition

B. Lubbock Elks Lodge #1348

Name of Community Organization

Tammy Swack

Contact Name

Support
 Opposition

C. Westwood Church of Lubbock

Name of Community Organization

Lead Campus Pastor Steven Shaw

Contact Name

Support
 Opposition

D. CASA of the South Plains, Inc.

Name of Community Organization

Jennie Hill

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



P.O. Box 2910
Austin, Texas 78768-2910

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

512-463-0542
Fax: 512-463-0671

DUSTIN BURROWS
District 83

February 19, 2016

Marni Holloway
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
P. O. Box 13941
Austin, Texas 78711-3941

RE: ESTACADO PLACE (TDHCA APPLICATION #16003)

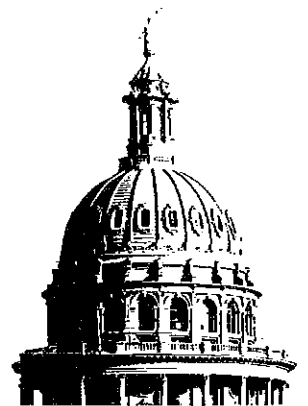
Dear Ms. Holloway:

It has come to my attention that Lubbock Estacado Place, L.P. has applied to your department for Housing Tax Credits. I have received letters from the community supporting this project; and, because of its support, I am writing this letter of support for the project. I hope that you and the TDHCA Board will look favorably upon their application.

Sincerely,

A handwritten signature in black ink, appearing to read "Dustin Burrows".

Dustin R. Burrows



RESOLUTION

WHEREAS, Lubbock Estacado Place Apartments, L.P. has proposed a development for affordable rental housing to be named Estacado Place and will be located at the 10000 Block of Upland Avenue, Lubbock, Texas, (the “Development”); and

WHEREAS, Lubbock Estacado Place Apartments, L.P. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Housing Tax Credits for Estacado Place (the “Application”); and

WHEREAS, this Resolution makes no finding regarding either the suitability of the proposed Development site or compliance with the City of Lubbock’s development regulations and ordinances, and approval of this Resolution will not be construed as a development permit or approval; and

WHEREAS, the City Council of the City of Lubbock finds that it is in the public interest and a public benefit for the citizens of the City of Lubbock, Texas that the Application be made for such funding; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:

THAT the City Council hereby confirms and supports the proposed development of Estacado Place at 10000 Block of Upland Avenue, Lubbock, Texas by Lubbock Estacado Place Apartments, L.P. according to the Texas Department of Housing and Community Affairs project number TDHCA 16003, and

THAT in accordance with Section 2306.6725(e) of the Texas Government Code, the City of Lubbock will commit a de minimis amount of funding for the Development, which may be in the form of a fee waiver, or other in-kind contributions.


THAT the Mayor of the City of Lubbock is hereby authorized and directed to certify for and on behalf of the City of Lubbock, these resolutions to the Texas Department of Housing and Community Affairs.

Passed by the City Council on February 11, 2016.



GLEN C. ROBERTSON, MAYOR

ATTEST:



Rebecca Garza, City Secretary

APPROVED AS TO CONTENT:



Bill Howerton, Assistant City Manager

APPROVED AS TO FORM:



Justin Pruitt, Assistant City Attorney

ccdocs/RES. Adoption – Housing Credits – Estacado Place by Lubbock Estacado Place Apartments, LP
January 27, 2016



DOING
THE MOST
GOOD™

William Booth, Founder
Andre Cox, General
Donald C. Bell, Commissioner, Territorial Commander
Ken Luyk, Lieutenant Colonel, Divisional Commander
Robert & Nicole Parker, Captains, Corps Officers

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, TX 78711

To Whom It May Concern

The Salvation Army is in support of the application of Lubbock Estacado Place Apartments, L.P., for TDHCA housing Tax Credits to assist with the development and construction of a 120 unit apartment community for low-income seniors, to be located at the 10000 block of Upland Avenue, Lubbock, TX. Our organization understands the need for affordable housing in Lubbock, especially with our senior population.

Thank you for your consideration of the application for Lubbock Estacado Place Apartments, L.P.

Sincerely,

Captain Robert Parker
Commanding Officer
The Salvation Army
Lubbock Texas

The Salvation Army, 1111 16th Street, Lubbock, Texas, 79401; PO Box 2785, 79408
Phone (806) 765-9434; Fax (806) 744-6005



Lubbock Elks Lodge #1348
Benevolent and Protective Order of Elks

PO Box 16161
Lubbock, Texas 79490
www.elks.org

Lodge: 806.792.4821
Fax: 806.792.7830
bpoe1348@aol.com

February 16, 2016

Texas Department of Housing & Community Affairs
PO Box 13941
Austin, TX 78711

To Whom It May Concern:

Lubbock Elks Lodge #1348 wholeheartedly supports the application of Lubbock Estacado Place Apartments, L.P., for TDHCA Housing Tax Credits to assist with the development and construction of a 120 unit apartment community for low-income seniors, to be located at the 10000 block of Upland Avenue, Lubbock, TX.

Our organization understand the importance of Affordable Housing in Lubbock, especially within our "Senior" population. The Lubbock Estacado project seems to be well planned and designed to provide the kind of Affordable Housing our community needs.

Thank you for your consideration of the application for Lubbock Estacado Place Apartments, L.P. If you have any questions, please feel free to contact me.

Sincerely,

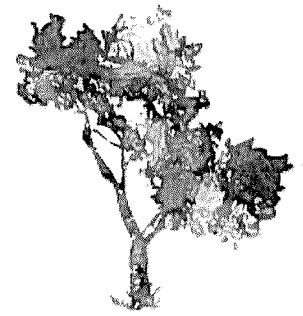
A handwritten signature in cursive script that reads "Tammy Swack".

Tammy Swack
Exalted Ruler, Lubbock Elks Lodge #1348

"Elks Care – Elks Share"

Lodge: 3409 Milwaukee Avenue • Lubbock, Texas 79407 • www.elks.org

Westwood Church of Lubbock
"Pursuing God's Presence"



Physical Address: 8701 Upland Avenue
Mailing Address: 6803 2nd Street
Lubbock Texas, 79416

Texas Department of Housing & Community Affairs

P.O. Box 13941

Austin, Texas, 78711

To Whom It May Concern,

Westwood Church wholeheartedly supports the application of Lubbock Estacado Apartments, LP. , for TDHCA Housing Tax Credits to assist with the development and construction of a 120 unit apartment community for low-income seniors, to be located at the 10000 block of Upland Avenue, Lubbock, TX.

Our organization understands the importance of Affordable Housing in Lubbock, especially within our Senior population. The Lubbock Estacado project seems to us to be well planned and designed to provide the kind of Affordable Housing our community needs.

Thank you for your consideration of the application for Lubbock Estacado Place Apartments, L.P. If you have any questions you may contact me at my office at 806-441-5288.

Lead Campus Pastor Steven Shaw

Church Seal: #30004092828





WORKING FOR BUSINESS. BELIEVING IN LUBBOCK.

1500 BROADWAY, SUITE 101
LUBBOCK, TX 79401
P 806.761.7000
F 806.761.7013
www.lubbockchamber.com

Beth Bridges, Chairwoman
Diannah Tatum, Chairwoman-Elect
Jay Jacobus, Past Chairman
David Park, Treasurer
Eddie McBride, Secretary
Michael Calvillo, Vice Chairman
Abel Castro, Vice Chairman
Scott Fagin, Vice Chairman
Kathy Oaks, Vice Chairwoman
Cory Powell, Vice Chairman
Camen Aguirre
Bymie Bass
Sharon Hyde Bass
Alona Beesinger
Ron Betenbough
Kevin Bryan
Keith Bryant
Renee Gonzales Davis
Linda Gaither
Jeff Hom
Chris James
Brent King
Chris Lonngren
Dave Marcinkowski
Richard Parks
Bill Patton
Tony Pena
L. Timothy Perrin
Cathy Pope
Vanessa Reasoner
Dr. Berhl Robertson
Shannon Spencer
Marcie Truby
Polly Vann
Chuck Walker
Connie Wharton
Tyler Young

February 5, 2016

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

To Whom It May Concern:

The Lubbock Chamber of Commerce is the largest business federation on the Texas South Plains, representing 2,000 business members who employ more than 79,000 workers, accounting for more than \$2 billion in annual household earnings in Lubbock and West Texas, all without tax dollars.

The Lubbock Chamber of Commerce wholeheartedly supports the application of Lubbock Estacada Place Apartments, L.P., for TDHCA Housing Tax Credits to assist with the development and construction of a 120 unit apartment community for low-income seniors, to be located at the 10000 block of Upland Avenue, Lubbock, Texas.

Our organization understands the importance of affordable housing in Lubbock, especially within our senior population. The Lubbock Estacada project seems to us to be well planned and designed to provide the kind of affordable housing our community needs.

Thank you for your consideration of the application for Lubbock Estacada Place Apartments, L.P. If you have any questions please contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eddie McBride', is written over a horizontal line.

Eddie McBride
President and CEO





CASA OF THE SOUTH PLAINS, INC.

#24 Briercroft Office Park

LUBBOCK, TEXAS 79412

(806) 763-2272

FAX (806) 763-2273

www.casaofthesouthplains.org

February 22, 2016

BOARD OF DIRECTORS

PRESIDENT:

Melissa Raney

VICE-PRESIDENT:

Dani Brady

SECRETARY:

Carol Medlang

TREASURER:

Trent Phillips

PAST PRESIDENT:

Terri Duncan

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Missi Currier
Brian Irlbeck
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Kraig Kern
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Brad Nelson
Charles Winder

EXECUTIVE

DIRECTOR

Jennie Hill

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 79711

To Whom It May Concern,

CASA of the South Plains supports the application of Lubbock Estacado Place Apartments, L.P., for TDHUCA Housing Tax Credits to assist with the development and construction of a 120 unit apartment community for low-income seniors, to be located at the 10000 block of Upland Avenue, Lubbock, Texas.

CASA understands the importance of Affordable Housing in Lubbock and accessibility for this housing. The Lubbock Estacado project will begin to meet this demand and work to bring accessible housing to seniors in our community.

Thank you for your consideration of the application for Lubbock Estacado Apartments, L.P. If you have any questions, please do not hesitate to contact me.

Sincerely,



Jennie Hill
Executive Director



Lubbock Area United Way

Community Input Scoring Items

TDHCA#: 16008

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Meals & Wheels

Name of Community Organization

Libby Bellinger

Contact Name

Support
 Opposition

B. McGregor Chamber of Commerce

Name of Community Organization

Jon Mark Smith

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



TEXAS HOUSE OF REPRESENTATIVES
CHARLES "DOC" ANDERSON

STATE REPRESENTATIVE DISTRICT 56

TEXAS LEGISLATIVE RURAL CAUCUS, CHAIRMAN

COMMITTEES: AGRICULTURE & LIVESTOCK, VICE-CHAIRMAN

ECONOMIC & SMALL BUSINESS DEVELOPMENT • STATE & FEDERAL POWER & RESPONSIBILITY

February 18, 2016

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941
Tim.Irvine@tdhca.state.tx.us

RE: Rachael Commons
TDHCA #16008

Dear Mr. Irvine:

It has come to my attention that Rachael Commons Apartments, LP, a multifamily housing development proposed in Texas State House District 56, has applied for funding under the Housing Tax Credit program with the Texas Department of Housing and Community Affairs. I am happy to provide a letter of support for this application, and request your consideration thereof.

The proposed acquisition, rehabilitation, and new construction of the existing property known as Rachael Arms Apartments, will be renamed Rachael Commons. The new development will offer 48 units that will provide qualified low-income residents in the McGregor community a much needed affordable housing option. Rehabilitating and updating the existing apartment structure will not only benefit the tenants it serves, but also the community as a whole. I commend Rachael Commons Apartments, LP for working closely with the City of McGregor for the past three years to develop a concept and proposal that would best fill the void of affordable housing in the McGregor area.

Thank you for your consideration. If you have any further questions, or comments, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Charles 'Doc' Anderson". The signature is stylized and cursive.

Charles "Doc" Anderson



RESOLUTION R-13-15

RESOLUTION OF SUPPORT FOR RACHAEL ARMS APARTMENTS (TO BE RENAMED)

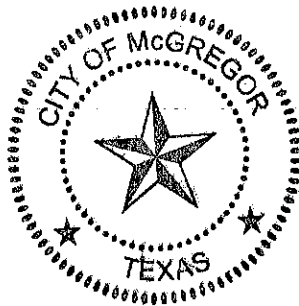
Whereas, Developer, Herman & Kittle Properties, Inc., has proposed the rehabilitation and development of affordable rental housing at the to-be-renamed property currently known as Rachael Arms Apartments, located at 435 Little Avenue in the City of McGregor; and

Whereas, the Developer, Herman & Kittle Properties, Inc., has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for the to-be-renamed property currently known as Rachael Arms Apartments

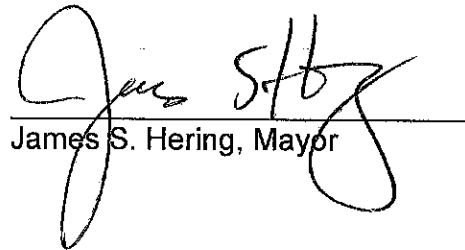
It is hereby

RESOLVED, that the City of McGregor, acting through its governing body, hereby confirms that it supports the proposed rehabilitation and development of the to-be-renamed property currently known as Rachael Arms, and that this formal action has been taken to put on record the opinion expressed by the City of McGregor on November 9, 2015 and

FURTHER RESOLVED that for and on behalf of the Governing Body, James S. Hering, Mayor of the City of McGregor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.



City of McGregor


James S. Hering, Mayor

Attest:


Angella Sloan, City Secretary



February 22, 2016

Ms. Marni Holloway
Texas Department of Housing and Community Affairs
211 East 11th Street
Austin, TX 78701

*RE: Rachael Commons, McGregor, TX - TDHCA #16008
Commitment of Development Funding by Local Political Subdivision*

Dear Ms. Holloway:

Proposed Developer, Herman & Kittle Properties, Inc. (HKP), and proposed Development Owner, Rachael Commons Apartments, LP, intend to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits to finance the rehabilitation (and community space new construction) of the subject property, located at 435 Little Avenue within the city limits of McGregor, Texas, currently known as Rachael Arms Apartments.

I am writing to confirm that the City of McGregor will commit to development funding assistance for the subject property, should it receive a funding award, through the waiver of municipal development fees associated with the rehabilitation and the new construction of the property.

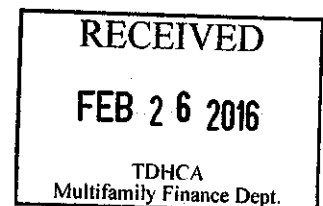
Notwithstanding anything herein to the contrary, the funding commitment by the City of McGregor shall be contingent on (i) HKP securing an HTC award from TDHCA in an amount sufficient to develop the Project, (ii) site and design plan approval of the proposed development by the City of McGregor; (iii) approval by the City of McGregor of all matters discovered through the due diligence conducted by or on behalf of the City of McGregor in connection with the development of the Project, and (iv) contingent on successful negotiation of grant, contribution, and/or loan conditions as applicable. The funds for this proposed grant, contribution, or loan have not been provided to the City by HKP or a related party to HKP.

Please call or email me with any questions or should you require additional information. I can be reached at 254-840-2806 or kevans@mcgregor-texas.com.

Sincerely,

A handwritten signature in black ink that reads "Kevin P. Evans".

Kevin Evans
City Manager
City of McGregor





February 16, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Rachael Commons TDHCA #16008

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for Rachael Commons, 54 units of affordable housing to be located at 435 Little Avenue, in McGregor TX 76757, in McLennan County.

Meals & Wheels is a non-profit organization that is active in the community of McGregor with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

Libby Bellinger
Associate Director
libbyb@mealsandwheelswaco.org



February 17, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Rachael Commons TDHCA #16008

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for Rachael Commons, 54 units of affordable housing to be located at 435 Little Avenue, in McGregor TX 76757, in McLennan County.

The McGregor Chamber of Commerce is a non-profit organization that is active in the community of McGregor with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

A handwritten signature in black ink, appearing to read 'Jon Mark Smith'.

Jon Mark Smith
Executive Director
McGregor Chamber of Commerce

Community Input Scoring Items

TDHCA#: 16009

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Bridge Builders

Name of Community Organization

Melvin Fechner

Contact Name

Support

Opposition

B. Sisters of the Holy Spirit and Mary Immaculate

Name of Community Organization

Sister Gerladine Klein

Contact Name

Support

Opposition

C. Harvard Place/Eastlawn - this is a registered Neighborhood Organization with TDHCA

Name of Community Organization

Mary Emerson

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

A RESOLUTION **2016-02-18-0012R**

IN SUPPORT OF EAST MEADOWS (WHEATLEY FAMILY APARTMENTS PHASE II) FOR THE 2016 COMPETITIVE 9% HOUSING TAX CREDIT APPLICATION PROCESS AS REQUIRED BY THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS.

* * * * *

WHEREAS, Wheatley Family II, L.P., a Texas limited partnership, has proposed a multi-family rental housing development with approximately 117 units to be located at 1411 N. Walters Street, to be known as 1223 N. Walters Street named East Meadows (Wheatley Family Apartments Phase II), in the City of San Antonio, Texas, County of Bexar; and

WHEREAS, Wheatley Family II, L.P. intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for East Meadows (Wheatley Family Apartments Phase II); and

WHEREAS, the City of San Antonio has determined there is a need for affordable housing units for households at 60% or below of area median income in the proposed location; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

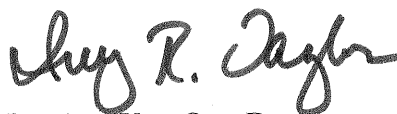
SECTION 1. The City of San Antonio, County of Bexar, acting through its governing body, hereby confirms that it supports the proposed East Meadows (Wheatley Family Apartments Phase II) to be located at 1411 N. Walters Street, to be known as 1223 N. Walters Street, TDHCA #16009, and that this formal action has been taken to put on record the opinion expressed by the City of San Antonio on February 18, 2016.

SECTION 2. The governing body of the City of San Antonio hereby identifies East Meadows (Wheatley Family Apartments Phase II), TDHCA #16009, as the development in the 2016 competitive tax credit application round that contributes "most significantly to the concerted revitalization efforts" of the City of San Antonio.

SECTION 3. For and on behalf of the City Council of the City of San Antonio, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

SECTION 4. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 18th day of February, 2016.

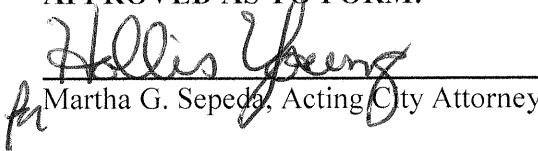


M A Y O R
Ivy R. Taylor

ATTEST:


Deticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Martha G. Sepeda, Acting City Attorney



HARVARD PLACE | EASTLAWN
NEIGHBORHOOD ASSOCIATION

February 19, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs (TDHCA)
P.O. Box 13941
Austin, Texas 78711-3941

Re: Wheatley Family Apartments Phase II TDHCA #16009
906 N. Mittman, San Antonio, Bexar County, TX 78202

Dear Mr. Irvine:

On behalf of the Harvard Place Eastlawn Neighborhood Association, I write this letter in support of the Wheatley Family Apartments, Phase II Tax Credit application. Harvard Place Eastlawn Neighborhood Association is located within and provides services for the neighborhood where the development will reside.

As President of the Harvard Place Eastlawn Neighborhood Association, I certify that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization. I further certify that none of the following individuals to include the building developer, property owner or any person receiving fees in connection with the development was included in deliberations or a vote, regarding the decision to provide a letter of support with respect to the proposed development.

I understand that the Wheatley Family II, L.P., has applied to your department for Housing Tax Credits to assist them in developing a multi-family apartment complex in the City of San Antonio. We support their request and sincerely hope that you and the TDHCA Board will look favourably upon their application.

We are pleased to lend our support to this affordable housing community in our service area and ask that you give it favourable consideration for an allocation of housing tax credits. Should you require any additional information, you may contact me at 210-227-1396.

Respectfully,

Mary Emerson
President,
Harvard Place Eastlawn Neighborhood Association

HARVARD PLACE | EASTLAWN NEIGHBORHOOD ASSOCIATION

1351 N. Onslow Dr. San Antonio, Texas 78202 (210)227-1396 mawillie@sbcglobal.net

Nextdoor Facebook Twitter



February 16, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711

*Re: Wheatley Courts Development, phase II, TDHCA #16009
960 N. Mittman, San Antonio, Bexar County, TX 78202*


H.I.S. BridgeBuilders would like to express our support for Wheatley Courts, a proposed affordable and mixed-income multifamily development to be located at the above address in San Antonio, Texas. We understand that a competitive tax credit application will be submitted to your agency for this proposed development.

H.I.S. BridgeBuilders qualifies as a tax exempt organization serving the community of San Antonio. We have been working in the Wheatley Courts area for almost ten years. Our mission is to restore urban communities through education, medical support, and economic and spiritual development. We have been an EPN Out of School Time (OST) provider for four years. Prior to that we had worked with the children and the adults in the neighborhood in many different areas.

The proposed development site for Wheatle Courts is located in the very center of our service area boundaries. Services provided to the community by H.I.S. BridgeBuilders include after school homework help for elementary and middle school children, character building classes for women and girls, job training, visual screening, general support to the community with food, clothing, school supplies, etc. We are including our most recent Newsletter, our Annual Report, and our weekly calendar of events. You may also visit our website for more information: www.hisbridgebuilders-sa.org.

We are pleased to lend our support to this affordable housing community in our service area and ask that you give it favorable consideration for an allocation of housing tax credit. Should you require any additional information, you may contact Melvin Fechner at melfechner@hisbb.org or Ruben Fechner at 210-831-0883.

Sincerely yours,


Melvin Fechner
Branch Manager, San Antonio

Enclosures (3)



Sisters of the Holy Spirit and Mary Immaculate

February 18, 2016

Mr. Tim Irvine
Executive director
Texas Department of Housing and Community Affairs
P. O. Box 13941
Austin, Texas 78711-3941

Re: Wheatley Courts Development, phase II, TDHCA # 16009
960 N. Mittman, San Antonio, Bexar County, TX 78202

Dear Mr. Irvine,

The Sisters of the Holy Spirit and Mary Immaculate would like to express our support for the Wheatley Courts, a proposed affordable and mixed-income multifamily development to be located at the above address in San Antonio, Texas. We understand a competitive tax credit application will be submitted to your agency for this proposed development.

Our Congregation, the Sisters of the Holy Spirit, has resided in the community since 1888, providing educational and social services to east side residents.

The proposed development site for the Wheatley Courts is located within our service area boundaries. Services provided to the community include high school, daycare, and library services at our rehabilitation center. We work closely with the City of San Antonio, a key partner who assists with funding and resources so that these services continue to be realized. Improvements such as the proposed development ensure the quality of life for neighborhood residents is enhanced, thereby improving the well-being of the neighborhood overall. We look forward to the rebuilding of the Wheatley Courts and other improvements in the area.

We are pleased to lend our support to this affordable housing community in our service area and ask that you give if favorable consideration for an allocation of housing tax credits. Should you require any additional information, you may contact me at 210-533-5149 or holyspirit@shsp.org.

Sincerely,

Sister Geraldine Klein, S. H. Sp.
Sister Geraldine Klein, S. H. Sp.
Congregational Leader

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package. Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information	
Development Name:	WHEATLEY COURTS
Development Street Address:	1023 N. MITTMAN
Development City:	SAN ANTONIO
Development County:	BEXAR
TDHCA # (for office use only):	

Part 2: Neighborhood Organization Information	
Neighborhood Organization Name:	HARVARD PLACE EASTLAWN
This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N)	Y
If YES, provide the years that the organization made submissions prior to 2016:	_____
The Neighborhood Organization is a (select one of the following):	
<input checked="" type="checkbox"/>	Homeowners Association
<input type="checkbox"/>	Property Owners Association
<input type="checkbox"/>	Resident Council and our members occupy the existing development
<input type="checkbox"/>	Other (explain): _____
As of March 1, 2016 , this Neighborhood Organization is on record with (select one of the following):	
<input type="checkbox"/>	County
<input type="checkbox"/>	Secretary of State
<input checked="" type="checkbox"/>	Texas Department of Housing & Community Affairs (<i>if prior to January 29, 2016</i>)

Part 3: Neighborhood Organization Contact Information	
1st Contact Information	
Name:	MARY EMERSON
Title:	PRESIDENT
Physical Address:	1351 ONSLOW
Mailing Address (if different from above):	SAME
City:	SAN ANTONIO
Phone:	210 227-1396
ZIP Code:	78202
Email:	MAWILLIE@SBCglobal.net

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	MINNIE AppleWhite		
Title:	TREASURER		
Physical Address:	618 LARRY		
Mailing Address (if different from above):			
City:	SAN ANTONIO	ZIP Code:	78202
Phone:	210-223-1780	Email:	MAWillie@sbcglobal.net

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits

for the above referenced development for the following reasons:

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

WEST - N. NEW BRAUNFELS
EAST - ONSLOW
NORTH - SHERMAN, ROTARY
SOUTH - HOUSTON

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

Mary Emerson
1st Contact Signature

1/21/16
Date

MARY EMERSON
1st Contact Printed Name

PRESIDENT
Title

Minnie Applewhite
2nd Contact Signature

1/21/16
Date

MINNIE APPLEWHITE
2nd Contact Printed Name

TREASURER
Title

Community Input Scoring Items

TDHCA#: 16011

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. [Span, Inc. Meals on Wheels Denton County](#)

Name of Community Organization

[Deborah Robertson](#)

Contact Name

Support

Opposition

B. [Reach, Inc.](#)

Name of Community Organization

[Charlotte A. Stewart](#)

Contact Name

Support

Opposition

C. [Denton County Veterans Coalition](#)

Name of Community Organization

[Dawn Olsen](#)

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

TAN PARKER

P.O. Box 2910
AUSTIN, TX 78768-2910
(512) 463-0688
TAN.PARKER@HOUSE.STATE.TX.US



800 PARKER SQUARE
STE. 245
FLOWER MOUND, TX 75028
(972) 724-8477

The State of Texas
House of Representatives
District 63

March 1, 2016

Texas Department of Housing and Community Affairs
ATTN: Mr. Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: Homestead Prairie Senior Apartments

Dear Mr. Irvine:

I am writing this letter to voice my support for the Texas Department of Housing and Community Affairs Competitive Housing Tax Credit Program Application #16011, otherwise known as the Homestead Prairie Senior Apartments in Ponder, Texas. As the State Representative for Ponder, I have become familiar with this proposed project and also the growing need for affordable housing options in the immediate area. In speaking with the local elected officials of Ponder, I believe the proposed development will be able to serve the Town of Ponder for many decades to come.

Thank you for your attention to this matter and please do not hesitate to contact me if I can be of further service.

Best regards,

A handwritten signature in black ink that reads "Tan Parker".

Tan Parker
State Representative, District 63



TOWN OF PONDER
RES 16-04

WHEREAS, Herman and Kittle Properties, Inc. (proposed Developer) and Homestead Prairie Senior Apartments, LP (proposed Ownership entity) have proposed an affordable senior rental housing development called Homestead Prairie Senior Apartments, to be located at 1007 N. FM 156 in the Town of Ponder, and

WHEREAS, Herman and Kittle Properties, Inc. and Homestead Prairie Senior Apartments, LP have communicated their intent to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Homestead Prairie Senior Apartments (TDHCA #16011);

It is hereby

RESOLVED, that the Town of Ponder, acting through its governing body, hereby confirms that it supports the proposed Homestead Prairie Senior Apartments (TDHCA #16011) and that this formal action has been taken to put on record the opinion expressed by the Town of Ponder on February 8, 2016, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Sheri Clearman, City Secretary is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and approved this 8 day of February, 2016



John Bassler, Mayor

Attest:


Sheri Clearman, City Secretary

February 23, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Ponder Homestead Prairie Senior Apartments TDHCA #16011

Dear Mr. Irvine:

I am writing this letter to voice my support for Ponder Homestead Prairie Senior Apartments, 72 units of affordable housing and 8 units of market rate housing for Seniors to be located on 1007 FM 156, Ponder TX 76259, Denton County.

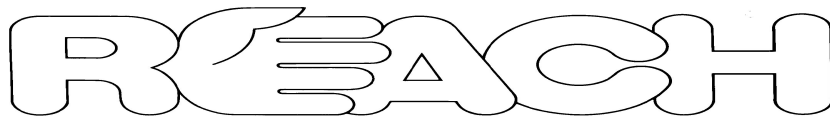
SPAN Inc. / Meals on Wheels Denton County is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of helping seniors live as fully and independently as possible. We believe that there is a need for housing that is affordable to senior citizens of modest means and this development will help meet that need.

I believe that the proposed development is needed and would be an asset to the community.

Sincerely,



Deborah Robertson
Executive Director



Resource Centers on Independent Living
www.reachcils.org

February 24, 2016

Tim Irvine
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Ponder Homestead Prairie Senior Apartments TDHCA #16011

Dear Mr. Irvine:

I am writing this letter to voice my organization's support for Ponder Homestead Prairie Senior Apartments - 72 units of affordable housing and 8 units of market rate housing for seniors located on 1007 FM 156 in the City of Ponder, Denton County, Texas 76259.

REACH, Inc. is a North Texas based, consumer-driven nonprofit organization with the dual mission of providing services for people with disabilities so that they are able to lead self-directed lives and educating the general public about disability related topics in order to promote a barrier free community. In an ongoing effort to achieve its mission, REACH operates the REACH Resource Centers on Independent Living in Dallas, Fort Worth, Denton and Plano. Through the centers, REACH provides an array of services that includes information and referral, peer counseling, independent living skills training, and advocacy assistance.

My staff and I look forward to having a new affordable housing option in Denton County that we can refer our consumers to when your proposal is funded. Good luck!

Sincerely,

Charlotte A. Stewart
Executive Director

REACH of Fort Worth	1000 Macon St., Suite 200, Fort Worth, TX 76102-4501	(817) 870-9082 Voice	(817) 877-1622 Fax
REACH of Dallas	8625 King George, Suite 210, Dallas, TX 75235-2275	(214) 630-4796 Voice	(214) 630-6390 Fax
REACH of Denton	405 S. Elm Street, Suite 202, Denton, TX 76201-6066	(940) 383-1062 Voice	(940) 630-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 649-6767 Fax



Denton County Veterans Coalition

2101 Colorado Blvd. # 51672

Denton, TX 76205

(972) 91 4-VETS (8387)

www.VeteransOfDentonCounty.org

February 25, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Homestead Prairie Senior Apartments, TDHCA #16011

Dear Mr. Irvine:

Please accept this letter in support of the subject development.

I am writing this letter to voice my support for the construction of Homestead Prairie Senior Apartments, a no more than 60 unit, affordable housing community for independent Seniors, and Senior Veterans which will be located at approximately 1007 N. FM 156, Ponder, TX 76259, in Denton County.

The Denton County Veterans Coalition is a non-profit organization that is active in the community of Denton County with a primary purpose of bettering the community that this development will serve.

Affordable housing is a huge need in Denton County that we would welcome to serve approximately 46,000 Veterans.

If I can be of further help in this matter, please do not hesitate to contact me.

Respectfully,

Dawn Olsen
Secretary

Community Input Scoring Items

TDHCA#: 16012

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Child Advocates, Inc.

Name of Community Organization

Sonya Galvan, CEO

Contact Name

Support

Opposition

B. CARES by Apartment Life

Name of Community Organization

Gandy Ginnan, South Texas Regional President

Contact Name

Support

Opposition

C. Bay Area Alliance for Youth and Families

Name of Community Organization

Amanda McLaughlin, Coalition Manager

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

TEXAS HOUSE OF REPRESENTATIVES

CAPITOL OFFICE: E2.814
P.O. Box 2910
AUSTIN, TX 78768-2910
(512) 463-0734
FAX: (512) 463-0401



DISTRICT OFFICE:
17225 EL CAMINO REAL, SUITE 415
HOUSTON, TEXAS 77058
(281) 488-8900
FAX: (512) 463-0401

DENNIS PAUL DISTRICT 129

January 22, 2016

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: Mariposa Apartment Homes at Clear Creek, Webster, TX; Harris County

To Whom It May Concern:

I would like to offer my support for the 2016 Competitive Housing Tax Credit with the Texas Department of Housing and Community Affairs located in Webster, Texas. This proposed new construction development is for active adults and is a mixed-income apartment home community that will be comprised of up to 200 apartment homes, of which approximately one-third will be rented at market rates and approximately two-thirds will serve residents at or below 60% of the Area Median Income. Thank you for the opportunity to express my support.

Respectfully,

A handwritten signature in cursive script that reads "Dennis Paul".

Dennis Paul
Texas House of Representatives
House District 129



RESOLUTION NO. 16-03

A RESOLUTION AUTHORIZING THE APPLICATION BY MARIPOSA CLEAR CREEK, LP FOR THE DEVELOPMENT OF MARIPOSA APARTMENT HOMES AT CLEAR CREEK TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA #16012) FOR ACKNOWLEDGEMENT OF WEBSTER BEING OVER TWO TIMES PER CAPITA OF HOUSING TAX CREDIT UNITS, AND SUPPORT FOR THE DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL HOUSING WITH A TARGET POPULATION FOR ADULTS 55 YEARS OF AGE AND OVER ON AN APPROXIMATELY 13 ACRE TRACT LOCATED SOUTH OF WEST NASA PARKWAY AND WEST OF I-45

WHEREAS, Mariposa Clear Creek LP (the "Applicant") has proposed a development for an apartment home community for active adults aged 55 or older and located approximately in the southwest quadrant of FM 528 and Interstate 45, Webster, Harris County, Texas;

WHEREAS, Mariposa Clear Creek LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") in the 2016 competitive 9% application round for Housing Tax Credits for Mariposa Apartment Homes at Clear Creek (the "Development");

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City of Webster, acting through its governing body, hereby confirms that it supports the proposed Development and the related application to the TDHCA;

FURTHER RESOLVED, that as provided for in §11.3(b) of TDHCA's 2016 Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Webster has more than twice the state average of units per capita supported by Housing Tax Credits;

FURTHER RESOLVED, that the City of Webster hereby supports the Development, and confirms that its governing body has voted specifically to approve the construction of the Development, assuming the Development meets all permit and building requirements for the City, and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4);

FURTHER RESOLVED, that the City intends to issue a commitment letter confirming that the City will provide a loan, grant, reduced fees or contribution of other value for the benefit of the Development so that the Applicant may receive one (1) point for a contribution from the City; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEBSTER, TEXAS, as follows:

Section 1. The facts and opinions in the preamble of this resolution are true and correct.

Section 2. The City of Webster, County of Harris hereby has voted specifically to support the Development of multi-family residential housing with a target population for adults 55 years of age and over on an approximately 13 acre tract located south of West NASA Parkway and west of I-45 and to authorize, if awarded by the Texas Department of Housing and Community Affairs, an allocation of Housing Tax Credits for the Development while acknowledging that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds pursuant to §2306.6703(a)(4).

Section 3. The City of Webster, County of Harris has voted specifically to support the Development and to authorize, if awarded by the Texas Department of Housing and Community Affairs, an allocation of Housing Tax Credits and authorized Applicant to apply on behalf of the City for HOME funds for the Development.

Section 4. This Resolution, related to potential financing, is not a statement of approval for site or building permits as such decision shall be made in due course with a future request.

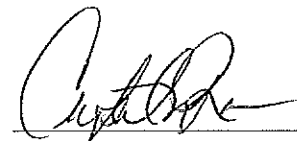
Section 5. All resolutions and agreements or portions of resolutions and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

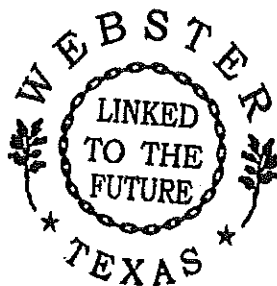
PASSED, APPROVED AND ADOPTED on this 2nd day of February 2016.

CITY OF WEBSTER, TEXAS


DONNA ROGERS, MAYOR

ATTEST:


CRYSTAL ROAN, TRMC, CMC
CITY SECRETARY





childadvocates.

February 16, 2016

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: **Support** for proposed Mariposa Apartment Homes at Clear Creek (TDHCA #16012); located approximately at the southeast quadrant of Highway 528 and NASA Boulevard, Webster, Harris County, TX 77598

Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, Mariposa Apartment Homes at Clear Creek (the "Development Site").

Child Advocates, Inc. is a community civic organization; qualified as tax-exempt; and has a primary purpose of the overall betterment, development, and improvement of the community as a whole. We are Harris County's only Court Appointed Special Advocates program. We speak up for abused and neglected children who are lost in the system and guide them into safe environments where they can thrive. Please see the enclosures as evidence of our tax-exempt status, and our existence and participation in the community in which the Development Site is located.

Mariposa Apartment Homes at Clear Creek is within our service area and we look forward to working with them. If you have any questions, please feel free to contact me at sonya.galvan@childadvocates.org or 713.529.1396 ext. 222.

Sincerely,

A handwritten signature in black ink that reads "Sonya Galvan".

Sonya Galvan
CEO Child Advocates, Inc.

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community

February 16, 2016

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: **Support** for proposed Mariposa Apartment Homes at Clear Creek (TDHCA #16012); located approximately at the southeast quadrant of Highway 528 and NASA Boulevard, Webster, Harris County, TX 77598

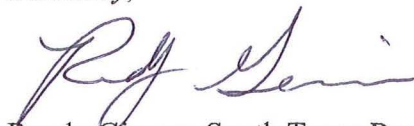
Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, Mariposa Apartment Homes at Clear Creek (the "Development Site").

Apartment Life is a community civic organization; qualified as tax-exempt; and has a primary purpose of the overall betterment, development, and improvement of the community as a whole. Please see the enclosures as evidence of our tax-exempt status, and our existence and participation in the community in which the Development Site is located.

Mariposa Apartment Homes at Clear Creek is within our service area and we look forward to working with them. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy Ginnan', written in a cursive style.

Randy Ginnan, South Texas Regional President
CARES by Apartment Life

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community



Bay Area Alliance for Youth and Families

"One community committed to ending alcohol and drug abuse by youth."

March 1, 2016

Clint deGroot
President
Dominion Church

Becky Day
Vice President
JSC Federal Credit Union

Ann Hammond
Secretary
Community Volunteer

Debbie Schkade
Treasurer
Community Volunteer

Amanda McLauchlin
Coalition Manager

Senior Advisory Council

Daniel Cardinal DiNardo
Archbishop
Archdiocese of Galveston-Houston

Louie Ditta
Harris County Justice of the Peace
Precinct 8, Place 2

Kathy Dooley
Community Management
Solutions

Trish Hanks
Superintendent
Friendswood ISD

Sandra Mossman, Ed.D.
Former Superintendent
Clear Creek ISD

Phil Sandlin
Constable
Harris County, Precinct 8

Greg Smith, Ph.D.
Superintendent
Clear Creek ISD

Henry Trochesset
Sheriff
Galveston County

Holly Williamson
Harris County Justice of the Peace
Precinct 8, Place 1

Peter Wuenschel, Ph.D.
Executive Director
Communities in Schools

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: **Support** for proposed Mariposa Apartment Homes at Clear Creek (TDHCA #16012); located approximately at the southeast quadrant of Highway 528 and NASA Boulevard, Webster, Harris County, TX 77598

Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, Mariposa Apartment Homes at Clear Creek (the "Development Site").

Bay Area Alliance for Youth and Families is a community civic organization; qualified as tax-exempt; and has a primary purpose of the overall betterment, development, and improvement of the community as a whole. Please see the enclosures as evidence of our tax-exempt status. Our organization services the community encompassed by Clear Creek and Friendswood Independent School Districts and Webster, Texas sits in the heart of our service area. Our website, www.ccisd.net/alliance provides additional information on the programs we run in our community.

Mariposa Apartment Homes at Clear Creek is within our service area and we look forward to working with them to improve the lives of the residents they serve. If you have any questions, please feel free to contact me.

Sincerely,

Amanda McLauchlin
Coalition Manager

Enclosed:

1. Proof of tax-exempt status

Community Input Scoring Items

TDHCA#: 16015

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. United Community Centers

Name of Community Organization

Celia Esparza

Contact Name

Support
 Opposition

B. Fort Worth Chamber of Commerce

Name of Community Organization

Bill Thornton

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

State of Texas
House of Representatives



Charlie Geren

CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
512-463-0610
FAX 512-463-8310

DISTRICT OFFICE:
1011 ROBERTS CUT-OFF
RIVER OAKS, TEXAS 76114
817-738-8333
FAX 817-738-8362

January 25, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

RE: The Standard at Boswell Marketplace, LP, TDHCA Application No.: 16015

Dear Mr. Irvine:

Please accept this letter of support for The Standard at Boswell Marketplace, a proposed apartment community in House District 99 in Fort Worth. The Standard will be located at the Northwest corner of Old Decatur Road and W. Bailey Boswell Road. This development will help address the need for affordable housing in a growing area of Tarrant County.

If I may provide additional information, please let me know. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Charlie Geren".

Charlie Geren

A Resolution

NO. 4596-02-2016

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE STANDARD AT BOSWELL MARKETPLACE AND LOCAL GOVERNMENT COMMITMENT

WHEREAS, the City's 2015 Comprehensive Plan is supportive of the preservation, improvement, and development of quality affordable accessible rental and ownership housing;

WHEREAS, the City's 2013-2018 Consolidated Plan makes the development of quality affordable accessible rental housing units for low income residents of the City a high priority;

WHEREAS, The Standard at Boswell Marketplace, LP, an affiliate of Standard Residential, LLC, has proposed a development for affordable mixed income multifamily rental housing named The Standard at Boswell Marketplace to be located at the northwest corner of Old Decatur Road and West Bailey Boswell Road in the City of Fort Worth;

WHEREAS, The Standard at Boswell Marketplace, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2016 Competitive (9%) Housing Tax Credits for The Standard at Boswell Marketplace, a new complex consisting of approximately 130 units, of which at least ten percent (10%) will be dedicated for Rental Assistance Demonstration units and at least five percent (5%) will be market rate units;

WHEREAS, TDHCA's 2016 Qualified Allocation Plan provides that an application for Housing Tax Credits may qualify for up to seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located; and

WHEREAS, the QAP also awards one (1) point for a commitment of development funding from the city in which the proposed development site is located.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of The Standard at Boswell Marketplace, LP to the Texas Department of Housing and Community Affairs for 2016 Competitive (9%) Housing Tax Credits for the development of The Standard at Boswell Marketplace to be located at the northwest corner of Old Decatur Road and West Bailey Boswell Road (TDHCA Application No. 16015), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.



The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to development fee waivers in an amount not to exceed \$1,500.00 to The Standard at Boswell Marketplace, LP, conditioned upon receipt of Housing Tax Credits. The City Council finds that the waiver of such fees serves the public purposes of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan.

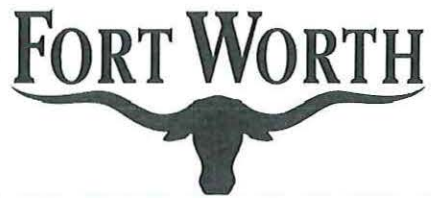
The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the Applicant, affiliates of the Applicant, or any Consultant, General Contractor or Guarantor of the proposed development or any party associated in any way with the Applicant, The Standard at Boswell Marketplace, LP.

Adopted this 16th day of February, 2016.

ATTEST:

By: *Mary J. Kayser*
Mary J. Kayser, City Secretary





STATE OF TEXAS §

COUNTIES OF TARRANT, DENTON, JOHNSON, PARKER AND WISE §

I, RONALD P. GONZALES, City Secretary of the City of Fort Worth, Texas do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 4596-02-2016, duly presented and adopted by the City Council of the City of Fort Worth, Texas, at a regular session held on the 16th day of February, 2016, as same appears of record in the Office of the City Secretary.

WITNESS MY HAND and the Official Seal of the City of Fort Worth, Texas, this the 19th day of February, 2016.

Ronald P. Gonzales, Assistant City Secretary
City of Fort Worth, Texas





February 19, 2016

Ms. Marni Holloway, Director
Multifamily Finance Division
TDHCA
221 E. 11th Street
Austin, TX 78701

RE: Commitment of Funding by the City of Fort Worth for The Standard at Boswell Marketplace, LP TDHCA 9% HTC Application No. 16015 (The Standard at Boswell Marketplace)

Dear Ms. Holloway:

On behalf of the City of Fort Worth, I wish to confirm that the City has committed \$1,500.00 in fee waivers to The Standard at Boswell Marketplace, LP for the proposed development of 130 units on approximately 16.577 acres at the northwest corner of Old Decatur Rd. and West Bailey Boswell Rd., Fort Worth, TX.

Neither the Applicant, nor the Consultant, General Contractor, Guarantor nor any affiliate of the Applicant first provided funds to the City of Fort Worth for purposes of this Commitment of Funding by the Local Political Subdivision.

Thank you for your consideration. Please feel free to contact me at 817-392-6122 or Fernando.Costa@fortworthtexas.gov if you have any questions regarding this commitment of funding.

Sincerely,

Fernando Costa
Assistant City Manager
City of Fort Worth

City Manager's Office

The City of Fort Worth ★ 1000 Throckmorton Street ★ Fort Worth, Texas 76102
817-392-6111 ★ Fax 817-392-6134



02/19/16

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
RE: The Standard at Boswell Marketplace TDHCA #16015

MADDOX CENTER
1200 E. Maddox Avenue
Fort Worth, TX 76104
P: 817.927.5556
F: 817.924.3992

POLYTECHNIC CENTER
3100 Avenue I
Fort Worth, TX 76105
817.531.2803

BETHLEHEM CENTER
970 E. Humbolt
Fort Worth, TX 76104
817.332.7911

WESLEY CENTER
3600 N. Crump
Fort Worth, TX 76106
817.625.8205

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

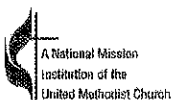
I am writing this letter to voice my support for The Standard at Boswell Marketplace, 130 units of affordable housing to be located as the northwest corner of Old Decatur Rd. and Bailey Boswell Rd., Fort Worth, TX 76179, in Tarrant County.

United Community Centers is a non-profit organization that is active in the community of Fort Worth with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

A handwritten signature in black ink that reads "Celia Esparza". The signature is written in a cursive style and is positioned above a horizontal line.

Celia Esparza
President and CEO
United Community Centers
cesparza@unitedcommunitycenters.org
817-927-5556



G I V E | V O L U N T E E R | C H A N G E

UnitedCommunityCenters.org



February 18, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
RE: The Standard at Boswell Marketplace TDHCA #16015

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for The Standard at Boswell Marketplace, 130 units of affordable housing to be located as the northwest corner of Old Decatur Rd. and Bailey Boswell Rd., Fort Worth, TX 76179, in Tarrant County.

The Fort Worth Chamber of Commerce is a non-profit organization that is active in the community of Fort Worth with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Bill Thornton". The signature is fluid and cursive.

Bill Thornton
President and CEO
Fort Worth Chamber of Commerce
777 Taylor St. Ste. 900
Fort Worth, TX 76102
817-336-2491 ext. 3300

Community Input Scoring Items

TDHCA#: 16018

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Philadelphia Blessing

Name of Community Organization

Anthony Johnson

Contact Name

Support

Opposition

B. Whitehouse Community YMCA

Name of Community Organization

Renee Quackenbush

Contact Name

Support

Opposition

C. Meals on Wheels Ministry, Inc.

Name of Community Organization

Zoe Lawhorn

Contact Name

Support

Opposition

D. Literacy Council of Tyler

Name of Community Organization

Nancy Crawford

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

TEXAS HOUSE OF REPRESENTATIVES



MATT SCHAEFER
District 6

February 25, 2016

Mr. Sean Brady
2964 Peachtree RD. NW, Ste. 640
Atlanta, GA 30305

RE: Abbington Place--TDHCA Application #16018

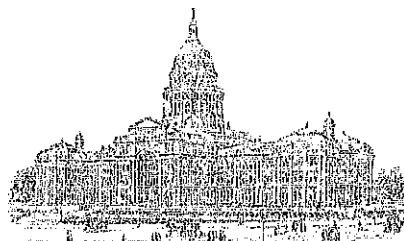
Dear Mr. Brady,

I received the Public Notification for the proposed project, Abbington Place, located in Whitehouse, within House District Six, which I represent. I lend my support to this Development.

Respectfully,

A handwritten signature in black ink, appearing to read "M. Schaefer".

Matt Schaefer
State Representative, District Six





City of Whitehouse

RESOLUTION NO. #R15-1208-01

WHEREAS, Rea Ventures Group has proposed a development for affordable rental housing located on Highway 110 at Sherry Drive, Whitehouse, Texas 75791 named Abbington Place of Whitehouse in the City of Whitehouse; and

WHEREAS, Rea Ventures Group intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Housing Tax Credits for Abbington Place; and

WHEREAS, in accordance with Section 11.9(d)(1)(A) of the 2016 Qualified Allocation Plan, an application may qualify for points for a resolution voted on and adopted from the governing body expressly setting forth that the City of Whitehouse supports the Application or Development; and

WHEREAS, Rea Ventures Group has requested a partial waiver of City development fees in the amount of \$500.00 for Abbington Place as a commitment of Development funding from the City of Whitehouse, Texas; and

WHEREAS, the City Council of the City of Whitehouse, Texas has the authority to defer City development fees on property located within the City limits of Whitehouse; and

WHEREAS, the property located on Highway 110 at Sherry Drive, Whitehouse, Texas 75791 is located within the City limits of the City of Whitehouse, Texas;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Whitehouse, Texas that:

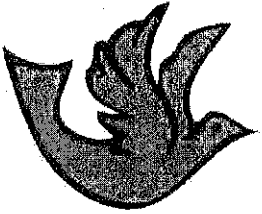
Section 1. The City Council of the City of Whitehouse, Texas hereby supports the proposed development of Abbington Place and confirms that its governing body has voted specifically to approved the development and authorize an allocation of Housing Tax Credits for the development pursuant to Texas Government Code 2306.6710(b)(1)(B).

Section 2. The City Council of the City of Whitehouse, Texas hereby grants the Rea Ventures Group's request for a partial waiver of City development fees due and arising from the proposed development of the Abbington Place in the amount of \$500.00.

PASSED AND APPROVED this the 8th day of December, 2015.

Charles Parker, Mayor

Stefani Wright, City Secretary



PHILADELPHIA BLESSING

February 16, 2016

Sean Brady
Rea Ventures Group, LLC
2964 Peachtree Road NW, Suite 640
Atlanta, GA 30305

Re: Letter of Support for Abbington Place of Whitehouse
Highway 110 at Sherry Drive, Whitehouse, Smith County, TX 75791

Dear Mr. Brady,

Philadelphia Blessing (Whitehouse Food Pantry) supports the proposed Abbington Place Apartments and its proposed location on Highway 110 at Sherry Drive in Whitehouse, Texas. Our organization is a tax-exempt organization whose primary purpose is the overall betterment of the community in which this development would be located.

Sincerely,

A handwritten signature in black ink that reads "Anthony Johnson". The signature is written in a cursive, flowing style with a long horizontal line extending to the right.

Anthony Johnson
Director

411 Highway 110 North ~ Whitehouse, Texas
PHONE: 903.839.6769



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

February 17, 2016

Sean Brady

Rea Ventures Group, LLC

2964 Peachtree Road NW, Suite 640

Atlanta, GA 30305

RE: Letter of Support for Abbington Place of Whitehouse
Highway 110 at Sherry Drive, Whitehouse, Smith County, TX 75791

Dear Mr. Brady,

The Whitehouse Community YMCA supports the proposed Abbington Place Apartments and its proposed location on Highway 110 at Sherry Drive in Whitehouse, Texas. Our organization is a tax-exempt organization whose primary purpose is the overall betterment of the community in which this development would be located.

Sincerely,

Renee Quackenbush
Branch Executive Director

Meals on Wheels Ministry, Inc.

Serving the Seniors of East Texas

February 23, 2016

Sean Brady
Rea Ventures Group, LLC
2964 Peachtree Road NW, Suite 640
Atlanta, GA 30305

Re: Letter of Support for Abbington Place of Whitehouse
Highway 110 at Sherry Drive, Whitehouse, Smith County, TX 75791

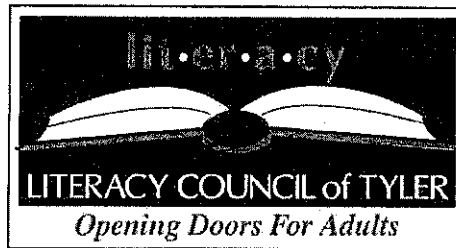
Dear Mr. Brady,

Meals on Wheels Ministry supports the proposed Abbington Place Apartments and its proposed location on Highway 110 at Sherry Drive in Whitehouse, Texas. Our organization is a tax-exempt organization whose primary purpose is the overall betterment of the community in which this development would be located.

Sincerely,



Zoe Lawhorn
Vice President of Development and Public Relations



February 16, 2016

Sean Brady
Rea Ventures Group, LLC
2964 Peachtree Road NW, Suite 640
Atlanta, GA 30305

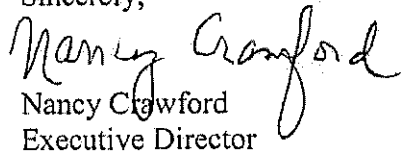
Dear Mr. Brady,

I enjoyed our recent conversation, and I am happy to lend my support to your new Whitehouse development. Having Abbington Place Apartments located on Highway 110 at Sherry Drive will meet many needs of the Whitehouse Community. Likewise a future partnership between Abbington Place and Literacy Council of Tyler (LCOT) will be beneficial for all those involved.

Many people do not know that we have a high illiteracy rate in Smith County. It is estimated that 45-50% of the Smith County adult population does not read well enough to succeed in postsecondary academics or postsecondary vocational training. In fact, only 35% of the current Smith County adult workforce has a college certification or degree of any kind. LCOT has joined with Tyler Area Partners 4 Education to "move the needle" on this distressing fact. Therefore, LCOT supports all efforts to help those with low incomes, including literacy training so that low income residents can move toward self-sufficiency.

I wish you the best in this endeavor, and let me know if I can be of help in any other way.

Sincerely,


Nancy Crawford
Executive Director

Community Input Scoring Items

TDHCA#: 16019

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Copperas Cove Chamber of Commerce

Name of Community Organization

Betty Price

Contact Name

Support

Opposition

B. United Way of the Greater Fort Hood Area

Name of Community Organization

Aaron R. Montemayor

Contact Name

Support

Opposition

C. Cove House

Name of Community Organization

Brian Hawkins

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

TEXAS HOUSE OF REPRESENTATIVES



JIMMIE DON AYCOCK
STATE REPRESENTATIVE
DISTRICT 54

CAPITOL OFFICE:
SUITE GW.18
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0684

KILLEEN DISTRICT OFFICE:
2916 ILLINOIS AVE.
KILLEEN, TEXAS 76543
254-690-1752

January 27, 2016

TDHCA
Multifamily Finance Division Attention: Marni Holloway
P.O. Box 13941
Austin, TX 78711-3941

Re: Application # 16019 - The Estates of Copperas Cove in Copperas Cove, Texas.

Dear Ms. Holloway:

Please accept this letter as my official support of the request for Housing Tax Credits issued by the Texas Department of Housing and Community Affairs for the proposed The Estates of Copperas Cove Senior Housing Development in Copperas Cove, Texas.

Thank you,

Representative Jimmie Don Aycock
Texas House District 54

A handwritten signature in black ink that reads "Jimmie Don Aycock".

Jimmie Don Aycock
State Representative
House District 54



COMMITTEES: PUBLIC EDUCATION, CHAIR · DEFENSE & VETERANS' AFFAIRS
REPRESENTING BELL AND LAMPASAS COUNTIES
DISTRICT54.AYCOCK@HOUSE.STATE.TX.US

RESOLUTION NO. 2015-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, SUPPORTING AN APPLICATION FOR 2016 HOUSING TAX CREDITS BY WHEATLAND INVESTMENTS GROUP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) TO DEVELOP AFFORDABLE SENIOR CITIZENS' RENTAL HOUSING

WHEREAS, Wheatland Investments Group has proposed a development for affordable senior citizens' rental housing named The Estates of Copperas Cove, in the City of Copperas Cove, Texas; and

WHEREAS, Wheatland Investments Group has advised it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for The Estates of Copperas Cove; and

WHEREAS, the City of Copperas Cove finds the need for such affordable housing for senior citizens exists within the City's boundaries.

NOW, THEREFORE LET IT BE RESOLVED that the City of Copperas Cove supports Wheatland Investments Group in their application to TDHCA for Housing Tax Credits for senior housing;

BE IT FURTHER RESOLVED that the Mayor is authorized to sign a letter to the TDHCA conveying such support.

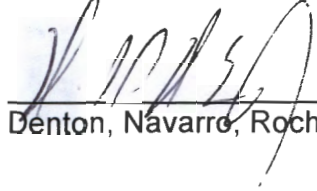
PASSED, APPROVED, AND ADOPTED this 3rd Day of November, 2015, at a regular meeting held by the City Council of the City of Copperas Cove, Texas, such meeting was held in compliance with the Open Meetings Act, *Tex. Gov't Code*, §551.001, et.seq. at which meeting a quorum was present and voting.


John Hull, Mayor

ATTEST:


Mariela Altott, City Secretary

APPROVED AS TO FORM:



Denton, Navarro, Rocha, Bernal, Hyde & Zech, P.C., City Attorney





Chamber of Commerce & Visitors Bureau

The Front Door of the City

204 East Robertson Avenue
Copperas Cove TX 76522
254.547.7571
254.547.5015 fax
www.copperascove.com
chamber@copperascove.com

02/4/2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community
Affairs 221 East 11th Street
Austin, TX 78701

RE: The Estates of Copperas Cove TDHCA #16019

Dear Mr. Irvine:

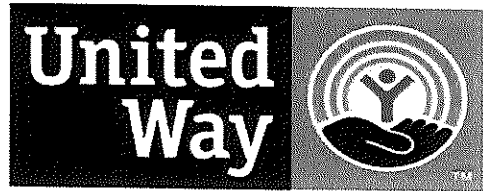
Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for The Estates of Copperas Cove, 84 units of affordable housing for Seniors to be located on SE corner of Risen Star Ln Copperas Cove, Texas 76522.

Copperas Cove Chamber of Commerce and Visitors Bureau is a non-profit organization that is active in the community of Copperas Cove, Coryell County with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

Betty Price
President



United Way
of the
Greater Fort Hood Area
208 West Avenue A
Killeen, Texas 76541
uwgfha@centexbiz.rr.com
254-634-0660 / fax 254-634-006

February 23, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: The Estates of Copperas Cove TDHCA #16019

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for The Estates of Copperas Cove, 84 units of affordable housing for Seniors to be located on SE corner of Risen Star Ln Copperas Cove, Texas 76522.

United Way of the Greater Ft Hood Area is a non-profit organization that is active in the community of Copperas Cove, Coryell County with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.


Aaron R. Montemayor
Executive Director

Cove House

108 E. Halstead Ave.
Copperas Cove, TX 76522

February 16, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community
Affairs 221 East 11th Street
Austin, TX 78701

RE: The Estates of Copperas Cove TDHCA #16019

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for The Estates of Copperas Cove, 84 units of affordable housing for Seniors to be located on SE corner of Risen Star Ln Copperas Cove, Texas 76522.

Cove House Emergency Homeless Shelter is a non-profit organization that is active in the community of Copperas Cove, Coryell County with a primary purpose of bettering the community that this development will serve. We serve many seniors who face the challenges of finding affordable housing. This is a difficult and daunting task for those on fixed incomes with waning mental faculties. Seniors need a safe, clean affordable place to call home.

If I can be of further help in this matter, please let me know.

Brian Hawkins
Executive Director
Cove House Emergency Homeless Shelter
bhawkins@covehouse.org

Community Input Scoring Items

TDHCA#: 16020

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Henderson Chamber of Commerce

Name of Community Organization

Bonnie Geddie

Contact Name

Support
 Opposition

B. Henderson Lions Club

Name of Community Organization

Dr. Raylene Conner

Contact Name

Support
 Opposition

C. Habitat for Humanity of Henderson Texas, Inc.

Name of Community Organization

Jon. H Johntson

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



STATE REPRESENTATIVE
TRAVIS CLARDY

DISTRICT 11

February 11, 2016
Clifton Phillips
1605 LBJ Freeway, Suite 610
Dallas, Texas 75234

RE: Cedar Creek Villas
Henderson, Rusk County, Texas

Dear Mr. Phillips

I received the Public Notification for the proposed Cedar Creek Villas located in Henderson, Texas and the 11th District, which I represent.

I understand that pursuant to §11.9(d)(5) of the Texas Qualified Allocation Plan, Applicants for competitively awarded housing tax credits may receive up to eight (8) points for support from the State Representative for the district in which a development is proposed to be located.

Therefore, I am pleased to lend my support to this development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Clardy".

Travis Clardy
State Representative District 11

RESOLUTION NO. 16-02-02

A RESOLUTION OF SUPPORT AND A RESOLUTION OF THE CITY OF HENDERSON, TEXAS, APPROVING AND AUTHORIZING A LOAN OF FUNDS FROM THE CITY OF HENDERSON TO RST CEDAR CREEK VILLAS LP, THE UTILIZATION OF SUCH LOAN FUNDS TO ASSIST IN THE DEVELOPMENT OF AN AFFORDABLE HOUSING DEVELOPMENT

WHEREAS, RST Cedar Creek Villas, LP has proposed a development for affordable rental housing at southeast corner of West Ragley Street and South Standish Street named Cedar Creek Villas in the City of Henderson and

WHEREAS, RST Cedar Creek Villas, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Cedar Creek Villas; and,

WHEREAS, the City finds that the promotion and stimulation of economic development and business activity and commercial activity promotes the welfare and best interests of the City; and

WHEREAS, by supporting the Economic Development Project through the loan contemplated herein, the City will provide substantial economic growth to the City by leveraging this \$5,000.00 loan to bring in excess of \$10,890,000.00 into the City's economy through the development and construction of the Economic Development Project; and,

WHEREAS, the City will not participate in funding such project until the Federal funding has been applied for, approved and received by RST Cedar Creek Villas LP.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS, THAT:

Section 1. The City of Henderson acting through its governing body, hereby confirms that it supports the proposed Cedar Creek Villas located at the southeast corner of West Ragley Street and South Standish Street having application #16020 and that this formal action has been taken to put on record the opinion expressed by the City of Henderson on February 9, 2016, and

Section 2. The City hereby supports the Economic Development Project and adopts this resolution approving and authorizing the City Manager to enter into an Economic Development Agreement between the City of Henderson, Texas and RST Cedar Creek Villas, LP for the Economic Development Project. Such Economic Development Agreement will address the specific terms of the loan from the City of Henderson, Texas to RST Cedar Creek Villas, LP but

will at a minimum include a loan of \$5,000.00 for a term of fifteen (15) years, with a thirty (30) year amortization and at an interest rate no greater than 3.0%. This resolution constitutes a firm commitment by the City of Henderson to enter into the Economic Development Agreement and the loan with RST Cedar Creek Villas, LP. Furthermore, the City of Henderson affirms that it is not a related party to the Owner, that any funds committed to this development have not been first provided to the City of Henderson by the Owner or a Related Party, and that for and on behalf of the City of Henderson, the City Manager is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution is pursuant to Section 380 of the Texas Local Government Code.

Section 3. Safeguards, Controls and Standards of Accountability

The City hereby delegates to the City Manager, the authority to implement safeguards, controls and standards of accountability necessary to ensure that the proceeds of this loan for economic development purposes are utilized to promote the public purposes authorized by the Texas legislature and the City for economic development projects. The loan approved and authorized herein shall be subject to any such safeguards, controls and standards of accountability approved and adopted by the City Manager.

Section 4. That for and on behalf of the Governing Body, Mayor Patricia L. Brack is hereby authorized, empowered, and directed to certify this resolutions to the Texas Department of Housing and Community Affairs.

CONSIDERED, PASSED and APPROVED this the 9th day of February, 2016.



Patricia L. Brack
Patricia L. Brack, Mayor

Attest:

Stephanie Kimbrell
Stephanie Kimbrell, City Secretary

February 8, 2016

Texas Department of Housing and Community Affairs
C/O Mercedes Carr
1605 LBJ Freeway, Suite 610
Dallas, Texas 75234

Ms. Carr:

The Henderson Area Chamber of Commerce is in support of the proposed affordable housing development, Cedar Creek Villas.

As our Community continues to grow, affordable housing for our senior families is a continued concern. In our opinion, the newly constructed eighty unit development will be a benefit to the seniors of Henderson.

If our organization can be of further assistance, please do not hesitate to contact us.

Sincerely,



Bonnie Geddie

Executive Director

Henderson Area Chamber of Commerce



Henderson Lions Club
P.O. Box 218
Henderson, Texas 75653-0218

February 17, 2016

Texas Department of Housing and Community Affairs
C/o Mercedes Carr
1605 LBJ Freeway Suite 610
Dallas, Texas 75234

Re: Cedar Creek Villas
SE Corner of W. Ragley St. & S. Standish St.
Henderson, TX 75652

Ms. Carr:

The Lions Club of Henderson is in support of the proposed affordable housing development, Cedar Creek Villas.

As our community continues to grow, affordable housing for our seniors is a continued concern. In our opinion, the newly constructed eighty (80) unit development will be a benefit to the seniors of Henderson.

If our organization can be of further assistance please do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script that reads "Raylene Conner".

Dr. Raylene Conner
President, Henderson Lions Club



February 15, 2016

Texas Department of Housing and Community Affairs
C/o Mercedes Carr
1605 LBJ Freeway Suite 610
Dallas, Texas 75234

Re: Cedar Creek Villas
SE Corner of W. Ragley St. & S. Standish St.
Henderson, TX 75652

Ms. Carr:

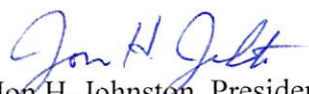
The Habitat for Humanity of Henderson, TX, Inc. is in support of the proposed affordable housing development, Cedar Creek Villas.

Habitat for Humanity is very aware of the need for more affordable housing in our community. As our community continues to grow, affordable housing for our senior families is a continued concern. In our opinion, the newly constructed eighty unit development will be a benefit to the seniors of Henderson.

We will encourage everyone to support your efforts and we thank you for your desire to locate additional affordable housing units in Henderson.

If our organization can be of further assistance please do not hesitate to contact us.

Sincerely,


Jon H. Johnston, President
Board of Directors

Community Input Scoring Items

TDHCA#: 16024

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Lindale Area Chamber of Commerce

Name of Community Organization

Shelbie Glover

Contact Name

Support

Opposition

B. United Way

Name of Community Organization

Nan Moore

Contact Name

Support

Opposition

C. Tyler EDC

Name of Community Organization

Thomas Mullins

Contact Name

Support

Opposition

D. Lindale Rotary Club

Name of Community Organization

Mark Wright

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

TEXAS HOUSE OF REPRESENTATIVES

701 NORTH PACIFIC AVENUE
MINEOLA, TEXAS 75773
903.569.8880

1400 CONGRESS AVENUE
AUSTIN, TEXAS 78701
512.463.0271



COMMITTEE ON
APPROPRIATIONS
SUBCOMMITTEE ON
GENERAL GOVERNMENT, JUDICIARY,
CRIMINAL JUSTICE & PUBLIC SAFETY

COMMITTEE ON
JUVENILE JUSTICE & FAMILY ISSUES

BRYAN HUGHES

February 2, 2016

TDHCA
Multifamily Finance Division
ATTN: Marni Holloway
P. O. Box 13941
Austin, Texas 78711-3941

RE: Application #16024 -The Estates of Lindale in Lindale, Texas.

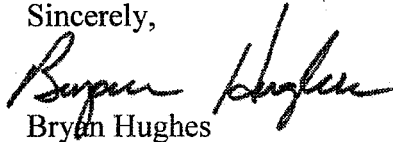
Dear Ms. Holloway:

I received the public notification for The Estates of Lindale located in Lindale, and I am writing in support of its application for housing tax credits. I am honored to represent Smith County and the City of Lindale in the Texas Legislature, and I know that The Estates of Lindale would greatly help to meet the growing need for senior housing in our community.

The City of Lindale has also contacted me and is also in favor of this project, and I join them in supporting it.

If you have any questions, or if I may be of any help to you, please let me know.

Sincerely,


Bryan Hughes



ORDER: 16-0223-1CCR

STATE OF TEXAS
COUNTY OF SMITH

§
§
§

IN THE COMMISSIONERS COURT

**RESOLUTION OF SUPPORT
FOR
THE ESTATES OF LINDALE, LP**

At a regular meeting of the Smith County Commissioners Court held at the Smith County Courthouse Annex, Tyler, Texas, at which a quorum was present, the following Resolution was adopted:

WHEREAS The Estates of Lindale has proposed a development for affordable rental housing which is located at 1500 County Road 463 Lindale Texas 75771;

WHEREAS The Estates of Lindale has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for The Estates of Lindale, TDHCA ID 16024;


NOW, THEREFORE, BE IT RESOLVED BY THE SMITH COUNTY COMMISSIONERS COURT THAT:

1. Smith County, acting through its governing body, the Smith County Commissioners Court, hereby affirms that it supports the proposed The Estates of Lindale; and
2. This action has been taken to put on record the opinion expressed on behalf of Smith County.

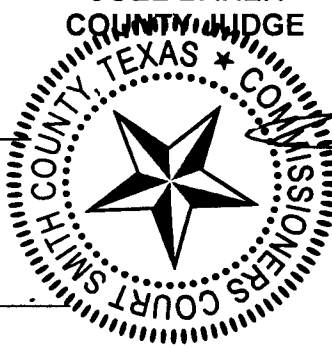
APPROVED AND ADOPTED THIS 23RD DAY OF FEBRUARY, 2016.



JOEL BAKER
COUNTY JUDGE

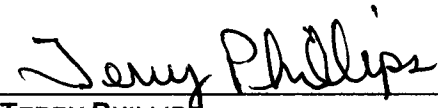


JEFF WARR
COMMISSIONER, PRECINCT 1

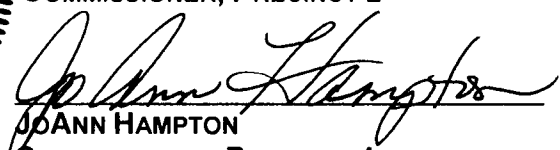




CARY NIX
COMMISSIONER, PRECINCT 2



TERRY PHILLIPS
COMMISSIONER, PRECINCT 3



JOANN HAMPTON
COMMISSIONER, PRECINCT 4

ATTEST: 

KAREN PHILLIPS, COUNTY CLERK

RESOLUTION R11-2015

Whereas, Wheatland Investments Group has proposed a Senior development for affordable rental housing at County Road 463 across from the Lindale Junior High School named The Estates of Lindale in the Lindale, Texas; and

Whereas, Wheatland Investments Group has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for The Estates of Lindale.

It is hereby

RESOLVED, that the Lindale in Smith County, acting through its governing body, hereby confirms that it supports the proposed Senior Estates of Lindale located at County Road 463 across from the Lindale Junior High School and that this formal action has been taken to put on record the opinion expressed by the City of Lindale in Smith County on November 17, 2015, and

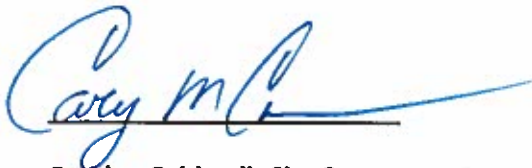
FURTHER RESOLVED that for and on behalf of the Governing Body, **Mayor Robert Nelson** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED BY VOTE AND APPROVED BY THE CITY COUNCIL, THIS 17th DAY OF November, 2015.



Robert Nelson, Mayor

ATTEST;



Carolyn Caldwell, City Secretary

a natural beauty



315 N. Broadway, Suite 300
Tyler, Texas 75702
903.593.2004
www.tedc.org

February 9, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community
Affairs 221 East 11th Street
Austin, TX 78701

RE: The Estates of Lindale TDHCA #16024

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for The Estates of Lindale, 60 units of affordable housing for Seniors to be located on County Road 463 across from Junior High School, in Lindale, Texas 75771.

Tyler Economic Development Council is a non-profit organization that is active in the community of Lindale with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

A handwritten signature in black ink that reads "Thomas G. Mullins". The signature is written in a cursive style with a large initial "T" and "M".

Thomas G. Mullins
President/CEO



February 9, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and
Community Affairs 221 East 11th Street
Austin, TX 78701

RE: The Estates of Lindale TDHCA #16024

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for The Estates of Lindale, 60 units of affordable housing for Seniors to be located on County Road 463 across from Junior High School, in Lindale, Texas 75771.

Tyler Area Chamber of Commerce is a non-profit organization that is active in the community of Lindale with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

A handwritten signature in black ink that reads "Thomas G. Mullins". The signature is written in a cursive style with a large initial 'T' and 'M'.

Thomas G. Mullins
President/CEO



Lindale Rotary Club
P.O. Box 24
Lindale, TX 75771

26 Feb, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: The Estates of Lindale TDHCA #16024

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for The Estates of Lindale, 60 units of affordable housing for Seniors to be located on County Road 463 across from Junior High School, in Lindale, Texas 75771.

The Lindale Rotary Club is a non-profit organization that is active in the community of Lindale with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

A handwritten signature in black ink, appearing to read "Mark Wright".

Mark Wright
President, Lindale Rotary Club
P.O. Box 24 Lindale, TX 75771
mark.wright@mercyships.org



**Be a gift
to the world**



**United Way
of Smith County**

*Rocky Gill, Board Chair
Express Employment Professionals*

*Chad Cargile, Board Chair Elect
Regions Bank*

*Nathan Dunham, Treasurer
Barrett & Thomas PC*

*John Sokol, Investment Chair
Clark Waters & Hardy*

*Amanda Monk-Worthington
Monk Financial LLC*

*Jay Knight, Marketing Chair
Complete Business Systems*

*Larry Rentfro, Facility Chair
Hospital CEO-Retired*

*David Stein, ETNC Chair
Office Pride*

*Dianna Jackson, 2-1-1 Chair
Tyler Police Department-Retired*

*Mike Thomas, Community Relations Chair
Barrett & Thomas PC*

*Joey Seeber, Capital Campaign Chair
Level 2 Legal*

*Pat Stacey, Past Board Chair
KL TV Channel 7*

*Nan Moore, President/CEO
United Way of Smith County*

*Lesia Anthony, Ex-Officio
Ingersoll Rand-Trane*

*Henry Bell
Tyler Chamber of Commerce*

*Ted Crabtree
Ingersoll Rand-Trane*

*Gail Evans
United Technologies Carrier*

*Christy Gibson
Southside Bank*

*Verna Hall
Community Volunteer*

*Doug Hunsley
Engineer -Retired*

*Brian Johnson
Brookshire Grocery Company*

*Pete Leung
Brookshire Grocery Company*

*April Pugh
Southside Bank*

*Leo Rossler
Social Security Administration*

*Keith Starr
Starr Schoenbrun Comte McGuire*

*Jack Wilson, Ex-Officio
Habitat for Humanity*

February 9, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and
Community Affairs 221 East 11th Street
Austin, TX 78701

RE: The Estates of Lindale TDHCA #16024

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for The Estates of Lindale, 60 units of affordable housing for Seniors to be located on County Road 463 across from Junior High School, in Lindale, Texas 75771.

United Way of Tyler-Smith County is a non-profit organization that is active in the community of Lindale with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

Nan Moore, President
United Way of Smith County



www.unitedwaysmithcounty.org

4000 Southpark Drive • Tyler, Texas 75703 • 903-581-6376 • Fax: 903-581-6462



February 25, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community
Affairs 221 East 11th Street
Austin, TX 78701

RE: The Estates of Lindale TDHCA #16024

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for The Estates of Lindale, 60 units of affordable housing for Seniors to be located on County Road 463 across from Junior High School, in Lindale, Texas 75771.

Lindale Area Chamber of Commerce is a non-profit organization that is active in the community of Lindale with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

A handwritten signature in black ink that reads "Shelbie Glover".

Shelbie Glover
Lindale Area Chamber of Commerce Executive Director

205 S Main Street ~ P.O . Box 670 ~ Lindale, Texas 75771
Phone: 903-882-7181 ~ Fax: 903-882-1790
Email: info@lindalechamber.org ~ Website: www.lindalechamber.org
"Shop Lindale First"

Community Input Scoring Items

TDHCA#: 16026

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Cisco Civic League

Name of Community Organization

Support

Tammy Douglas

Opposition

Contact Name

B. Cisco Food Pantry

Name of Community Organization

Support

Sharon Sellers

Opposition

Contact Name

C. Cisco Chamber of Commerce

Name of Community Organization

Support

Brittney Smith

Opposition

Contact Name

D. Cisco Senior Nutrition Program

Name of Community Organization

Support

Lori Holliday

Opposition

Contact Name

E.

Name of Community Organization

Support

Contact Name

Opposition

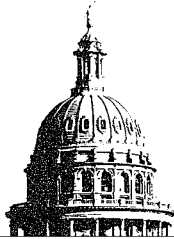
F.

Name of Community Organization

Support

Contact Name

Opposition



JIM KEFFER

STATE REPRESENTATIVE • DISTRICT 60

February 24, 2016

Mrs. Teresa Morales
Texas Department of Housing and Community Affairs
P.O. Box 13941
221 East 11th Street
Austin, TX 78711-3941

*Re: Laguna Hotel Lofts #16026
400 Conrad Hilton Boulevard & 105 East 7th Street Cisco, Texas 76437*

Dear Mrs. Morales,

I understand that Laguna Housing Partners, LP has applied for low-income housing tax credits to restore the Laguna Hotel Lofts in Cisco, Eastland County, which I represent. I feel confident that TDHCA's inclusion of this project in its Housing Tax Credit Program would not only do much to improve the quality of life for low-income citizens in Eastland County, but would also preserve a historic landmark that would stimulate economic development in Cisco.

I am pleased to lend my support to this development. Please do not hesitate to contact me or members of my staff at (800)586-4515, with any questions or comments you may have about my support of this project.

Sincerely,

Jim Keffer
State Representative

RESOLUTION NO. 2016-01-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CISCO, TEXAS, SUPPORTING AN APPLICATION FROM LAGUNA HOUSING PARTNERS, LP, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2016 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS FOR THE LAGUNA HOTEL LOFTS WORKFORCE HOUSING DEVELOPMENT LOCATED AT 400 CONRAD HILTON BOULEVARD AND 105 EAST 7TH STREET IN THE CITY OF CISCO, TEXAS.

WHEREAS, Laguna Housing Partners, LP has proposed a development for affordable rental housing located at 400 Conrad Hilton Boulevard and 105 East 7th Street named Laguna Hotel Lofts in the City of Cisco; and

WHEREAS, Laguna Housing Partners, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Laguna Hotel Lofts; and

WHEREAS, Laguna Housing Partners, LP has requested from the City of Cisco support for its application to TDHCA and for the development of the Project; and

WHEREAS, in accordance with Section 11.9(d)(1) of the 2016 Qualified Allocation Plan, an application may qualify for points with a resolution voted on and adopted from the governing body expressly setting forth a support by the political subdivision;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CISCO, TEXAS:

Section 1. The City of Cisco, acting through its governing body, hereby confirms that it supports the proposed Laguna Hotel Lofts and that this formal action has been taken to put on record the opinion expressed by the City of Cisco on January 25, 2016, and

Section 2. That for and on behalf of the Governing Body, James King, Mayor, is hereby authorized, empowered and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Section 3. Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

CONSIDERED AND RESOLVED on this **25th** day of **January, 2016**.

ATTEST:


James King, Mayor


Tammy Osborne, City Secretary



February 22, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Laguna Hotel Lofts TDHCA #16026

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for Laguna Hotel Lofts, an affordable housing development to be located at 400 Conrad Hilton Boulevard & 105 East 7th Street in downtown Cisco, Texas, in Eastland County.

Cisco Civic League is a non-profit organization that is active in the community of Cisco with a primary purpose of bettering the community that this development will serve. We have been serving the community of Cisco since 1973 and support the ongoing changes of Cisco, its people and progress as well as this potential housing development for Cisco.

If I can be of further help in this matter, please let me know.

A handwritten signature in black ink that reads "Tammy Douglas". The signature is written in a cursive, flowing style.

Tammy Douglas
Cisco Civic League, President
P.O. Box 411
Cisco, TX 76437
254-442-1099

February 25, 2016
Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Laguna Hotel Lofts TDHCA #16026

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for Laguna Hotel Lofts, an affordable housing development to be located at 400 Conrad Hilton Boulevard & 105 East 7th Street in downtown Cisco, Texas, in Eastland County.

The Cisco Food Pantry is a non-profit organization that is active in the community of Cisco with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.



Sharon Sellers, Chairperson, Cisco Food Pantry, 254-442-2564

1160



February 22, 2016

Mr. Tim Irvine,
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Laguna Lofts TDHCA #16026

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for the Laguna Hotel and Loft, 40 units of affordable housing located at 400 Conrad Hilton Boulevard and 105 East 7th Street, in Cisco, Texas 76437 in Eastland County.

Cisco Chamber of Commerce is a non-profit organization that is active in the community of Cisco with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

Sincerely,

Brittney Smith
Executive Director
Cisco Chamber of Commerce

*Cisco Senior Nutrition Program
Providing Meals For Homebound Seniors*

February 23, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Laguna Hotel Lofts TDHCA #16026

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for Laguna Hotel Lofts, an affordable housing development to be located at 400 Conrad Hilton Boulevard & 105 East 7th Street in downtown Cisco, Texas, in Eastland County.

The Cisco Senior Nutrition Program (our town's meals on wheels) is a non-profit organization that is active in the community of Cisco with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

Sincerely,

Lori Holliday

Lori Holliday
Executive Director
Cisco Senior Nutrition Program
(254) 488-8061

P.O. Box 308, Cisco, TX 76437 (254) 488-8061



February 17, 2016

Mr. Tim Irvine,
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Laguna Lofts TDHCA #16026

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

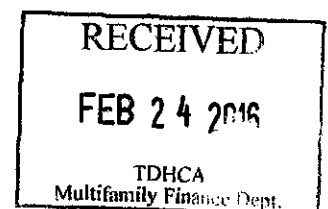
I am writing this letter to voice my support for the Baron Hotel, 40 units of affordable housing located at 400 Conrad Hilton Boulevard and 105 East 7th Street, in Cisco, Texas 76437 in Eastland County.

MTC/MWCC is a non-profit organization that is active in the community of Cisco with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know. I can be reached @ philipgreen@mymtc.org

Sincerely,

Philip A. Green
Pastor



Old World Antiques, Inc.

ESTABLISHED 1974

212 BALTIMORE STREET

PHONE (806) 291-9800 - FAX (806) 291-9804

PLAINVIEW, TEXAS 79072

We're On-line:

oldworldantiques.com

JACK OSWALD

Cell (806) 292-0496

03-01-16

Mrs. Teresa Morales
Texas Department of Housing and Community Affairs
P. O. Box 13941
221 East 11th Street
Austin, Texas 78711-3941

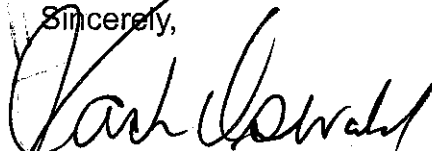
RE: Restoration and develop Hilton Hotel, 116 West 6th Street in Plainview,
into 27 affordable housing loft apartments.

Dear Mrs. Morales,

Please accept this letter in support of the aforementioned project

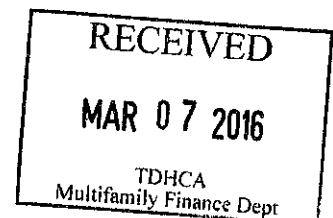
I am writing this letter to voice my support for the Plainview, Texas Hilton Hotel restoration into affordable housing lofts. This will be a wonderful project that will serve many people. Plainview has been my home for 76 years and I have operated businesses East and South of the Hilton Hotel.

Sincerely,



Jack Oswald

Old World Antiques, Gifts and Decor



Community Input Scoring Items

TDHCA#: 16029

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Habitat for Humanity

Name of Community Organization

Wayne Lowry

Contact Name

Support
 Opposition

B. Boys & Girls Club of Harlingen

Name of Community Organization

Gerald Gathright

Contact Name

Support
 Opposition

C. United Way of Northern Cameron County

Name of Community Organization

Jessica Belschner

Contact Name

Support
 Opposition

D. Loves & Fishes

Name of Community Organization

William Reagan

Contact Name

Support
 Opposition

E. Harlingen Area Chamber of Commerce

Name of Community Organization

Chris Gonzales

Contact Name

Support
 Opposition

In addition, the Department received two emails in opposition to this application. Information is included for your review.

Texas House of Representatives



EDDIE LUCIO III

DISTRICT 38
CAMERON COUNTY

February 2, 2016

Mrs. Teresa Morales
Texas Department of Housing and Community Affairs
P.O. Box 13941
221 East 11th Street
Austin, TX 78711-3941

Re: Baxter Lofts #16029
106 1/2 South A Street, Harlingen, TX 78550

Dear Mrs. Morales,

I received the Public Notification for Baxter Lofts, located at the above address in Harlingen and in Texas State House District 38, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio III".

Representative Eddie Lucio III
District 38
Texas State House of Representatives
E2.808, Capitol Extension Eddie.Lucio_iii@house.tx.gov (512) 463-0606

Committees: Calendars, Vice Chair • Natural Resources • Land and Resource Management

Capitol: P.O. Box 2910 • Austin, Texas 78768-2910 • (512) 463-0606 • Fax (512) 463-0660

District: 1805 E Ruben M Torres Blvd. , Ste. B-27 • Brownsville, Texas 78526 • (956) 542-2800 • Fax (956) 542-2889

RESOLUTION NO. R16 - 3

RESOLUTION OF THE CITY OF HARLINGEN, TEXAS IN SUPPORT OF THE BAXTER HOUSING PARTNERS, LP, NAMED BAXTER LOFTS, FOR A PROPOSED DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING IN HARLINGEN, TEXAS: AND AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, Baxter Housing Partners, LP has proposed a development for affordable rental housing at 106 ½ South A Street, Harlingen, Texas 78550 named Baxter Lofts in the City of Harlingen; and

WHEREAS, Baxter Housing Partners, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Baxter Lofts.

NOW, THEREFORE, BE IT RESOLVED, that the City of Harlingen, Texas, acting through its governing body, hereby confirms that it supports the proposed Baxter Lofts located at 106 ½ South A Street, Harlingen, Texas 78550 TDHCA ID 16029 and that this formal action has been taken to put on record the opinion expressed by the City of Harlingen on February 3, 2016; and


BE IT FURTHER RESOLVED that for and on behalf of the Governing body, Chris Boswell, the Mayor of the City of Harlingen, Texas is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS AT A REGULAR MEETING ON THE 3RD DAY OF FEBRUARY, 2016.

CITY OF HARLINGEN

BY: 
Chris Boswell, Mayor

ATTEST:


Amanda C. Elizondo, City Secretary

Texas Department of Housing and Community Affairs
Public Hearing – April 11, 2016 6:00pm
Harlingen Cultural Arts Center
Harlingen, Texas

Re: Competitive Housing Tax Credits

Applicant: MRE Capital

Project: Baxter Lofts, 106 A Street, Harlingen, Texas

Testimony of:

Tudor G. Uhlhorn, Harlingen City Commissioner District 2

2601 S. 77 Sunshine Strip

Harlingen, Texas 78550-8320

Testimony In Favor of Development Number 16029 – Baxter Lofts

Good evening. My name is Tudor Uhlhorn and I am a Harlingen City Commissioner representing District 2 which includes almost all of the downtown Harlingen area. I am very proud that the downtown area lies within my district. The revitalization of Downtown Harlingen is a success story envied by most communities. Our downtown is an active and vibrant mix of many businesses and there are only a few vacant buildings remaining. The success of downtown Harlingen did not occur overnight nor is it the work of only a few individuals. It has taken almost 30 years and the efforts of countless individuals to get our downtown to where it is today. Property owners, merchants, the community and the City have worked collaboratively to make Downtown Harlingen what it is today.

During the 30 years of slow steady progress there has been one vital piece of the redevelopment puzzle that has been missing. The Baxter Building is a 9 story (28,000 sq.ft. of developable area) cast in place concrete building that was constructed in 1927 and for 50 years held the

distinction of being the tallest building in the Rio Grande Valley. From the 1930's through the early 1960's the Baxter Building was Harlingen's most prestigious address. Beginning in the late 1960's the building began to lose it's appeal as a preferred address and a slow but steady decline ensued.

In September 2008 local historian Norman Rozeff compiled a complete history on the buildings construction, ownership and tenants through the decades. Rozeff reported that during the time period from the 1930's through the 50's tenants in the building included, a radio station (KRGV) on the top floor, architects, attorneys, doctors, dentists, insurance companies, real estate companies, finance companies and accounting firms. Retail establishments on the first floor included a drug store, a barber shop and a jewelry store. At one time, the basement of the building even housed the Valley Beauty Shop. In his 2008 article entitled "Harlingen Skyscraper History" Rozeff determined that the building averaged six tenants per floor for floors 2 through 9 with the ground floor housing the drug store, barber shop and jewelry store.

I am not very good at being a politician. Where there is an elephant in the room that no one else will talk about, I find that it is usually me that brings up the topic. The local newspaper has reported that "downtown business owners plan to pack" this hearing to ask "questions" about the project. The initial concerns about this project that were voiced to me were based on the fact that the building would have the majority of its apartments dedicated to "affordable" housing. I will admit that I when I initially spoke publically about the building I stated that the proposed

redevelopment would have apartments marketed to young professionals and retired individuals. That was my understanding at the time. As the developer's plans evolved and were more clearly defined, it turns out that the plan is for a total of 24 apartments, 19 of which would be affordable housing or "low income units" and 5 of which would be at market rates. 2 of the 24 units would be available to residents with household income of \$15,720.00 for a family of 4. 4 of the 24 units to residents with household incomes of \$26,200 and 13 units to residents with household incomes of \$31,440. The remaining 5 units would be leased at market rates or to residents with household incomes up to \$31,440.00. These numbers reveal that 18 of the 24 units would be leased to residents with household incomes of up to \$31,440.00. That is to say that 75% of the units will be leased to residents with household incomes of up to \$31,440. The US Census Bureau – Quick Facts website states that the Median household income (2010-2014) for Harlingen is \$34,868.00 compared with \$53,482 for the United States. This means that 50% of Harlingen's Households earn LESS than \$34,868.00 and 50% earn more than \$34,868.00. So, residents earning about 90% of Harlingen's median income ($\$31,868/\$34,868$) would qualify for 75% of the units. When considering who qualifies for "affordable housing" it is important to know that Harlingen's median income is only about 65% of the national average median income ($\$31,868$ for Harlingen vs. $\$53,482$ for the US). Based on the numbers above one could extrapolate that approximately 45% of Harlingen's population have household incomes equal to or below \$31,440 and would qualify to live in 18 of the 24 units in Baxter Lofts.

Getting back to the elephant in the room, it sounds like it is OK for 45% of Harlingen's population to shop in downtown Harlingen but we would prefer they just not live there. If that is what our thought process is, then I believe that it is a sad commentary on our community and how we feel about 45% of our fellow citizens.

Next on the list of major objections seems to be that the 24 housing units and the retail on the 1st floor would cause a "significant" parking issue for downtown. Assuming an average of 2 cars per each of the 24 residential apartments that gets us to 48 extra cars on top of what the building would have if it were only 1 story or the same as most other downtown buildings or businesses. So 48 is the "above average" number of cars we can assume we could have parking near Baxter Lofts.

Let's go back to Mr. Rozeff's piece on "Harlingen's Skyscraper". Mr. Rozeff stated that based on his research there were an average of 6 business per floor on floors 2 through 9. Ok that is 8 floors with 6 businesses each on average so that is 48 business. Assuming one business owner/manager and one secretary assistant per business we will use the most conservative number of 2 persons per business. This assumes that the business do not have any customers or clients visiting them. We will do an adjustment for the time period and assume that half of the assistants and secretaries don't have a car. So now we have 48 owners and managers with a car and only half of the 48 secretaries and assistants with a car (24 cars) that is a total of 72 cars that would have to have parked around the building in downtown Harlingen in the 1930's, 1940's and 1950's. This is the time period when the rest of Downtown is in

its heyday and one can assume that many more cars were parked at all the other business along Jackson Street. How did they do it? Let's say I am totally crazy and instead of 72 cars we will cut that by 50%. That still leaves us with 36 cars. Now that I have cut it in half to 36 cars at least let me have 12 customers or clients in the building and now we are back to the 48 cars projected for the Baxter Lofts. How did they do it back then? It must have been some kind of miracle? Since that time the City has added scores of parking places around the downtown.

Now let's look at WHEN they were parking around the Baxter Building in the 1930's through the 1950's. The tenants then were all businesses so they were parking there during business hours when all the other retail business along Jackson Street were open. So the peak parking for the Baxter Building would have been from 8am to 5pm or the same time as all the other businesses on Jackson Street.

Now the plan is to convert the building from businesses to residential. It is logical to assume that most of these people will have a job that requires them to drive to work. They will leave before 8am....before most downtown businesses open. They will return at about 5:00pm around the time most downtown businesses are closing except for restaurants, bars and a few other select businesses. So the peak parking period for the residences will occur between 5:00pm and 7:30am at the very same time when the parking demand for most of the rest of downtown is at its lowest.

I hope that I have been able to shed new light on what are apparently the two most popular reasons to oppose the redevelopment of the Baxter building into the Baxter Lofts with 24 residential units.

For the record, I strongly support MRE Capital's proposed redevelopment of the Baxter Building. I am elated that MRE Capital chose Harlingen's Baxter building to redevelop. I KNOW that it will be a good thing for our community and will help to improve and strengthen the continued redevelopment of our downtown area.



BOYS & GIRLS CLUB OF HARLINGEN

1209 W. WASHINGTON - P. O. BOX 1982

HARLINGEN, TEXAS 78551

956-428-4183 • FAX (956) 428-2544

E-MAIL: bclub@rgv.rr.com

February 22, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Baxter Lofts TDHCA #16029

Dear Mr. Irvine,

Our organization is pleased to advise you of our support for the aforementioned project in our community. We wish to voice our support for Baxter Lofts, an affordable housing development to be located in downtown Harlingen at 106 ½ South A Street, in Cameron County.

Our organization is a non-profit organization, that is active in the community of Harlingen, with a primary purpose of bettering the community that the Baxter Lofts Development will serve. Your support for this important community development is gratefully acknowledged, and if we can provide any additional information please feel free to contact our office.

Sincerely yours,

Gerald Gathright
Chief Professional Officer



Help & Hope for the Hungry, the Homeless & the Hurting



Pastor Bill Reagan, Executive Director

Board of Directors, 2016

*Minerva Simpson,
President
John Butler,
Vice-President
Linda Broyles,
Secretary
Jessica Montalvo,
Treasurer
Ricky Leal,
Past President*

*JoAnn Cleckler
Ned Cooley
Everett Driskill
David O'Brien
Rev. Dr. Charles
Palmer
Diana Resendez
Mary Jo Vela
Eric Ziebe*

Advisory Board

*Frank Boggus
Velma Bowman
Col. Glenn Hill
Edd Kerkow
Greg Quisenberry*

February 23, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Baxter Lofts TDHCA #16029

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for Baxter Lofts, an affordable housing development to be located in downtown Harlingen at 106 1/2 South A Street, in Cameron County.

Loaves & Fishes of the Rio Grande Valley, Inc. is a non-profit organization that is active in the Harlingen community with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

Courage & Imagination,

William M. Reagan
Executive Director





P.O. Box 531227 • Harlingen, Texas 78553-1227
956-423-5954 • Fax 956-423-2001 • unitedwayncc@yahoo.com
www.unitedwayincameronwillacy.org



United Way of
Northern Cameron County

February 22, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Baxter Lofts TDHCA #16029

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for Baxter Lofts, an affordable housing development to be located in downtown Harlingen at 106 1/2 South A Street, in Cameron County.

United Way of Northern Cameron County is a non-profit organization that is active in the community of Harlingen with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

Jessica Belschner
Executive Director



2/23/2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs □
221 East 11th Street
Austin, TX 78701

RE: Baxter Lofts TDHCA #16029

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for Baxter Lofts, an affordable housing development to be located in downtown Harlingen at 106 1/2 South A Street, in Cameron County.

Rio Grande Habitat for Humanity, Inc. is a non-profit organization that is active in the community of Harlingen with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

Wayne Lowry
Executive Director
Rio Grande Habitat for
Humanity, INC.

Rio Grande Habitat for Humanity, Inc.
412 W. Ash Ave., McAllen, TX 78501
PO Box 4318, McAllen, TX 78502
(956) 686-7455
www.habitatrgv.org

16029

Friday, March 4, 2016

Texas Department of Housing and Community Affairs
Housing Tax Credits Pre-Application and Application
Austin, Texas

~~Fax~~ #: 512-463-9784 Phone 512-475-0070 Fax

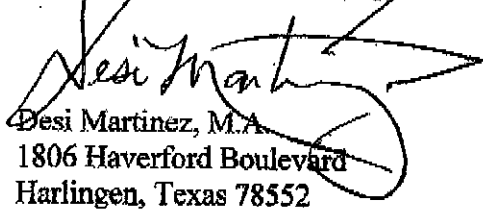
Re: TDHCA - HTC 9% Pre-Application and Application, #16259 - Region 11
Project Name: Baxter Lofts, 106 1/2 South "A" Street, Harlingen, Texas 78550
Applicants: Daniel Sailer and Jake Mooney
Census Tracts: 48061010900

I submit this letter in disapproval and not supporting the above pre-application and application. This site is in the original town site business district in the City of Harlingen and is business and government area and zoned commercial for this purpose. Furthermore, as described below there are many quality of life impediments that concerns me and should concern all. In addition, the process in development of this project was misleading to the community and gives the appearance of "excluding Section 8 Housing Vouchers recipients" from participation in a federally funded affordable housing program as reported in the Valley Morning Star attached.

Some of the impediments include, but not limited to,

- a) Does not meet the neighborhood environment and quality of life and safety standards of affordable housing for families and children with schools, parks, safe neighborhood environment and health services and other,
- b) Is a downtown commercial zone with original town site industrial sites nearby with many dilapidated or empty buildings,
- c) Has a new adult night club across the street and several night clubs and bars within a 2-4 blocks area,
- d) Surrounded by high rail traffic and tracks and is 100 feet from a regional railroad track crossing,
- e) Has high traffic state roads nearby and major commercial streets surrounding it,
- f) Has no ample parking,
- g) Has high power electrical lines overhead in the alley near the building,
- h) Is not and never has been in the City of Harlingen comprehensive and housing plan,
- i) This application is a "Vision" about a building needing rehabilitation. It is not about the needs of Harlingen low-income families, children, elderly and handicapped that live and work in the poorest SMSA in the nation. It is not about a housing opportunity that must allow Section 8 Housing Voucher recipients equal opportunities to housing access. This site is located in a U.S. Census Tract with a 48.3% poverty rate.

Contact me if you have any questions in this matter.



Desi Martinez, M.A.
1806 Haverford Boulevard
Harlingen, Texas 78552

956-778-8929 Cell Phone Desiandlu1@yahoo.com

From: lcrowgc@aol.com
To: [Sharon Gamble](#)
Subject: MCE Baxter Bid, Baxter Lofts 16029 A Street, Harlingen, Texas
Date: Tuesday, May 24, 2016 1:45:16 PM

Dear Ms. Gamble and TDHCA:

Please don't issue tax credits for the BAXTER Lofts. It is not needed and there is no off-street parking.

The developer initially conceived this as a loft project for young professionals, which would have been positive for the area.

It has morphed into low income housing which will not bring anything to this attractive retail area, with income pegged at \$15,000 per year for a one bedroom tenant.

You can help the growth of this area by turning this project down.

Please help this area and our community.

Thank you,

Larry Crow

A Concerned Citizen

956-534-4222

Sent from my iPhone

Community Input Scoring Items

TDHCA#: 16032

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Eagle Pass Chamber of Commerce

Name of Community Organization

Sandra P. Martinez

Contact Name

Support
 Opposition

B. Eagle Pass Evening Lions Club

Name of Community Organization

Ramon De La Garza

Contact Name

Support
 Opposition

C. Rotary of Eagle Pass

Name of Community Organization

Yolanda Ramon

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

Texas House of Representatives



PONCHO NEVÁREZ

DISTRICT 74

February 23, 2016

Roundstone Development
Bob Colvard
1605 LBJ Freeway, Suite 610
Dallas, Texas 75234

Re: RST Lantana Villas LP
Eagle Pass, Maverick County, Texas

Dear Mr. Colvard,

I received the Public Notification for the proposed Lantana Villas located in Eagle Pass, Texas and the 74th District, which I represent.

I understand that pursuant to Section 11.9(d)(5) of the Texas Qualified Allocation Plan, Applicants for competitively awarded Housing Tax Credits may receive up to 8 points for support from the State Representative for the district in which a development is proposed to be located.

Therefore, I am pleased to lend my support to this proposed development which will serve my constituents in Eagle Pass.

With kindest regards, I remain,

Sincerely,

A handwritten signature in black ink, appearing to read "Poncho Nevárez".

Poncho Nevárez

Capitol: P.O. Box 2910 - Austin, Texas 78768-2910 - (512) 463-0566 - Fax (512) 463-0220

District: 1815 Williams Street - Eagle Pass, Texas 78852 - (830) 773-0860

Counties: Brewster, Culberson, Hudspeth, Jeff Davis, Kinney, Loving, Maverick, Pecos, Presidio, Reeves, Terrell & Val Verde

RESOLUTION NO. 2016-08R**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF EAGLE PASS, IN SUPPORT OF RST
LANTANA VILLAS LP FOR A PROPOSED 64-UNIT
AFFORDABLE HOUSING APARTMENT PROJECT**

WHEREAS, RST Lantana Villas LP has proposed a development for affordable rental housing as the southwest corner of North Veterans Boulevard and Royal Ridge Drive named Lantana Villas in the City of Eagle Pass; and

WHEREAS, RST Lantana Villas LP has advised that is intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Lantana Villas;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS:

SECTION 1. The Mayor Ramsey English Cantu is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

READ, PASSED, AND APPROVED, this 2nd day of February, A.D., 2016.

ATTEST:



Ramsey English Cantu
Mayor



Imelda B. Rodriguez
City Secretary



EAGLE PASS CHAMBER OF COMMERCE

- Front Door to the Community -

400 Garrison Street P.O. Box 1188 Eagle Pass, TX 78853 www.eaglepasstexas.com
Tel. (830) 773-3224 Fax (830) 773-8844 chamber@eaglepasstexas.com

January 27, 2016

Texas Department of Housing and Community Affairs
c/o Mercedes Carr
1605 LBJ Freeway Suite 610
Dallas, Texas 75234

Re: Lantana Villas
SW Corner of Royal Ridge Dr. & N. Veterans Blvd.
Eagle Pass, TX 78852

Dear Ms. Carr:

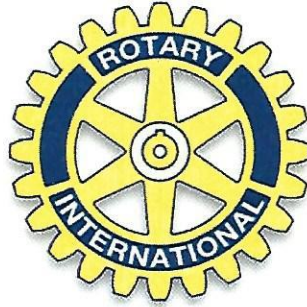
The Eagle Pass Chamber of Commerce is in support of the proposed affordable housing development, Lantana Villas.

As our community continues to grow, affordable housing for our working families is a continued concern. In our opinion, the newly constructed sixty four unit development will be a benefit to the working families of Eagle Pass.

If our organization can be of further assistance please do not hesitate to contact us.

Sincerely,

Sandra P. Martinez
Executive Director



February 3, 2016

Texas Department of Housing and Community Affairs
C/o Bob Colvard
1605 LBJ Freeway Suite 610
Dallas, Texas 75234

Re: Lantana Villas
SW corner Royal Ridge Dr & N Veterans Blvd
Eagle Pass, Texas 78852

Mr. Colvard:

The Rotary of Eagle Pass is in support of the proposed affordable housing development, Lantana Villas.

As our community continues to grow, affordable housing for our working families is a continued concern. In our opinion, the newly constructed sixty four unit development will be a benefit to the working families of Eagle Pass.

If our organization can be of further assistance please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Y. Ramon".

Yolanda Ramon
President



February 11, 2016

Texas Department of Housing and Community Affairs
C/o Bob Colvard
1605 LBJ Freeway Suite 610
Dallas, Texas 75234

Re: Lantana Villas
SW Corner of Royal Ridge Dr. & N. Veterans Blvd.
Eagle Pass, TX 78852

Mr. Colvard

The Eagle Pass Evening Lions Club is in support of the proposed affordable housing development, Lantana Villas.

In our opinion, the newly constructed sixty four unit development will help to ensure quality, affordable housing to the working families of Eagle Pass. As our community continues to grow, affordable housing for our working families is a continued concern.

If our organization can be of further assistance please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'R - De La Garza'.

Ramon De La Garza
President

Community Input Scoring Items

TDHCA#: 16033

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Chamber of Commerce

Name of Community Organization

Jeannie Adams

Contact Name

Support
 Opposition

B. First Baptist Church of Hughes Springs

Name of Community Organization

Daniel Bramlett

Contact Name

Support
 Opposition

C. Holly Springs WSC

Name of Community Organization

Pat Niblett

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



CHRIS D. PADDIE
TEXAS HOUSE OF REPRESENTATIVES
DISTRICT 9

February 17, 2016

Murray Calhoun
3224 26th Street
Metairie, LA 70002

Dear Mr. Calhoun,

RE: Hughes Springs Seniors Apartments Application #16033

The Hughes Springs Senior Apartments development in the city of Hughes Springs is located in State House district 9, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in cursive script that reads "Chris Paddie".

Representative Chris Paddie
District 9

RESOLUTION #021616

WHEREAS, MAC-RE, LLC has proposed the rehabilitation of the development of affordable rental housing known as Hughes Spring Seniors located at 202 Keasler in the City of Hughes Springs, Texas; and

WHEREAS, MAC-RE, LLC has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Housing Tax Credits for the Hughes Springs Seniors development; and

WHEREAS, in accordance with Section 11.9(d)(1)(A) of the Qualified Allocation Plan, an application may qualify for points for a resolution voted on and adopted from the governing body expressly setting forth that the City of Hughes Springs supports the Hughes Spring Seniors; and

WHEREAS, MAC-RE, LLC has requested a partial waiver in the amount of \$1.00, of development fees, for the Hughes Springs Seniors development as a commitment of Development funding from the City of Hughes Springs, Texas;

WHEREAS, the City of Hughes Springs, Texas has the authority to waive development fees on the property located at 202 Keasler;

BE IT RESOLVED THAT,

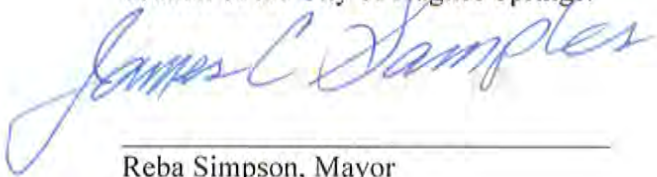
The governing body of the City of Hughes Springs, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$1.00 to be provided to the development in the form of a development waiver of development fees.

FURTHER RESOLVED, that the City of Hughes Springs, acting through its governing body, hereby confirms that it supports the proposed Hughes Springs Seniors located at 202 Keasler and that its governing body has voted specifically to approve the rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6710(b)(1)(B); and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Reba Simpson, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 16th day of February, 2016 at a regular meeting of the city council of the City of Hughes Springs.



Reba Simpson, Mayor



George Fite, City Secretary

Seal

CHAMBER OF COMMERCE
"WHERE HOSPITALITY IS A HABIT"
P.O. BOX 218 HUGHES SPRINGS TEXAS 75656

February 2, 2016

Murray Calhoun
MAC Real Estate, LLC
3224 26th Street
Metairie, LA 70002

Re: Letter of Support
Hughes Springs Seniors Apartments, Hughes Springs, TX, Application # 16033

Dear Mr. Calhoun,

The Chamber of Commerce supports the proposed acquisition and rehabilitation of the Hughes Springs Seniors Apartments in its current location. Our organization is a non-profit organization that serves the community in which this development is located.

Sincerely,

Signature Jeannie Adams
Tax ID # 1-75-2020561-2



First Baptist Church

February 4, 2016

Murray Calhoun
MAC-RE, LLC
3224 26th Street
Metairie, LA 70002

Re: Letter of Support
Hughes Springs Seniors Apartments, Hughes Springs, TX, Application # 16033

Dear Mr. Calhoun,

The **First Baptist Church of Hughes Springs** supports the proposed acquisition and rehabilitation of the Hughes Springs Seniors Apartments in its current location. Our organization is a non-profit organization that serves the community in which this development is located.

Sincerely,

Daniel Bramlett

Pastor

FBC, Hughes Springs, TX

TAX ID 45-2705116

**HOLLY SPRINGS WSC
P.O. BOX 1078
HUGHES SPRINGS, TX 75656**

February 2, 2016

Murray Calhoun
MAC Real Estate, LLC
3224 26th Street
Metairie, LA 70002

Re: Letter of Support
Hughes Springs Seniors Apartments, Hughes Springs, TX, Application # 16033

Dear Mr. Calhoun,

Holly Springs WSC
The *Holly Springs WSC* supports the proposed acquisition and rehabilitation of the Hughes Springs Seniors Apartments in its current location. Our organization is a non-profit organization that serves the community in which this development is located.

Sincerely,

Signature *Pat Fehleitt officia*
Tax ID # *75-2178196*

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in QCP submission package.

Part 1: Development Information

Development Name: Hughes Springs Seniors Apartments
 Development Street Address: 202 Keasler St
 Development City: Hughes Springs
 Development County: Cass
 TDHCA # (for office use only):

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Hughes Springs Seniors Resident Council
 This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) N
 IF YES, provide the years that the organization made submissions prior to 2016: _____
 The Neighborhood Organization is a (select one of the following):
 Homeowners Association
 Property Owners Association
 Resident Council and our members occupy the existing development
 Other (explain): _____
 As of February 27, 2016, this Neighborhood Organization is on record with (select one of the following):
 County
 Secretary of State
 Texas Department of Housing & Community Affairs (if prior to January 29, 2016)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: ROBERTA WOLF
 Title: President
 Physical Address: 202 KEASLER ST APT. 17
 Mailing Address (if different from above):
 City: HUGHES SPRINGS TX Zip Code: 75656
 Phone: 903-353-2369 Email:

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name: BILL GRAY
 Title: Secretary & Treasurer
 Physical Address: 202 KEASLER ST #27
 Mailing Address (if different from above):
 City: HUGHES SPRGS TX Zip Code: 75656
 Phone: 903-639-1115 Email:

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

Hughes Springs Seniors Apartments is a good candidate for a rehabilitation that will allow new appliances, flooring, painting, HVAC systems and additional tenant amenities. Our Resident Council believes that a new funding will promote and protect the quality of life, safety and residential characteristics of the complex and neighborhood and insure a safe, sanity and affordable place for the tenants to live.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

The boundaries of the Resident Council shall be Keasler Street, then South to School Drive, then East to Kasling Street, then North to Tower Road, then West back to Keasler Street.

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
 - This organization certifies that the organization was formed before January 4, 2016.
 - This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after February 27, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
 - This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
 - This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
 - This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.
- This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

Roberta Wolf
1st Contact Signature

12-22-15
Date

ROBERTA WOLF
1st Contact Printed Name

President
Title

Bill Gray
2nd Contact Signature

12-22-15
Date

BILL GRAY
2nd Contact Printed Name

Secretary & Treasurer
Title

16033/Supp

To: TDHCA As residents of the Hughes Springs Srs Apts., we are putting our signatures on this letter saying that we agree that a rehab of our property would benefit us who live here and future residents along with the whole community of Hughes Springs as bringing a beautiful, peaceful place for seniors and disabled to call home. This is the only seniors and disabled apt. complex in Hughes Springs. Please consider us for this important decision. Thank you, Hughes Springs Srs.

Albora Mittal apt #25

Deborah Mittal

Bell Gray
Anna Daniels #3

ANNA DANIELS

Roberta Wolf #17

T Taylor #15

Mary Nix #7

Martha Green #16

Helen Brannum #29

Norma Barton #6

Laura Chism #14

16033

To: TDHCA Attention...Sharon Gamble,

I think we could really benefit by having a rehab done at our apt. complex. We have dead bushes that need to be removed- we have bushes in front of the bedroom windows(our emergency exit) that would make it hard to get out- there are walkways and sidewalks that have standing water after it rains-the retaining walls are rotting and falling down-the roofing is 25 years old and the manager is constantly picking up shingle tabs that have blown off-new paint and siding would really help the curb appeal and attract more prospective tenants-most of our residents here try to keep things looking nice and it would be much easier to do with your help of allowing us a rehab-I am 82 years old, I have been here for 10 years and I really like it here, but because of the age of the complex it is starting to look run down-and one last thing that I think would be nice if we could implement it in would be no smoking inside the apts. Thank you for your time, Roberta Wolf -President/Seniors Resident Community Council

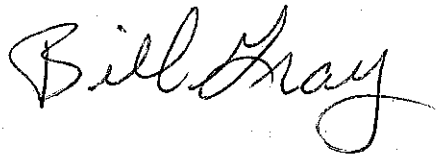
Roberta Wolf

16033

To: Texas Department of Housing and Community Affairs

Attention: Sharon Gamble

I would like to start by saying that our complex is close to several churches of different denominations that make it easy for the elderly and disabled to find one that they can associate with. It is conveniently located close to a Drs. office-pharmacy-shopping-library-and public offices. We take pride in our community and think that the elderly and disabled deserve a centrally located, well maintained, peaceful place to call home. I think it could greatly benefit the everyday lives of those already living here and of future residents if we could get the rehabilitation of our 25 year old complex. For some it could be their last home and how wonderful it would be to have a beautiful, comfortable, safe and affordable place to dwell until then. Thank you for your consideration in the matter. We hope and pray that we will be chosen to receive this much appreciated rehabilitation on our property. Sincerely, Bill Gray-Seniors Resident Council Secretary-Treasurer

A handwritten signature in cursive script that reads "Bill Gray". The signature is written in dark ink and is centered below the typed name.

Community Input Scoring Items

TDHCA#: 16034

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Kiwanis International

Name of Community Organization

Kevin Lewis

Contact Name

Support
 Opposition

B. Lions Club

Name of Community Organization

Greg Brown

Contact Name

Support
 Opposition

C. Convenant Health

Name of Community Organization

Clay Taylor

Contact Name

Support
 Opposition

D. Plainview Elks Lodge

Name of Community Organization

Cody Lindeman

Contact Name

Support
 Opposition

E. Plainview Downtown Association

Name of Community Organization

Paul Drager

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



KEN KING

TEXAS HOUSE OF REPRESENTATIVES
District 88

February 29, 2016

Marni Holloway
c/o Texas Department of Housing and Community Affairs
PO Box 13941
Austin, Texas 78711-3941

Re: Conrad Lofts #16034
191 W. 6th Street, Plainview, TX 79072

Ms. Holloway,

I am writing this letter to express my support for the above mentioned property to receive a housing tax credit.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken King", written over a light gray background.

Ken King
State Representative

KK/cll

CAPITOL OFFICE

P.O. Box 2910 | Austin, Texas 78768-2910 | Phone: (512) 463-0736 | KEN.KING@HOUSE.STATE.TX.US

COUNTIES

Armstrong, Bailey, Briscoe, Castro, Cochran, Donley, Gray, Hale, Hansford, Hemphill, Hockley, Lamb, Lipscomb, Ochiltree, Roberts, Swisher, Yoakum

RESOLUTION NO. R16-353

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF PLAINVIEW, TEXAS, SUPPORTING AN APPLICATION FOR HOUSING TAX CREDIT FINANCING TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR A PROPOSED AFFORDABLE RESIDENTIAL DEVELOPMENT PROJECT AND DESIGNATING THE MAYOR TO CERTIFY THIS RESOLUTION TO TDHCA.

WHEREAS, Conrad Housing Partners, LP has proposed a development for affordable rental housing to be located at the site on the attached map, incorporated hereto as a part of this Resolution, in the City of Plainview, Hale County, Texas and named "Conrad Lofts"; and

WHEREAS, Conrad Housing Partners, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Conrad Lofts; and

WHEREAS, the City Council desires to support the proposed application of Conrad Housing Partners, LP for an affordable residential development project located at the site on the attached map and incorporated hereto, TDHCA Application Number 16034 in accordance with the Texas Government Code Ann., Section 2306.6710 (Vernon's Supp. 2015) and Texas Administrative Code, Section 11.09(d)(1), effective January 6, 2016 at 41 Tex. Reg. 199; and

WHEREAS, the City Council adopts this Resolution specifically for the potential financing only and makes no finding as to the proposed site's suitability or compliance with the City, state or federal laws and regulations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Plainview that:

I.

The City Council for the City of Plainview hereby approves this Resolution of support for Conrad Housing Partners, LP's proposed application to TDHCA for the proposed development of affordable rental housing, named, "Conrad Lofts," located herein on the attached map and incorporated hereto, Plainview, Hale County, Texas, which is the same site as identified in TDHCA Application Number 16034.

II.

The Mayor is hereby authorized and directed to execute, respectively, on behalf of the City of Plainview, all necessary documents to certify this Resolution of support from the governing body to the Texas Department of Housing and Community Affairs.

III.

This Resolution's public purpose is to support Conrad Housing Partners, LP's application with TDHCA to encourage quality development for affordable rental housing to benefit the City as a whole.


PASSED and APPROVED this 9th day of February, 2016.


Wendell Dunlap, Mayor


ATTEST:


Belinda Hinojosa, City Secretary

APPROVED AS TO CONTENT:


Andrew Freeman, Assistant City Manager

APPROVED AS TO FORM:


Leslie Spear Schmidt, City Attorney



OFFICE OF THE
MAYOR

PLAINVIEW, TX

city of plainview

April 1, 2016

Texas Department of Housing and Community Affairs
Multifamily Finance Division
P.O. Box 13941
Austin, TX 78711-3941

RE: Public Comments in Support of Conrad Lofts #16034

Dear Mr. Oxer and TDHCA Board Members,

On behalf of the City of Plainview, I am writing to express our utmost support for the Conrad Lofts 9% Housing Tax Credits application submitted to your department.

As you review the project, you will see the applicant is proposing to rehabilitate and reuse an original Hilton Hotel built in 1929 for affordable housing units. Unfortunately, this building has stood vacant since 1983, becoming an eye sore in our historic downtown. There has been limited interest or viable financial resources to see this building restored to its fullest potential, until now. Mr. Mooney and Mr. Sailler, Conrad Lofts developers, have been working with our staff since last summer on this site. This group believes this historic structure can be saved and become a focal point for redevelopment of our downtown area. We agree with this conclusion.

Our City of Plainview Comprehensive Plan includes strategies this development would meet if approved, such as diversifying our housing market by providing affordable rental housing, promoting residential development in downtown, and restoring historically significant housing. There is no building in Plainview more historically significant and in need of restoration than the Hilton Hotel. The impact of this redevelopment project would be substantial for our city.

Without the 9% Housing Tax Credit program layered with Historic Tax Credits at the State and Federal Level, we believe the chances of the Hilton Hotel being saved are becoming less and less likely. We respectfully request that you approve this important project for our community, our downtown, and for our region.

If you have any questions, please do not hesitate to contact me at (806) 296-1106.

Sincerely,

Wendell Dunlap
Mayor



February 23, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs ☐
221 East 11th Street
Austin, TX 78701

RE: Conrad Lofts TDHCA #16034

Mr. Irvine:

On behalf of Kiwanis International of Plainview, Texas, please accept this letter in support of the Conrad Lofts in our city.

This project is greatly needed in Plainview for a variety of reasons, probably the greatest of which is an opportunity to provide much-needed affordable housing to our citizens.

Because Kiwanis International's motto is "Serving the Children of the World," we whole-heartedly throw our support behind the project knowing that it will touch many, many children's lives in our community.

Thank you for your time, and good luck with this endeavor.

A handwritten signature in black ink that reads "Kevin Lewis". The signature is written in a cursive style with a large, prominent 'K'.

Kevin Lewis

President

Kiwanis International of Plainview



February 23, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Conrad Lofts TDHCA #16034

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for Conrad Lofts, an affordable housing development to be located in the historic Hilton Hotel in downtown Plainview at 6th and Austin Streets, in Hale County.

The Plainview Noon Lions Club is a non-profit organization that is active in the community of Plainview with a primary purpose of bettering the community that this development will serve.

If I can be of further help in this matter, please let me know.

A handwritten signature in blue ink that reads "Greg Brown".

Greg Brown

Lion Boss, Plainview Noon Lions Club

806.292.5753

.....

P.O. Box 668
Plainview, TX 79072
806-293-1212
plainviewelks@aol.com

PLAINVIEW ELKS LODGE #1175

February 23, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Conrad Lofts TDHCA #16034

Dear Mr. Irvine,

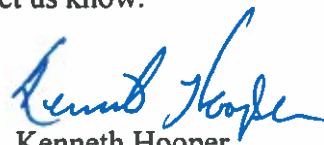
Please accept this letter in support of the aforementioned project.

We are writing this letter in support from the Plainview Elks Lodge, #1175, for Conrad Lofts, an affordable housing development to be located in the historic Hilton Hotel in downtown Plainview at 6th and Austin Streets, in Hale County.

The Plainview Elks Lodge is a non-profit organization that is active in the community of Plainview with a primary purpose of bettering the community that this development will serve.

If we can be of further help in this matter, please let us know.


Cody Lindeman
Exalted Ruler


Kenneth Hooper
Chairman of the Board

.....



February 25, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Conrad Lofts TDHCA #16034

Dear Mr. Irvine,

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for Conrad Lofts, an affordable housing development to be located in the historic Hilton Hotel in downtown Plainview at 6th & Austin in Plainview, Texas.

Plainview Downtown Association is a nonprofit organization committed to revitalizing downtown Plainview. This project would be instrumental in helping to accomplish our mission.

If I can be of any assistance in this matter, please let me know.

Sincerely,

Paul Drager
President
Plainview Downtown Association
806.293.4269
Pdrager1@gmail.com

Old World Antiques, Inc.

ESTABLISHED 1974

212 BALTIMORE STREET

PHONE (806) 291-9800 -- FAX (806) 291-9804

PLAINVIEW, TEXAS 79072

We're On-line:

oldworldantiques.com

JACK OSWALD

Cell (806) 292-0496

03-01-16

Mrs. Teresa Morales
Texas Department of Housing and Community Affairs
P. O. Box 13941
221 East 11th Street
Austin, Texas 78711-3941

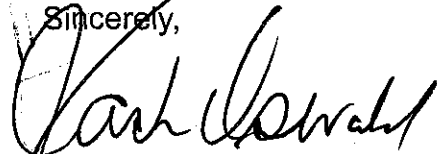
RE: Restoration and develop Hilton Hotel, 116 West 6th Street in Plainview,
into 27 affordable housing loft apartments.

Dear Mrs. Morales,

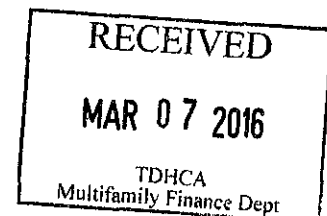
Please accept this letter in support of the aforementioned project

I am writing this letter to voice my support for the Plainview, Texas Hilton
Hotel restoration into affordable housing lofts. This will be a wonderful
project that will serve many people. Plainview has been my home for 76 years
and I have operated businesses East and South of the Hilton Hotel.

Sincerely,



Jack Oswald
Old World Antiques, Gifts and Decor



2ND Attempt

HUNGER PLUS INC.

To feed the hungry and help them become self-reliant.

J.B. Roberts, Chairman

March 9, 2016

Mrs. Teresa Morales
Texas Department of Housing and Community Affairs
P.O. BOX 13941
221 East 11th
Austin, TX 78711-3941

RE: MRE Capital LLC, Application for restoration and development of Hilton Hotel,
116 W. Sixth Street, Plainview, TX into 17 affordable loft apartments, Conrad Lofts

Dear Mrs. Morales,

Please accept my letter of support for the MRE Capital LLC, restoration and development of the Hilton Hotel into affordable loft apartments in Plainview, Texas.

I have lived, worked and raised my family in the Plainview community for most of my life. I am now almost 87 years old. I have many fond memories of times spent in the Plainview Hilton Hotel during its prime. My wife, Ramona, is a Plainview historian and genealogist and has many photos and stories of that wonderful hotel. However, those days are long gone and this building has been an empty shell for many, many years. Although it was once a great addition to our downtown area, now it is an eyesore to an area that the community is trying to restore and rebuild. A new apartment home within the renovated Hilton Hotel building would be a great attraction to our downtown.

Plainview, Texas located in the Panhandle, is starting a new economic rebirth since the development in Wind Energy in our area. Having a new housing area would be a wonderful addition to our growing community and expanding downtown.

Thank you for your consideration in this matter. Please feel free to contact me with any questions.

Sincerely,


J.B. Roberts, Chairman

JBR/jst

cc: Daniel Sailor, MRE Capital LLC

P.O. BOX 337, 3009 Oilon Road
Plainview, TX 79072 U.S.A.
Phone: 862934411 Fax: 862934444
Email: info@hungerplus.org Web: hungerplus.org

Community Input Scoring Items

TDHCA#: 16038

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. First Baptist Church of Orange Grove

Name of Community Organization

Steven Gaither

Contact Name

Support
 Opposition

B. First Evangelical Church of Orange Grove

Name of Community Organization

Jan Putnam

Contact Name

Support
 Opposition

C. Orange Grove Co-Op

Name of Community Organization

Matt Havelka

Contact Name

Support
 Opposition

D. St John of the Cross Church

Name of Community Organization

Fr Prince Kuruvila

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

TEXAS HOUSE OF REPRESENTATIVES



J.M. LOZANO

February 25, 2016

Murray Calhoun
3224 26th Street
Metairie, LA 70002

Dear Mr. Calhoun,

RE: Orange Grove Seniors Apartments Application #16038

The Orange Grove Seniors Apartments development in the city of Orange Grove is located in State House District 42, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to be "JML", written in a cursive style.

Representative J. M. Lozano
District 43

RESOLUTION # 16-0217

WHEREAS, MAC-RE, LLC has proposed the rehabilitation of the development of affordable rental housing known as Orange Grove Seniors located at 520 East Orange Avenue in the City of Orange Grove, Texas; and

WHEREAS, MAC-RE, LLC has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Housing Tax Credits for the Orange Grove Seniors development; and

WHEREAS, in accordance with Section 11.9(d)(1)(A) of the Qualified Allocation Plan, an application may qualify for points for a resolution voted on and adopted from the governing body expressly setting forth that the City of Orange Grove supports the Orange Grove Seniors; and

WHEREAS, MAC-RE, LLC has requested a partial waiver in the amount of \$10.00 of development fees, for the Orange Grove Seniors development as a commitment of Development funding from the City of Orange Grove, Texas;

WHEREAS, the City of Orange Grove, Texas has the authority to waive development fees on the property located at 520 East Orange Avenue;

BE IT RESOLVED THAT,

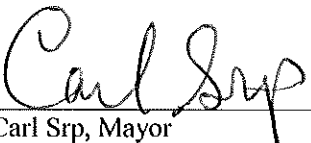
The governing body of the City of Orange Grove, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$10.00 to be provided to the development in the form of a development waiver of development fees.

FURTHER RESOLVED, that the City of Orange Grove, acting through its governing body, hereby confirms that it supports the proposed Orange Grove Seniors located at 520 East Orange Avenue and that its governing body has voted specifically to approve the rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6710(b)(1)(B); and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Carl Srp, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 17 day of Feb. 2016 at a regular meeting of the city council of the City of Orange Grove.



Carl Srp, Mayor



Glenna Hackfeld, City Secretary

Seal

February 2, 2016

Murray Calhoun
MAC Real Estate, LLC
3224 26th Street
Metairie, LA 70002

Re: Letter of Support
Orange Grove Seniors Apartments, Orange Grove, TX, Application # 16038

Dear Mr. Calhoun,

The First Baptist Church supports the proposed acquisition and rehabilitation of the Orange Grove Seniors Apartments in its current location. Our organization is a non-profit organization that serves the community in which this development is located.

Sincerely,

Signature

Alan A. ... Pastor

Tax ID #

74-2299968



First Evangelical Lutheran Church

600 S Dibrell St
 P.O. Box 806
 Orange Grove, TX 78372

Office Phone: 361.384.2712
 Email: firstog@men.com

February 2, 2016

Murray Calhoun
 MAC Real Estate, LLC
 3224 28th Street
 Metairie, LA 70002

Re: Letter of Support
 Orange Grove Seniors Apartments, Orange Grove, TX, Application # 16038

Dear Mr. Calhoun,

The 1st Lutheran supports the proposed acquisition and rehabilitation of the Orange Grove Seniors Apartments in its current location. Our organization is a non-profit organization that serves the community in which this development is located.

Sincerely,

Signature

Tax ID #

74-1978481



ORANGE GROVE CO-OP

P.O. Box 310
Orange Grove, TX 78372
361/384-2766
Fax 361/384-9121

February 2, 2016

Murray Calhoun
MAC Real Estate, LLC
3224 26th Street
Metairie, LA 70002

Re: Letter of Support
Orange Grove Seniors Apartments, Orange Grove, TX, Application # 16038

Dear Mr. Calhoun,

The Orange Grove Co-op supports the proposed acquisition and rehabilitation of the Orange Grove Seniors Apartments in its current location. Our organization is a non-profit organization that serves the community in which this development is located.

Sincerely,

Signature Matt Shank

Tax ID # 74-11001195

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in QCP submission package.

Part 1: Development Information

Development Name: Orange Grove Seniors Apartments
Development Street Address: 520 East Orange Ave
Development City: Orange Grove
Development County: Jim Wells
TDHCA # (for office use only):

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Orange Grove Seniors Resident Council

This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) N

If YES, provide the years that the organization made submissions prior to 2016: _____

The Neighborhood Organization is a (select one of the following):

- Homeowners Association
- Property Owners Association
- Resident Council and our members occupy the existing development
- Other (explain): _____

As of February 27, 2016, this Neighborhood Organization is on record with (select one of the following):

- County
- Secretary of State
- Texas Department of Housing & Community Affairs (if prior to January 29, 2016)

Part 3: Neighborhood Organization Contact Information

1* Contact Information

Name: CAROL McKEUAIN
Title: President
Physical Address: 520 E ORANGE AVE Apt 9
Mailing Address (if different from above): ORANGE GROVE, TX
City: _____ Zip Code: 78372
Phone: 830-591-8115 -cell only Email: _____

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	Georgia G Ward		
Title:	Secretary & Treasurer		
Physical Address:	520 E Orange Ave Apt 4		
Mailing Address (if different from above):	"		
City:	Orange Grove, TX	Zip Code:	78372
Phone:	361-384-3622	Email:	georgia.walsh@shue.com

Part 4: Reason for Support or Opposition

The Neighborhood Organization	<input checked="" type="checkbox"/> Supports	<input type="checkbox"/> Opposes the Application for Competitive Housing Tax Credits
-------------------------------	--	--

for the above referenced development for the following reasons:

Orange Grove Seniors Apartments is a good candidate for a rehabilitation that will allow new appliances, flooring, painting, HVAC systems and additional tenant amenities. Our Resident Council believes that a new funding will promote and protect the quality of life, safety and residential characteristics of the complex and neighborhood and insure a safe, sanitary and affordable place for the tenants to live.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

The boundaries of the Resident Council shall be East Orange Ave/FM-624 then East to the intersection of East Orange Street & East Soyars Ave, then generally North/North West to Armstrong Dr., then generally South/South West returning to East Orange Ave/FM-624

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
 - This organization certifies that the organization was formed before January 4, 2016.
 - This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after February 27, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
 - This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
 - This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
 - This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.
- This organization certifies that all certifications contained herein are true and accurate. (First and Second Contacts must sign below):

CAROL McKELVAIN
1st Contact Signature

12-22-15
Date
President

Carol McKelvin
1st Contact Printed Name

Title

Georgia H. Ward
2nd Contact Signature

12-22-15
Date
Secretary & Treasurer

Georgia Ward
2nd Contact Printed Name

Title

Community Input Scoring Items

TDHCA#: 16040

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Washington County Healthy Living Association

Name of Community Organization

Toy Kurtz

Contact Name

Support
 Opposition

B. Faith Mission

Name of Community Organization

Randy Wells

Contact Name

Support
 Opposition

C. Washington County Chamber

Name of Community Organization

Paige Michel

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

TEXAS HOUSE OF REPRESENTATIVES



LEIGHTON SCHUBERT

District 13

February 4, 2016

Ms. Marvalette Hunter
HuntJon, LLC
6802 Champion Village Court
Houston, Texas 77069

RE: Parklane Villas, TDHCA No. 16040

Dear Ms. Hunter:

I received the Public Notification for Parklane Villas, a proposed multi-family community to be located in Brenham, Texas, which I represent in the Texas House of Representatives.

I am pleased to lend my support to this development, along with the Brenham City Council and the Washington County Commissioners Court, that will serve the constituents in my district.

Sincerely,

A handwritten signature in black ink that reads "Leigh Schubert".

Leighton Schubert
State Representative



RESOLUTION NO. R-16-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS, PROVIDING SUPPORT FOR HUNTJON, LLC'S TDHCA APPLICATION FOR THE PARKLANE VILLAS DEVELOPMENT WITHIN THE CITY OF BRENHAM, TEXAS; AUTHORIZING THE MAYOR TO CERTIFY THIS RESOLUTION TO TDHCA; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, HuntJon, LLC has proposed a development to replace currently existing affordable rental housing for low income residents on approximately 6.274 acres with access from Hosea Street and bounded by Bob Street on the East, specifically being described as a portion of a called 7.5206 acre tract described in a Warranty Deed from Lowell S. Fink to Boettcher Building Center of Brenham, Inc., recorded in Volume 433, Page 192, of the Deed Records of Washington County Texas and all of Parkercrest Subdivision Section II, Block 1, called 1.007 acres recorded on Plat Cabinet File No. 517B of the Plat Records of Washington County, Texas; and

WHEREAS, HuntJon, LLC has advised the City of Brenham that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2016 Competitive 9% Housing Tax Credits for the Parklane Villas development; and

WHEREAS, the proposed Parklane Villas development is in conformance with the City of Brenham's Official Zoning Map; and

WHEREAS, the City of Brenham recognizes the need for replacing existing affordable housing to accommodate individuals currently living in deteriorating conditions and those who are affected by the increasing economic activity in our area;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS, AS FOLLOWS:

Section 1: That the foregoing recitals are hereby found to be true and correct legislative findings of the City of Brenham, Texas, and are fully incorporated into the body of this Resolution.

Section 2: That the City Council of the City of Brenham, Texas hereby declares its support for the proposed Parklane Villas development located on approximately 6.274 acres with access from Hosea Street and bounded by Bob Street on the East, said development being the subject of a TDHCA Application for Housing Tax Credits.

Section 3: That the Mayor is hereby authorized and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

Section 4: This Resolution shall become effective immediately from and after its passage.

RESOLVED on this 7th day of January, 2016.



Milton Y. Tate, Jr.
Milton Y. Tate, Jr.
Mayor

ATTEST:

Jenna Bellinger
Jenna Bellinger, TRMC
City Secretary

RESOLUTION

WHEREAS, the mission of Public Housing is to provide affordable, decent, safe and sanitary housing for persons of low income, the elderly and the disabled; and

WHEREAS, Public Housing units of the Brenham Housing Authority are deteriorating and being taken off line due to condition; and

WHEREAS, abandoned units will create blighted conditions; and

WHEREAS, availability of "Housing of Last Resort" is decreasing; and

WHEREAS, this is placing the burden of housing assistance on other community organizations; and

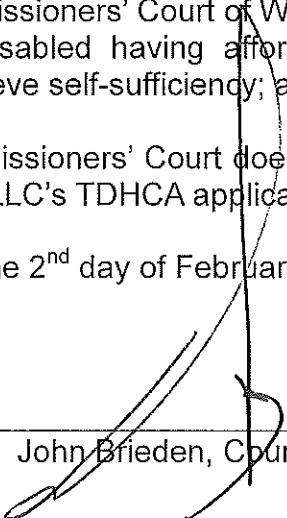
WHEREAS, HuntJon, LLC recognizes the opportunity to improve Public Housing in Brenham and Washington County through a public-private effort for both rehabilitation and reconstruction; and

WHEREAS, HuntJon, LLC intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2016 Competitive 9% Housing Tax Credits for the Parklane Villas development; now, therefore, be it

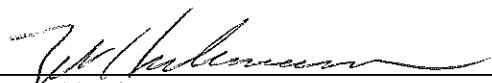
RESOLVED, that the Commissioners' Court of Washington County does support the low income, elderly and the disabled having affordable, decent and safe housing and supports their efforts to achieve self-sufficiency; and be it further

RESOLVED, that the Commissioners' Court does support the proposed Parklane Villas development and HuntJon, LLC's TDHCA application for Housing Tax Credits.

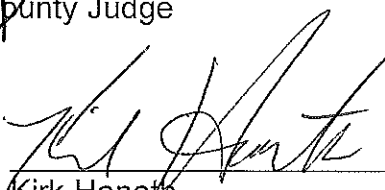
Passed and Approved this the 2nd day of February, 2016.




John Brieden, County Judge




Zeb Heckmann
Commissioner, Precinct 1



Kirk Hanath
Commissioner, Precinct 3



Luther Hueske
Commissioner, Precinct 2



Joy Fuchs
Commissioner, Precinct 4

WASHINGTON COUNTY HEALTHY LIVING ASSOCIATION

MARGARET E. BLIZZARD SENIOR ACTIVITY CENTER

1301 EAST TOM GREEN ST.

P.O. BOX 401

BRENHAM TEXAS 77833

WWW.SENIORCENTERBREHAM.COM

The Washington County Healthy Living Association, Margaret E. Blizzard Senior Activity Center supports Parkland Villas. This beautiful complex will be a wonderful addition to our community and our seniors of Brenham and Washington County.

Thank You!!

Toy Kurtz

Toy Kurtz, Executive Director
WCHLA, Senior Activity Center
2804 Gun & Rod Road
P.O. Box 401
Brenham, TX 77834
979 836-6552
www.seniorcenterbrenham.com
Forever Young Resale Shop
701 East Commerce
P.O. Box 401
Brenham, TX 77834
979 836-1430
ladies1975@att.net



FAITH MISSION AND HELP CENTER

500 East Academy, Brenham, Texas 77833
Phone: 979-830-1488, Fax: 979-830-7102
eMail: admin@faithmission.us

February 1, 2016

Ms. Marvalette Hunter
HuntJon, LLC
6802 Champion Village Court
Houston, Texas 77069

RE: Letter of support, Belle Towers, TDHCA # 16040

Dear Ms. Hunter:

Faith Mission provides this letter of support for Parklane Villas, a proposed multi-family community to be located near the Northeast corner of Hosea and Riggs Street in Brenham, Texas. The project will consist of 80 multi-family housing units for persons with incomes less than 60% of the area median income.

Faith Mission is a non-profit, faith-based organization serving low income individuals and families in Washington County. Since 1985, Faith Mission has been serving those in need by helping them become self-sufficient through emergency assistance and paths to long-term improvement. Our services and programs include: Homeless Shelter, Family & Individual Counseling, Food, Clothing, Furniture, Medical Care, Medicine, Vocational Training, Financial Assistance, Education, and employment opportunities.

By working to meet basic needs of food, shelter and clothing, Faith Mission is aware of the shortage of quality affordable housing. We believe that the proposed development will help to meet the growing need for affordable housing within this community.

Should you have any questions, please do not hesitate to call me at (979) 830-1488.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Wells", written over a horizontal line.

Rev. Randy Wells
Executive Director

"making His mission our mission"



Washington County
CHAMBER OF COMMERCE
Convention & Visitors Bureau

January 20, 2016

Ms. Marvalette Hunter
HuntJon, LLC
6802 Champion Village Court
Houston, Texas 77069

RE: Letter of support for Parklane Villas, TDHCA # 16040

Dear Ms. Hunter:

The Washington County Chamber of Commerce Board of Directors is pleased to provide this letter of support for Parklane Villas, the proposed multi-family community to be located in Brenham. We understand that the project will consist of 80 multi-family housing units for persons with incomes less than 60% of the area median income.

The Chamber's mission is to promote a positive economic impact on the community. We believe that the proposed development will benefit the City of Brenham, our 785 members, and the overall community by providing jobs and quality affordable housing for families.

Please contact me again for any additional information or assistance. Thank you.

Sincerely,

Page Michel
President & CEO

MEMBER

APPROPRIATIONS COMMITTEE
ARTICLE II SUBCOMMITTEE, CHAIR

CALENDARS COMMITTEE

HHSC TRANSITION LEGISLATIVE
OVERSIGHT COMMITTEE, CO-CHAIR

HUMAN SERVICES COMMITTEE

MENTAL HEALTH SELECT COMMITTEE,
CHAIR



FOUR PRICE
STATE REPRESENTATIVE

CAPITOL OFFICE

P.O. Box 2910
AUSTIN, TEXAS 78768-2910
www.house.state.tx.us
four.price@house.state.tx.us
(512) 463-0470 Capitol
(806) 374-8787 District

Via Hand Delivery & Via Email

February 29, 2016

Mr. Tim Irvine
Executive Director
221 East 11th Street
Austin, Texas 78711

Re: Project Number 16043, SilverLeaf at Panhandle,
Proposed to be located at 500 block of Pecan Street, Panhandle, Carson County, Texas
Elderly Limitation

Dear Mr. Irvine:

Pursuant to the Texas Government Code and the rules of your agency, this letter is to serve as an expression of my support for the above-referenced proposed development of affordable rental housing in Texas House District 87, which district I have the privilege of representing in the Texas House of Representatives.

It is my understanding that the proposed development is designed to serve elderly residents. In addition to my support, the project has the support of community leaders such as the Panhandle city council which passed a resolution in favor of the proposed development. According to the minutes of the city council, all council members voted in favor of the resolution. I am also informed that members of the city council visited other Texas communities in which the developer had constructed similar senior housing.

I appreciate your consideration of my letter in support.

Sincerely,

Four Price
State Representative
House District 87

RECEIVED
FEBRUARY 29 2016
LEGISLATIVE SERVICES DIVISION

CITY OF PANHANDLE

Post Office Box 129
Panhandle, Texas 79068
Phone (806) 537-3517
Fax (806) 537-5049

RESOLUTION 2015-06

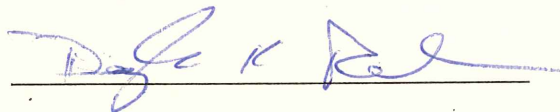
Whereas, StoneLeaf Companies has purposed a development for affordable rental housing at the 500 block of Pecan St named SilverLeaf at Panhandle, in the City of Panhandle, Carson County; and

Whereas, StoneLeaf Companies has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits and HOME funds for SilverLeaf at Panhandle

It is hereby

RESOLVED, that the City of Panhandle, acting through its governing body, hereby confirms that it supports the purposed SilverLeaf at Panhandle located at address and that this formal action has been taken to put on record the opinion expressed by the City of Panhandle on November 12, 2015, and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Doyle Robinson, Mayor of the City of Panhandle, are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.



Doyle Robinson, Mayor
City of Panhandle



Veronica Willburn
City Secretary, City of Panhandle

Mayor – Doyle Robinson
Mayor Pro-Tem – Alvin Stamps
Council Member – Karrie Smith

Interim City Manager – Terry Coffee
City Secretary – Veronica Willburn

Council Member – Brady Shadid
Council Member – Bill McLeod
Council Member – Christopher Young

GARRETSON CENTER, INC.
P.O. BOX 1239
PANHANDLE, TEXAS 79068

To Whom It May Concern,

Garretson Center, Inc. is pleased to support the Stoneleaf Development project in Panhandle, Texas. Our need in Panhandle is great and this development will fill a void for us.

Economic growth for our community is a high priority and senior housing of this type will be a real asset for us. We need this project.

Sincerely,



Charles Burk, Board President
Garretson Center, Inc.



December 23, 2015

Silverleaf Companies
1920 S. 3rd Street
Mabank, Texas 75147

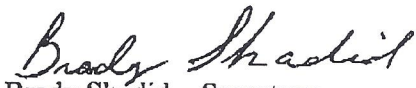
Regarding: Senior Citizen Housing in
Panhandle, Texas

Dear Ladies and Gentlemen:

We are very excited about the possibility of having a senior housing development in our community. The housing plan you are proposing is wonderful.

We hope you are successful with your bid. Our community sorely needs this senior housing.

Sincerely yours,


Brady Shadid - Secretary
Panhandle, Rotary Club

Panhandle Lions Club

P.O. Box 1598

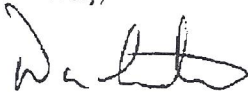
Panhandle, TX 79068

To Whom It May Concern,

The Lions Club of Panhandle is in full support of the Stoneleaf Development of affordable housing for the area Senior Citizens. This project is much needed in our community and would be a huge benefit to our community and our citizens.

We look forward to the start and completion of this project and pledge to help in any way we can to make this a reality.

Sincerely,



Dan Looten

Panhandle Lions Club Secretary



Panhandle Chamber of Commerce

Box 605
201 Euclid
Panhandle TX 79068



To Whom It May Concern:

We have many elderly that are in need of a smaller place but do not want to leave this community. The Panhandle Chamber of Commerce is greatly in support of the Senior Housing project by Stoneleaf Company.

Sincerely,

Shelly Oliver
Chamber Secretary

Community Input Scoring Items

TDHCA#: 16044

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Atascosa Family Crisis Center

Name of Community Organization

Donna Fisher

Contact Name

Support
 Opposition

B. CASA

Name of Community Organization

Joni Garcia

Contact Name

Support
 Opposition

C. Bowen Foundation, Inc

Name of Community Organization

Warren Davis

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



RYAN GUILLEN
★
TEXAS STATE REPRESENTATIVE

February 25, 2016

Ms. Marni Holloway
Multifamily Finance Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

RE: Letter of Support for MAC-RE Group's application for funding from the Competitive Housing Tax Credit Program

Dear Ms. Holloway:

I am writing to express my support for MAC-RE Group's application to receive funding from the Texas Department of Housing and Community Affairs (TDHCA) through the Competitive Housing Tax Credit Program. The funding would be used to make necessary renovations and repairs to the Pleasanton Senior Apartments to continue to provide safe and affordable housing for senior citizens.

The Pleasanton Senior Apartments has 24 units and stays fully leased. However, the apartments were constructed in 1993, and they are in desperate need of modernization and renovation. The MAC-RE Group intends to use the funding from the Competitive Housing Tax Credit Program to renovate the units and the grounds so that they are accessible according to the standards laid out in Section 504 of the Americans with Disabilities Act. This work includes making the property safer with accessible sidewalks and entryways as well as retrofitting the mailbox pads and dumpster pads so they are wheelchair accessible. The funds will also be used to add new siding and roofs to the buildings, painting the exteriors and interiors, and installing new cabinets, appliances, bathroom fixtures, and energy efficient windows and doors. The residents of the Pleasanton Senior Apartments and the community as a whole could benefit greatly from a revitalized housing units.

For the aforementioned reasons, I ask that you favorably consider the MAC-RE Group to be awarded funding from the Competitive Housing Tax Credit Program. If there are any questions or concerns, please contact my office. Thank you for your time and consideration.

Yours in Public Service,


Ryan Guillen
Texas State Representative

RESOLUTION NO. 154-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, TEXAS SUPPORTING THE PROPOSED PLEASANTON SENIORS APARTMENTS REHABILITATION AND CONFIRMATION THE APPROVAL OF THE APPLICATION

WHEREAS, MAC-RE, LLC has proposed the rehabilitation of the development of affordable rental housing known as Pleasanton Seniors located at 1547 Jami Drive in the City of Pleasanton, Texas; and

WHEREAS, MAC-RE, LLC has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Housing Tax Credits for the Pleasanton Seniors development; and

WHEREAS, in accordance with Section 11.9(d)(1)(A) of the Qualified Allocation Plan, an application may qualify for points for a resolution voted on and adopted from the governing body expressly setting forth that the City of Pleasanton supports the Pleasanton Seniors; and

WHEREAS, MAC-RE, LLC has requested a partial waiver in the amount of \$10.00 of development fees, for the Pleasanton Seniors development as a commitment of Development funding from the City of Pleasanton, Texas;

WHEREAS, the City of Pleasanton, Texas has the authority to waive development fees on the property located at 1547 Jami Drive;

BE IT RESOLVED THAT,

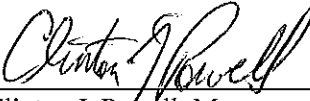
The governing body of the City of Pleasanton, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$10.00 to be provided to the development in the form of a development waiver of development fees.

FURTHER RESOLVED, that the City of Pleasanton, acting through its governing body, hereby confirms that it supports the proposed Pleasanton Seniors located at 1547 Jami Drive and that its governing body has voted specifically to approve the rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6710(b)(1)(B); and

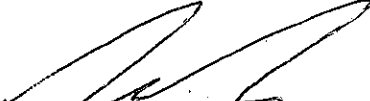
FURTHER RESOLVED, that for and on behalf of the Governing Body, Clinton Powell, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 3rd day of February, 2016 at as special meeting of the city council of the City of Pleasanton.



Clinton J. Powell, Mayor



Andres Aguirre, City Secretary

B-Feb-2016 10:27 Atascosa



February 16, 2016

Morry Calhoun
MAC Real Estate, LLC
3224 26th street
Metairie, LA 70002

RE: Letter of Support
Pleasanton Seniors Apartments, Pleasanton, TX, Application # 15044

Dear Mr. Calhoun,

The Atascosa Family Crisis Center, Inc. supports the proposed acquisition and rehabilitation of the Pleasanton Seniors Apartments in its' current location. Our organization is a non-profit organization that serves the community in which this development is located.

Sincerely,

Donna Fisher, Executive Director
Atascosa Family Crisis Center, Inc.
74-2634059

To serve as the expert resource of support services for victims to ensure their safety while encouraging and empowering them to make choices for a life free from abuse. To educate our community on how to meet the unique needs of victims of family violence, sexual assault, dating violence, & stalking.

P.O. Box 688
Pleasanton, Texas 78064
www.atascosafamilycrisis.org



February 12, 2016

Murray Calhoun
MAC Real Estate, LLC
3224 26th Street
Metairie, LA 70002

RE: Letter of Support
Pleasanton Seniors Apartments, Pleasanton, Texas, Application #16044

Dear Mr. Calhoun:

Although CASA of South Texas does not work directly with Pleasanton Seniors Apartments, we certainly support the proposed acquisition and rehabilitation of the Pleasanton Seniors Apartments in its current location. Our organization is a non-profit agency that serves the community in which this development is located.

Respectfully,

Joni Garcia
Executive Director
Tax ID# 74-2917551

P.O. Box 343, Pleasanton, Texas 78064
Phone: 830-569-4696 Fax: 830-569-4697
Serving Atascosa, Frio, LaSalle, Wilson and Karnes Counties
www.casasouthtx.org e-mail: casejoni@att.net
Helping to mend the broken dreams of an abusive childhood
Affiliated with Texas CASA and National CASA Association

Board Members: Elizabeth Ginn, President; Kathy Coronado, Vice-President; June Hurley, Treasurer; Pat Wickersham, Secretary; Jimmy Allen; Douglas Best; Samantha Braun; Harvie Castoreno; Robin Lostak; Audrey Louis; Elizabeth Martinez; Mercedes Martinez; Amanda Manke; Rosario Morales; Ruby Perez; Laloyce Porter; Steven Peyton; Dave Richey; Susana Ruiz-Belding; Neva Schmidt; Pedro Salinas; Valerie Shurbel; and Cyndee Simmons
Advisory: Nancy Kinsey; Cassie Meuth; Rey Rodriguez; and Lucinda Vickers
Staff: Executive Director: Joni Garcia; Case Supervisor: Frankie Ellis; Volunteer Coordinator: Franckie Gasch; Outreach Coordinator: Vicki C. Root; Administrative Assistant: Darlene Koons

BOWEN FOUNDATION, INC.

PROMOTING AFFORDABLE HOUSING FOR QUALIFIED ELDERLY REGARDLESS OF ABILITY TO PAY

715 TRADE ST.

P: (830) 281-5024 (TTY Relay Service: Dial: 711)

Pleasanton, TX 78064

Murray Calhoun
MAC Real Estate, LLC
3224 26th Street
Metairie, LA 70002

February 17, 2016

Ref: Pleasanton Seniors Apartment; Pleasanton, TX
Sub: Letter of Support...Application # 1604

To whom this may concern:

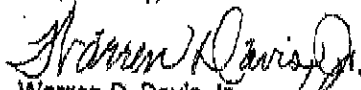
Please be advised that the Bowen Foundation, Inc. established affordable housing for the elderly in the early 1970's. We have experienced a sustained and appreciative tenant base of elderly and otherwise disabled or handicapped tenants for all these years.

The addition of the Pleasanton Seniors Apartments has subsequently added additional, and most needed, housing for this special group of our valued citizenship.

By way of this letter, please accept our support of the Pleasanton Senior Apartments. The potential of sustaining this beautiful property through acquisition and rehabilitation for the benefit of these deserving citizens is a worthy and admirable undertaking.

The Bowen Foundation, Inc. and the staff of the St. Francis Villa Apartments wish you the very best and hope your decision proves to be a successful one.

Respectfully,



Warren D. Davis, Jr.

President/General Manager
Bowen Foundation, Inc.
dba: St. Francis Villa
715 Trade St.
Pleasanton TX 78064

Bowen Foundation, Inc. is a charitable, Non-Profit (501-C-3) organization that does not discriminate against person with disabilities. Affordable housing is provided through the HUD Section 8 HAP Program.

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in QCP submission package.

Part 1: Development Information	
Development Name:	Pleasanton Seniors Apartments
Development Street Address:	1547 Jami Drive
Development City:	Pleasanton
Development County:	Atascosa
TDHCA (for office use only)	

Part 2: Neighborhood Organization Information	
Neighborhood Organization Name:	Pleasanton Seniors Resident Council
This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) <u>N</u>	
If YES, provide the years that the organization made submissions prior to 2016: _____	
The Neighborhood Organization is a (select one of the following):	
<input type="checkbox"/>	Homeowners Association
<input type="checkbox"/>	Property Owners Association
<input checked="" type="checkbox"/>	Resident Council and our members occupy the existing development
<input type="checkbox"/>	Other (explain): _____
As of February 27, 2016, this Neighborhood Organization is on record with (select one of the following):	
<input type="checkbox"/>	County
<input type="checkbox"/>	Secretary of State
<input checked="" type="checkbox"/>	Texas Department of Housing & Community Affairs (if prior to January 29, 2016)

Part 3: Neighborhood Organization Contact Information			
1st Contact Information			
Name:	Christine Ventroek		
Title:	President		
Physical Address:	1547 Jami Dr Apt 18		
Mailing Address (if different from above):	Same		
City:	Pleasanton	Texas	Zip Code: 78064
Phone:	830 569-5932	Email:	NONE

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	Francis McKinney		
Title:	Secretary & Treasurer		
Physical Address:	1547 Jami Dr		
Mailing Address (if different from above):	Same		
City:	Pleasanton Texas	Zip Code:	78064
Phone:	210-441-1153	Email:	NONE

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits

for the above referenced development for the following reasons:

Pleasanton Seniors is a good candidate for a rehabilitation that will allow new appliances, flooring, painting, HVAC systems and additional tenant amenities. Our Resident Council believes that a new funding will promote and protect the quality of life, safety and residential characteristics of the complex and neighborhood and insure a safe, sanitary and affordable place for the tenants to live.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St, East boundary is railroad track, South boundary is First St, West boundary is Jones Ave.) Boundary description MUST match the boundary map.

The boundaries of the Resident Council shall begin at Jami Drive, then proceeding West to Oakhaven Road, turning South to Sandy Lane, then running East to Nancy Lane, then turning North and returning to Jami Drive.

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 4, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after February 27, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

<u>Christine Ventresca</u>	<u>12-22-2015</u>
1 st Contact Signature	Date
<u>Christine Ventresca</u>	President
1 st Contact Printed Name	Title
<u>Frances McKinney</u>	<u>12-23-15</u>
2 nd Contact Signature	Date
<u>FRANCES MCKINNEY</u>	Secretary & Treasurer
2 nd Contact Printed Name	Title

Community Input Scoring Items

TDHCA#: 16045

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Alliance of El Paso

Name of Community Organization

Ben Bass

Contact Name

Support

Opposition

B. YMCA

Name of Community Organization

Bill Coon

Contact Name

Support

Opposition

C. United Way of El Paso

Name of Community Organization

Gail H. Gale

Contact Name

Support

Opposition

D. Project Vida

Name of Community Organization

Bill Schlesinger

Contact Name

Support

Opposition

E. Familias Triunfadoras

Name of Community Organization

Maria Covernali

Contact Name

Support

Opposition

F. Volar Center for Independent Living

Name of Community Organization

Luis Enrique Chew

Contact Name

Support

Opposition



TEXAS HOUSE *of* REPRESENTATIVES

Mary E. González

State Representative, District 75

Sharon Gamble
Director of Multi-Family Programs
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: River Palms, Pellicano Palms and South Homestead Palms

Dear Ms. Gamble,

I write to you today to support three housing tax credit developments proposed in my district (House District 75), as offered by Mr. R. L. "Bobby" Bowling, IV, President of Tropicana Homes. Tropicana Homes II, LLC. has built over 10,000 single family homes and over 2,000 multi-family homes in the El Paso area, and they have been vital in providing affordable housing for our community. The three proposed developments are River Palms, Pellicano Palms, and South Homestead Palms. These developments will greatly benefit the people of House District 75 by providing additional reasonably priced housing options for families here.

As you are well aware, the El Paso region continues to face unique economic challenges and growth that have made the need for affordable housing critical. River Palms, Pellicano Palms and South Homestead Palms, which will be located in the eastern portion of El Paso County, will begin to address the housing needs of families in my community

As the State Representative for House District 75, I strongly urge you to consider the approval of the River Palms, Pellicano Palms and South Homestead Palms tax credit developments. Your support of these developments will have myriad positive effects in our community by lessening the shortage of affordable housing, creating jobs for residents of our community, and serving as an additional economic stimulus in our area.

I appreciate your service to the Texas Department of Housing and Community Affairs, in addition to all the residents of the State of Texas. I encourage you to contact my office at 915-790-2299 if I may be of any further assistance on this issue. I thank you for your careful consideration of this proposal, and I look forward to being in contact with you soon.

Sincerely,

A handwritten signature in cursive script that reads "Mary E. Gonzalez".

Mary E. Gonzalez
Texas Representative
House District 75



January 21, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the **South Homestead Palms** (located at 6 Homestead Meadows SO#2 RPL A Lot 5, 79938), **Pellicano Palms**, (located on the corner of Pellicano Dr. and Aviation Way, 79928), and **River Palms** a development (located 14001 Pebble Hills Blvd, 79938). **All three developments are located in El Paso County, Texas.**

These developments will not only increase the availability of quality affordable housing and better living conditions for the hard working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of **South Homestead Palms, River Palms, and Pellicano Palms** developments.

Sincerely

Ben Bass
Executive Director
El Paso Alliance, Inc.
3501 Hueco Avenue
El Paso, Texas 79903

(915) 594-7000
(915) 373-0671



YMCA OF EL PASO

January 19, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

Dear Mr. Bowling:

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Shaping the Generations,

Bill Coon
President/CEO

Metropolitan Offices

810 Wyoming Avenue
El Paso, TX 79902
(915) 532-9622
Fax (915) 544-8729

**Fred and Maria Loya
Family YMCA**

2044 Trawood
El Paso, TX 79935
(915) 590-9622
Fax (915) 594-4033

Bowling Family YMCA

5509 Will Ruth
El Paso, TX 79924
(915) 755-9622
Fax (915) 751-0533

Westside Family YMCA

7145 N. Mesa
El Paso, TX 79912
(915) 584-9622
Fax (915) 833-6315

www.elpasoymca.org

YMCA Mission: To put
Christian principles into
practice through
programs that build
healthy spirit, mind, and
body for all.



LIVE UNITED™
GIVE. ADVOCATE. VOLUNTEER.

United Way of El Paso County

**Executive
Committee**

*Mitzi Shannon
Board Chair*

*Forrest Lauher
Chair Elect*

*Shannon Osborne
Secretary*

*Ruben Hernandez
Treasurer*

*Janet Aguilar
Immediate Past Chair*

*Deborah A. Zuloaga
Chief Executive Officer*

January 22, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

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We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of **South Homestead Palms, River Palms, and Pellicano Palms** developments.

Sincerely,

Gail H. Gale
Director of Community Impact



PROJECT VIDA

3607 Rivera Avenue El Paso, Texas 79905
(915) 533-7057 (915) 533-7158 FAX

January 19, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

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We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of South Homestead Palms, River Palms, and Pellicano Palms developments.

Sincerely,



Bill Schlesinger, Co-Director



*A Project of
The Cumberland Presbyterian Church
The Presbyterian Church (USA)*

Familias Triunfadoras, Inc.



12500 Socorro Rd. * P.O. Box 1352, San Elizario, Texas 79849 * Phone (915) 691-9011

January 25, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

Dear Mr. Bowling:

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We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of **South Homestead Palms, River Palms, and Pellicano Palms** developments.

Sincerely,

Maria Covernali

Maria Covernali
Executive Director



CENTER FOR INDEPENDENT LIVING

...of and for people with disabilities

February 2, 2016

R.L. "Bobby" Bowling IV, President
Tropicana Building II, LLC
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

Dear Mr. Bowling:

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These developments will not only increase the availability of quality affordable and accessible housing and better living conditions for the hard working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of **South Homestead Palms, River Palms, and Pellicano Palms** developments.

Sincerely,

Luis Enrique Chew
Executive Director

LEC/mc



Community Input Scoring Items

TDHCA#: 16048

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Alliance of El Paso

Name of Community Organization

Ben Bass

Contact Name

Support

Opposition

B. YMCA

Name of Community Organization

Bill Coon

Contact Name

Support

Opposition

C. United Way of El Paso

Name of Community Organization

Gail H. Gale

Contact Name

Support

Opposition

D. Project Vida

Name of Community Organization

Bill Schlesinger

Contact Name

Support

Opposition

E. Familias Triunfadoras

Name of Community Organization

Maria Corvenali

Contact Name

Support

Opposition

F. Volar Center for Independent Living

Name of Community Organization

Luis Enrique Chew

Contact Name

Support

Opposition



TEXAS HOUSE *of* REPRESENTATIVES

Mary E. González

State Representative, District 75

Sharon Gamble
Director of Multi-Family Programs
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: River Palms, Pellicano Palms and South Homestead Palms

Dear Ms. Gamble,

I write to you today to support three housing tax credit developments proposed in my district (House District 75), as offered by Mr. R. L. "Bobby" Bowling, IV, President of Tropicana Homes. Tropicana Homes II, LLC. has built over 10,000 single family homes and over 2,000 multi-family homes in the El Paso area, and they have been vital in providing affordable housing for our community. The three proposed developments are River Palms, Pellicano Palms, and South Homestead Palms. These developments will greatly benefit the people of House District 75 by providing additional reasonably priced housing options for families here.

As you are well aware, the El Paso region continues to face unique economic challenges and growth that have made the need for affordable housing critical. River Palms, Pellicano Palms and South Homestead Palms, which will be located in the eastern portion of El Paso County, will begin to address the housing needs of families in my community

As the State Representative for House District 75, I strongly urge you to consider the approval of the River Palms, Pellicano Palms and South Homestead Palms tax credit developments. Your support of these developments will have myriad positive effects in our community by lessening the shortage of affordable housing, creating jobs for residents of our community, and serving as an additional economic stimulus in our area.

I appreciate your service to the Texas Department of Housing and Community Affairs, in addition to all the residents of the State of Texas. I encourage you to contact my office at 915-790-2299 if I may be of any further assistance on this issue. I thank you for your careful consideration of this proposal, and I look forward to being in contact with you soon.

Sincerely,

A handwritten signature in cursive script that reads "Mary E. Gonzalez".

Mary E. Gonzalez
Texas Representative
House District 75

7.1

CITY CLERK DEPT.

2016 FEB - 3 PM 5:36

RESOLUTION

WHEREAS, Tropicana Building II, LLC has proposed a development for affordable rental housing at 14001 Pebble Hills Boulevard, El Paso, Texas 79938 named River Palms in the City of El Paso, Texas; and

WHEREAS, Tropicana Building II, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for River Palms; and

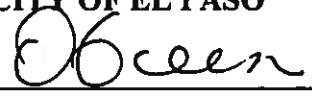
WHEREAS, Tropicana Building II, LLC has applied for HOME/CDBG funding in the amount of \$50,000 from the City of El Paso.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **River Palms** located at 14001 Pebble Hills Boulevard, El Paso, Texas 79938 (TDHCA Application number 16048) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 9, 2016.
2. That the City of El Paso, Texas acting through its governing body, hereby confirms that it has committed to Tropicana Building II, LLC \$50,000 in HOME/CDBG program funding in the form of a loan with minimum 15-year term, minimum 30-year amortization, and a maximum interest rate of 3% per annum; these funds shall be used in developing River Palms/14001 Pebble Hills Boulevard, El Paso, Texas 79938/Application number 16048.
3. That for and on behalf of the Governing Body, Richarda Duffy Momsen, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

ADOPTED this 9th day of February, 2016.

THE CITY OF EL PASO



Oscar Leeser,
Mayor

(Signatures Continue on Following Page)

ATTEST:

CITY CLERK DEPT.
2016 FEB -3 PM 5:36



Richarda Duffy Momsen

City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Lauren Ferris
Assistant City Attorney



Verónica R. Soto, AICP
Director, Community and Human
Development Department



January 21, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

Dear Mr. Bowling:

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These developments will not only increase the availability of quality affordable housing and better living conditions for the hard working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of **South Homestead Palms, River Palms, and Pellicano Palms** developments.

Sincerely

Ben Bass
Executive Director
El Paso Alliance, Inc.
3501 Hueco Avenue
El Paso, Texas 79903

(915) 594-7000
(915) 373-0671



YMCA OF EL PASO

January 19, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

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Shaping the Generations,

Bill Coon
President/CEO

Metropolitan Offices

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United Way of El Paso County

**Executive
Committee**

*Mitzi Shannon
Board Chair*

*Forrest Lauher
Chair Elect*

*Shannon Osborne
Secretary*

*Ruben Hernandez
Treasurer*

*Janet Aguilar
Immediate Past Chair*

*Deborah A. Zuloaga
Chief Executive Officer*

January 22, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

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Sincerely,

Gail H. Gale
Director of Community Impact



PROJECT VIDA

3607 Rivera Avenue El Paso, Texas 79905
(915) 533-7057 (915) 533-7158 FAX

January 19, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

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Sincerely,



Bill Schlesinger, Co-Director



*A Project of
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The Presbyterian Church (USA)*

Familias Triunfadoras, Inc.



12500 Socorro Rd. * P.O. Box 1352, San Elizario, Texas 79849 * Phone (915) 691-9011

January 25, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

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Sincerely,

Maria Covernali

Maria Covernali
Executive Director



CENTER FOR INDEPENDENT LIVING

...of and for people with disabilities

February 2, 2016

R.L. "Bobby" Bowling IV, President
Tropicana Building II, LLC
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

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Sincerely,

Luis Enrique Chew
Executive Director

LEC/mc



Community Input Scoring Items

TDHCA#: 16049

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Community Action Corporation of South Texas

Name of Community Organization

Ann Awalt

Contact Name

Support
 Opposition

B. Bishop Chamber of Commerce

Name of Community Organization

Judy Gonzalez

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

ABEL HERRERO



CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0462
FAX: (512) 463-1705

DISTRICT OFFICE:
606 N. CARANCAHUA
SUITE 103A
CORPUS CHRISTI, TEXAS 78401-0690

HOUSE OF REPRESENTATIVES

February 23, 2016

Mr. Tim Rine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Tarrant 16049 Shop Courts Shop, Texas

Dear Mr. Rine:

Please accept this letter as my official support of the request for Housing Tax credits issued by the Texas Department of Housing and Community Affairs for the proposed Shop Courts project in Shop, Texas - Tarrant 16049.

I support the award of tax credits for this project because I believe this development would greatly benefit the community by providing quality affordable housing to families in the area. The development is designed to address the needs of a growing part of our community, especially those who have financial obstacles. The Shop Courts housing community will give working families the opportunity to have an affordable place to call home.

Shop citizens deserve the chance to live in a quality, safe, and comfortable environment, and the Shop Courts will provide this opportunity to family households in the Shop and Nueces County area.

For these reasons, I support the Shop Courts application for tax credits. If you can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink that reads "Abel Herrero".

Abel Herrero
State Representative, District 34



DISTRICT 34 • NUECES (PART)

ABEL.HERRERO@HOUSE.STATE.TX.US

**CITY OF BISHOP
RESOLUTION NO. 2-17-16B**

WHEREAS, Rosedale Corporation has proposed the new construction of the development of affordable rental housing known as Bishop Courts located 978 Hwy 77 in the ETJ of the City of Bishop, Nueces County Texas; and

WHEREAS, Rosedale Corporation has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Housing Tax Credits for the Bishop Courts development; and

WHEREAS, in accordance with Section 11.9(d)(1)(A) of the Qualified Allocation Plan, an application may qualify for points for a resolution voted on and adopted from the governing body expressly setting forth that the City of Bishop supports the Bishop Courts development; and

WHEREAS, Rosedale Corporation has requested a waiver of development fees in the amount of \$10.00 for the Bishop Courts development as a commitment of Development funding from the City of Bishop, Texas;

WHEREAS, the City of Bishop, Texas has the authority to defer development fees on the property located at 978 Hwy 77 because the property is in the City ETJ and the fees will be for cost incurred to the City of Bishop;

BE IT RESOLVED THAT,

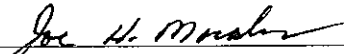
The governing body of the City of Bishop, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$10.00 to be provided to the development in the form of a waiver of development fees.

FURTHER RESOLVED, that the City of Bishop, acting through its governing body, hereby confirms that it supports the proposed Bishop Courts located at 978 Hwy 77 and that its governing body has voted specifically to approve the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6710(b)(1)(B); and

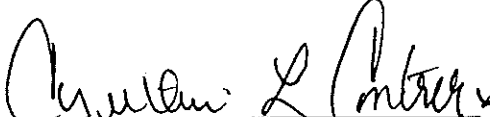
FURTHER RESOLVED, that for and on behalf of the Governing Body, **Joe H. Morales, Mayor** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 17th day of February, 2016 at a regular meeting of the city council of the City of Bishop.



Joe H. Morales, Mayor



Cynthia Contreras, City Secretary



February 25, 2016

Stuart Rutledge
1739 University Ave., Ste 116
Oxford, MS 38655

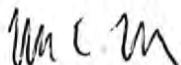
Re: Letter of Support
Bishop Courts Apartments, Bishop, TX, Application # 16049

Dear Mr. Rutledge,

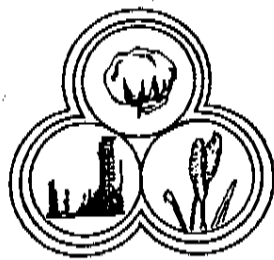
The Community Action Corporation of South Texas supports the proposed development of the Bishop Courts Apartments in its proposed location. Our organization is a non-profit organization that serves the community in which this development is located.

If you have any questions, please contact me at your convenience.

Sincerely,



Ann E. Awalt
Executive Director



Center for the Petroleum, Chemical, Plastics & Pharmaceutical Industries
Cotton Capital of the Coast • Grain Mart of the Coastal Bend

Bishop Chamber of Commerce

February 18, 2016

Stuart Rutledge
1739 University Ave
Ste 116
Oxford, MS 38655

Re: Letter of Support
Bishop Courts Apartments, Bishop, TX, Application # 16049

Dear Mr. Rutledge,

The Chamber of Commerce of Bishop supports the proposed development of the Bishop Courts Apartments in its proposed location. Our organization is a non-profit organization that serves the community in which this development is located.

Sincerely,

A handwritten signature in cursive script that reads "Judy Gonzalez".



Community Input Scoring Items

TDHCA#: 16052

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Alliance of El Paso

Name of Community Organization

Ben Bass

Contact Name

Support
 Opposition

B. YMCA of El Paso

Name of Community Organization

Bill Coon

Contact Name

Support
 Opposition

C. United Way of El Paso County

Name of Community Organization

Gail H. Gale

Contact Name

Support
 Opposition

D. Project Vida

Name of Community Organization

Bill Schlesinger

Contact Name

Support
 Opposition

E. Familias Triunfadoras, INC

Name of Community Organization

Maria Covernali

Contact Name

Support
 Opposition

F. Volar Center for Independent Living

Name of Community Organization

Luis Enrique Chew

Contact Name

Support
 Opposition



TEXAS HOUSE *of* REPRESENTATIVES

Sharon Gamble
Director of Multi-Family Programs
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Mary E. González

State Representative, District 75

RE: River Palms, Pellicano Palms and South Homestead Palms

Dear Ms. Gamble,

I write to you today to support three housing tax credit developments proposed in my district (House District 75), as offered by Mr. R. L. "Bobby" Bowling, IV, President of Tropicana Homes. Tropicana Homes II, LLC. has built over 10,000 single family homes and over 2,000 multi-family homes in the El Paso area, and they have been vital in providing affordable housing for our community. The three proposed developments are River Palms, Pellicano Palms, and South Homestead Palms. These developments will greatly benefit the people of House District 75 by providing additional reasonably priced housing options for families here.

As you are well aware, the El Paso region continues to face unique economic challenges and growth that have made the need for affordable housing critical. River Palms, Pellicano Palms and South Homestead Palms, which will be located in the eastern portion of El Paso County, will begin to address the housing needs of families in my community.

As the State Representative for House District 75, I strongly urge you to consider the approval of the River Palms, Pellicano Palms and South Homestead Palms tax credit developments. Your support of these developments will have myriad positive effects in our community by lessening the shortage of affordable housing, creating jobs for residents of our community, and serving as an additional economic stimulus in our area.

I appreciate your service to the Texas Department of Housing and Community Affairs, in addition to all the residents of the State of Texas. I encourage you to contact my office at 915-790-2299 if I may be of any further assistance on this issue. I thank you for your careful consideration of this proposal, and I look forward to being in contact with you soon.

Sincerely,

A handwritten signature in cursive script that reads "Mary E. Gonzalez".

Mary E. Gonzalez
Texas Representative
House District 75



January 21, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the **South Homestead Palms** (located at 6 Homestead Meadows SO#2 RPL A Lot 5, 79938), **Pellicano Palms**, (located on the corner of Pellicano Dr. and Aviation Way, 79928), and **River Palms** a development (located 14001 Pebble Hills Blvd, 79938). **All three developments are located in El Paso County, Texas.**

These developments will not only increase the availability of quality affordable housing and better living conditions for the hard working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of **South Homestead Palms, River Palms, and Pellicano Palms** developments.

Sincerely

Ben Bass
Executive Director
El Paso Alliance, Inc.
3501 Hueco Avenue
El Paso, Texas 79903

(915) 594-7000
(915) 373-0671



YMCA OF EL PASO

January 19, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the **South Homestead Palms** (located at 6 Homestead Meadows SO#2 RPL A Lot 5, 79938), **Pellicano Palms**, (located on the corner of Pellicano Dr. and Aviation Way, 79928), and **River Palms** a development (located 14001 Pebble Hills Blvd, 79938). **All three developments are located in El Paso County, Texas.**

These developments will not only increase the availability of quality affordable housing and better living conditions for the hard working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of **South Homestead Palms, River Palms, and Pellicano Palms** developments.

Shaping the Generations,

Bill Coon
President/CEO

Metropolitan Offices

810 Wyoming Avenue
El Paso, TX 79902
(915) 532-9622
Fax (915) 544-8729

**Fred and Maria Loya
Family YMCA**

2044 Trawood
El Paso, TX 79935
(915) 590-9622
Fax (915) 594-4033

Bowling Family YMCA

5509 Will Ruth
El Paso, TX 79924
(915) 755-9622
Fax (915) 751-0533

Westside Family YMCA

7145 N. Mesa
El Paso, TX 79912
(915) 584-9622
Fax (915) 833-6315

www.elpasoymca.org

YMCA Mission: To put
Christian principles into
practice through
programs that build
healthy spirit, mind, and
body for all.



LIVE UNITED™
GIVE. ADVOCATE. VOLUNTEER.

United Way of El Paso County

*Executive
Committee*

*Mitzl Shannon
Board Chair*

*Forrest Lauher
Chair Elect*

*Shannon Osborne
Secretary*

*Ruben Hernandez
Treasurer*

*Janet Aguilar
Immediate Past Chair*

*Deborah A. Zuloaga
Chief Executive Officer*

January 22, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the **South Homestead Palms** (located at 6 Homestead Meadows SO#2 RPL A Lot 5, 79938), **Pellicano Palms**, (located on the corner of Pellicano Dr. and Aviation Way, 79928), and **River Palms** a development (located 14001 Pebble Hills Blvd, 79938). **All three developments are located in El Paso County, Texas.**

These developments will not only increase the availability of quality affordable housing and better living conditions for the hard working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of **South Homestead Palms, River Palms, and Pellicano Palms** developments.

Sincerely,

Gail H. Gale
Director of Community Impact



PROJECT VIDA

3607 Rivera Avenue El Paso, Texas 79905
(915) 533-7057 (915) 533-7158 FAX

January 19, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the South Homestead Palms (located at 6 Homestead Meadows SO#2 RPL A Lot 5, 79938), Pellicano Palms, (located on the corner of Pellicano Dr. and Aviation Way, 79928), and River Palms a development (located 14001 Pebble Hills Blvd, 79938). All three developments are located in El Paso County, Texas.

These developments will not only increase the availability of quality affordable housing and better living conditions for the hard working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of South Homestead Palms, River Palms, and Pellicano Palms developments.

Sincerely,



Bill Schliesinger, Co-Director



*A Project of
The Cumberland Presbyterian Church
The Presbyterian Church (USA)*

Familias Triunfadoras, Inc.



12500 Socorro Rd. * P.O. Box 1352, San Elizario, Texas 79849 * Phone (915) 691-9011

January 25, 2016

R.L. "Bobby" Bowling IV
Tropicana Building II, LLC
President
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the **South Homestead Palms** (located at 6 Homestead Meadows SO#2 RPL A Lot 5, 79938), **Pellicano Palms**, (located on the corner of Pellicano Dr. and Aviation Way, 79928), and **River Palms** a development (located 14001 Pebble Hills Blvd, 79938). **All three developments are located in El Paso County, Texas.**

These developments will not only increase the availability of quality affordable housing and better living conditions for the hard working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of **South Homestead Palms, River Palms, and Pellicano Palms** developments.

Sincerely,

Maria Covernali

Maria Covernali
Executive Director



CENTER FOR INDEPENDENT LIVING

...of and for people with disabilities

February 2, 2016

R.L. "Bobby" Bowling IV, President
Tropicana Building II, LLC
4655 Cohen Ave
El Paso, Texas 79924

RE: Housing Tax Credit Projects South Homestead Palms TX 16045, River Palms TX 16048, Pellicano Palms TX 16052.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the **South Homestead Palms** (located at 6 Homestead Meadows SO#2 RPL A Lot 5, 79938), **Pellicano Palms**, (located on the corner of Pellicano Dr. and Aviation Way, 79928), and **River Palms** a development (located 14001 Pebble Hills Blvd, 79938). **All three developments are located in El Paso County, Texas.**

These developments will not only increase the availability of quality affordable and accessible housing and better living conditions for the hard working families of El Paso, but also will assist in adding to the tax base and creating jobs.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of **South Homestead Palms, River Palms, and Pellicano Palms** developments.

Sincerely,

Luis Enrique Chew
Executive Director

LEC/mc



Community Input Scoring Items

TDHCA#: 16056

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Greater San Antonio Builders Association

Name of Community Organization

Kristi Sutterfield

Contact Name

Support

Opposition

B. SMART

Name of Community Organization

Andy Benavides

Contact Name

Support

Opposition

C. Cesar E. Chavez Foundation

Name of Community Organization

Jaime Martinez

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

REPRESENTATIVE JUSTIN RODRIGUEZ

— District 125 —

February 23, 2016

Texas Department of Housing and Community Affairs
Multifamily Finance Division
Attention: Ms. Marni Holloway, Director
P.O. Box 13941
Austin, TX 78711-3941

Re: Support for Northwest Apartments in San Antonio, TDHCA #16056

Dear Ms. Holloway:

Please accept this letter as evidence of my official support for the request for Housing Tax Credits issued by the Texas Department of Housing and Community Affairs for the proposed Northwest Apartments in San Antonio, TDHCA #16056. The proposed development is to be located in the house district I represent and will be built at approximately 8000 Old Tezel Road, San Antonio, Texas 78250. This community will provide much needed, high quality housing for families throughout Bexar County.

Judging from their other properties in San Antonio, the NRP Group sets and maintains high standards for their developments. Those high standards lead me to believe that this project will be of the same caliber, with amenities and services that are specially tailored to the needs of their residents.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,



Justin Rodriguez
State Representative
District 125

CAPITOL OFFICE: P.O. Box 2910 • Austin, Texas 78768-2910 • (512) 463-0669 • (512) 463-5074 fax
DISTRICT OFFICE: 5503 Grissom Road, Suite 105 • San Antonio, Texas 78238 • (210) 521-7100 • (210) 521-7101 fax



A RESOLUTION 2016-02-18-0013R

**IN SUPPORT OF NORTHWEST APARTMENTS FOR THE 2016
COMPETITIVE 9% HOUSING TAX CREDIT APPLICATION PROCESS
AS REQUIRED BY THE TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS.**

* * * * *

WHEREAS, Northwest Apartments, Ltd., a Texas limited partnership, has proposed a multi-family rental housing development with approximately 117 units to be located at approximately 8000 Old Tezel Road named Northwest Apartments, in the City of San Antonio, Texas, County of Bexar; and

WHEREAS, Northwest Apartments, Ltd. intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Northwest Apartments; and

WHEREAS, the City of San Antonio has determined there is a need for affordable housing units for households at 60% or below of area median income in the proposed location; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City of San Antonio, County of Bexar, acting through its governing body, hereby confirms that it supports the proposed Northwest Apartments to be located at approximately 8000 Old Tezel Road, TDHCA #16056, and that this formal action has been taken to put on record the opinion expressed by the City of San Antonio on February 18, 2016.

SECTION 2. For and on behalf of the City Council of the City of San Antonio, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

SECTION 3. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 18th day of February, 2016.




M A Y O R
Ivy R. Taylor

ATTEST:



Letisia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney



GREATER SAN ANTONIO
BUILDERS
ASSOCIATION

February 6, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13193
Austin, Texas 78711-3941

Re: Northwest Apartments
TDHCA # 16056

Dear Mr. Irvine:

On behalf of the Greater San Antonio Builders Association (GSABA), I would like to express our support for the proposed Northwest Apartments to be built at 8000 Old Tezel Road, San Antonio, Bexar County, Texas. Our Association includes membership throughout San Antonio and Bexar County, and we promote developments such as these because of the construction jobs they will bring to our community. Our industry currently employs over 120,000 people in the San Antonio area, with a payroll over \$4.8 Billion each year.

GSABA is supportive of the proposed housing because it will provide the opportunity for even greater economic investments by meeting the housing needs of families in San Antonio. Housing creates greater opportunities for retail and commercial development and all these types of developments expand the tax base of our community, to the tune of \$168 Million in local tax revenue annually.

Our nonprofit trade association provides services available to those within the San Antonio and Bexar County area that contribute to the overall betterment, development, and improvement of the community as a whole.

We encourage you to support this application for tax credits in the 2016 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Kristi Sutterfield
Executive Vice President

OFFICERS 2016

Steve Louis
PRESIDENT

Wayne Moravits
VICE PRESIDENT

Bryan Smith
VICE PRESIDENT TREASURER

Dominick Alongi
VICE PRESIDENT SECRETARY

Scott Whisenant
ASSOCIATE VICE PRESIDENT

Frank Sitterle Jr.
IMMEDIATE PAST PRESIDENT

Kristi Sutterfield
EXECUTIVE VICE PRESIDENT

★
3625 Paesanos Parkway, Suite 100 • San Antonio, TX 78231
(T) 210.696.3800 • (F) 210.692.3459
www.sabuilders.com



1906 S. Flores Street
San Antonio Texas 78204

yvettebenavides@sbcglobal.net
bzdesigns@sbcglobal.net
smartsa.org

Board of Directors

February 6, 2016

Greg Murray

Chris Weber

Carlos Zapata

Amanda Poplawsky

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Staff

Andy Benavides
Executive Director

Yvette Benavides
Director

Re: Northwest Apartments
TDHCA #16056

Dear Mr. Irvine,

We would like to express our support for the proposed Northwest Apartments development, located at approximately 8000 Old Tezel Road, San Antonio, Bexar County, Texas. Our nonprofit works throughout the City of San Antonio and Bexar County encouraging artistic creativity in young people through activities and interactive events with local artists.

Our work throughout the community contributes to the overall betterment, development and improvement of the lives of young people and their families. The proposed development will create an excellent opportunity for us to promote our message of the arts to future residents.

We encourage you to support this application for tax credits in the 2016 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Andy Benavides

Empowering



Opportunity
La Causa
Si Se Puede

Cesar E. Chavez

Legacy and Educational Foundation

501(C)(3) Tax Exempt Organization

P.O. BOX 830402
San Antonio, Texas 78283

Office Headquarters: 1504 E. Commerce, San Antonio, Texas 78205
Offices – Cesar Chavez (210) 226-3731 / (210) 226-2301

www.cesarlegacy.org

Executive Officers

February 8, 2016

President CEO

Jaime P. Martinez

Vice President

Gabriel Q. Velasquez

Treasurer

Ernest J. Martinez

Secretary

Maria del Rosario Lopez

Legal Consultant

Roger Guevara, Atty. Law

Exec. Board Members

Sylvia Don

Isidro Garza, Corporate Liason

Noe Garza

Brandy Lopez

Marie Martinez

Esmeraldo Pruneda

Victor M. Ruiz

Chief Apostle Rosita Wilson

Community Advisors

Joe Michael Gonzales

Angie Garcia

Brandon Olmos

Claudia Sanchez

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Northwest Apartments
TDHCA #16056

Dear Mr. Irvine,

We would like to express our support for the proposed Northwest Apartments development, located at approximately 8000 Old Tezel Road, San Antonio, Texas. Our nonprofit is involved in advocacy, awareness and education throughout San Antonio and Bexar County region. We encourage quality affordable housing made accessible to working families like the ones we aim to serve through our efforts.

The Cesar E. Chavez Legacy and Educational Foundation's mission is community outreach, educating people, particularly our youth, about the value and legacies of Cesar E. Chavez, an American role model. In his work, Cesar E. Chavez helped to empower and improve the lives of the poor and the underserved in our society. Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need.

We encourage you to support this application for tax credits in the 2016 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Jaime Martinez
President, CEO

Empowering the Economically Disadvantaged through Education, Employment and Representation

IUEORG@AOL.COM



Bandera County
Crockett County
Edwards County
Kimble County
Kerr County
Llano County



Mason County
Medina County
Menard County
Real County
Schleicher County
Sutton County

TEXAS HOUSE OF REPRESENTATIVES

ANDREW S. MURR

District 53

February 22, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Dear Mr. Irvine:

RE: Support for the SilverLeaf at Mason housing development in Mason, Texas. TDHCA Application #16057

Please let this letter serve to acknowledge that I am aware of and support the effort of the StoneLeaf Development Partners to secure a Texas Department of Housing and Community Affairs 2016 Competitive nine percent Housing Credit to build a SilverLeaf Affordable Housing facility in Mason, Texas. I understand that both the Mason County Commissioners Court and the City of Mason have passed resolutions in favor of the StoneLeaf's development. I have personally visited with the local governmental entities and discussed the plans for the new facilities.

An affordable housing facility proposed by StoneLeaf will be a positive addition to the Mason area and will serve the housing needs of many of the constituents I represent within District 53. If you have questions, or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Andrew Murr".

State Representative
District 53

cc: Michael Sugrue, StoneLeaf Development Partners

CAPITOL OFFICE:
POST OFFICE BOX 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0536 TELEPHONE
(512) 463-1449 FACSIMILE
ANDREW.MURR@HOUSE.STATE.TX.US



DISTRICT OFFICE:
715 WATER STREET
KERRVILLE, TEXAS 78028
(830) 257-0432 TELEPHONE
(512) 463-1449 FACSIMILE
DISTRICT53.MURR@HOUSE.STATE.TX.US

RESOLUTION #16-313

A RESOLUTION OF THE CITY OF MASON, TEXAS APPROVING THE PROPOSED DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING DEVELOPMENT LOCATED IN THE CITY OF MASON, MASON COUNTY, TEXAS

WHEREAS, StoneLeaf Companies has proposed a development for affordable rental housing located at the southeast corner of the intersection of Austin Street and Ranck Avenue named SilverLeaf at Mason, in the ETJ of the City of Mason, Mason County; and

WHEREAS, StoneLeaf Companies has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for SilverLeaf at Mason

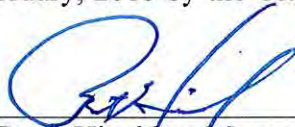
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MASON, TEXAS:

That the City of Mason, acting through its governing body, hereby confirms that it supports the proposed SilverLeaf at Mason located at the southeast corner of the intersection of Austin Street and Ranck Avenue and that this formal action has been taken to put on record the opinion expressed by the City of Mason on February 8, 2016, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Brent Hinckley, Mayor of the City of Mason, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this the 8th day of February, 2016 by the City Commission of the City of Mason, Texas.


Pattie Grote, City Secretary


Brent Hinckley, Mayor

MASON COUNTY RESOLUTION WITH STONELEAF COMPANIES

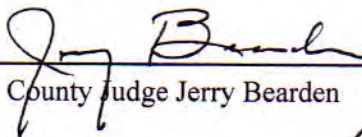
Whereas, StoneLeaf Companies has proposed a development for affordable rental housing located at the southeast corner of the intersection of Austin Street and Ranck Avenue named SilverLeaf at Mason, in the City of Mason, Mason County; and


Whereas, StoneLeaf Companies has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for SilverLeaf at Mason

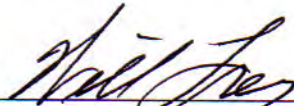
It is hereby

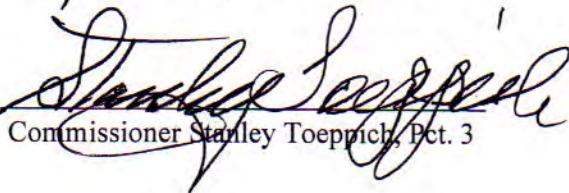
RESOLVED, that the County of Mason, acting through its governing body, hereby confirms that it supports the proposed SilverLeaf at Mason located at the southeast corner of the intersection of Austin Street and Ranck Avenue and that this formal action has been taken to put on record the opinion expressed by the County of Mason on February 8, 2016, and

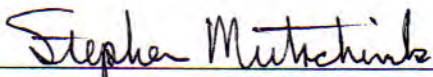
FURTHER RESOLVED that for and on behalf of the Governing Body, Jerry Bearden, Judge of the County of Mason, are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.


County Judge Jerry Bearden

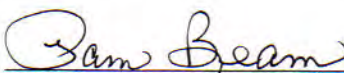

Commissioner Wayne Hofmann, Pct. 1


Commissioner Will Frey, Pct. 2


Commissioner Stanley Toepfich, Pct. 3


Commissioner Stephen Mutschink, Pct. 4

ATTEST:


Pam Beam, County Clerk

MASON COMMUNITY FOUNDATION, INC.

MASON COMMUNITY THRIFT STORE

PO Box 684
Mason, Texas 76856-0684

206 Moody St.
Mason, Texas 76856

February 25, 2016

I am writing to express support for the development of low income housing specifically aimed a senior citizens that is being proposed for our community. The Mason Community Foundation is a non-profit organization that owns and operates our local Thrift Store and utilizes all profits to provide grants to other local groups that benefit the citizens of Mason. In the nine years since we were organized, over \$270,000 has been donated to dozens of organizations such as the Volunteer Fire Department, Library, Girl Scouts, EMS ambulance services, Historical Society, School district, City of Mason, Sports groups such as soccer, softball, rodeo and basketball, and numerous other non-profit groups. We have supported and funded virtually every organization that works to improve the community of Mason and are proud of the many ways we have provided a benefit to our town.

In operating the local Thrift Store we are very aware of the many individuals in our town who have financial and lifestyle challenges, and we believe that the proposed development of low income housing for senior citizens would be a particular benefit in our community. We sincerely support this effort and hope that this project will be funded so that the individuals in our town who have the greatest needs will be able to benefit. Thank you for your consideration, and if you would like any additional information or comments please feel free to contact me or any member of the Board of Directors of the Mason Community Foundation.

Best regards,



Brent Hinckley

President, Mason Community Foundation

Mason Multi Service Senior Center

Office: (325) 347-6242

Fax: (325) 347-6542

**Mario Arteaga, Center Director
505 Moody, PO Box 992,
Mason TX 76856
marteaga@hcaa.com**

February 25, 2016

Michael Sugrue
1920 S 3rd Street
Mabank, Texas 75147

Re: Letter of Support
Silverleaf at Mason, Mason, TX, Application # 16057

Dear Mr. Sugrue,

The Mason Senior Center of Mason supports the proposed development of the Silverleaf at Mason Apartments in its proposed location. Our organization is a non-profit organization that serves the community in which this development is located.

Sincerely,





Mason County Chamber of Commerce

P.O. Box 156, Mason, TX 76856

Telephone 325-347-5758 Fax 325-347-5259

E-mail: masoncoc@hctc.net Website: www.masontxcoc.com

February 26, 2016

Michael Sugrue
1920 S. 3rd Street
Mabank, Texas 75147

Re: Letter of Support
Silverleaf at Mason, Mason, TX, Application # 16057

Dear Mr. Sugrue,

The Mason County Chamber of Commerce Board of Directors has reviewed the information received and has voted to support the proposed development of the Silverleaf at Mason Apartments. As a non-profit organization who serves the community in which the development will be located, we gladly support businesses and potential businesses alike that will provide services to the great citizens of Mason County.

We look forward to assisting those involved in this project with what we hope to be a bright future in Mason.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brandy Neece', with a stylized, flowing script.

Brandy Neece
President
Board of Directors

Community Input Scoring Items

TDHCA#: 16061

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Greater San Antonio Builders Association

Name of Community Organization

Kristi Sutterfield

Contact Name

Support

Opposition

B. SMART

Name of Community Organization

Andy Benavides

Contact Name

Support

Opposition

C. Cesar E. Chavez Foundation

Name of Community Organization

Jaime Martinez

Contact Name

Support

Opposition

D. _____

Name of Community Organization

Contact Name

Support

Opposition

E. _____

Name of Community Organization

Contact Name

Support

Opposition

F. _____

Name of Community Organization

Contact Name

Support

Opposition

TEXAS HOUSE of REPRESENTATIVES



INA M. MINJAREZ
DISTRICT 124

February 6, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

Re: Easterling Culebra Apartments
TDHC # 16061

Dear Mr. Irvine:

As the State Representative for the City of San Antonio, I work hard to ensure my district remains on track with new developments. In particular, the building of quality, affordable housing for the workforce, growing families and individuals within my district.

I am aware that the NRP Group LLC, has applied to your department for Housing Tax Credits to assist them in developing a multi-family apartment complex in the City of San Antonio, to be named Easterling Culebra Apartments, located at approximately 9936 Culebra Road, San Antonio, Texas.

I firmly believe that this type of affordable housing can be extremely beneficial to my district and I am happy to give my support for these efforts. It is my hope that you and the TDHCA Board will look favorably upon their application.

Regards,

A handwritten signature in black ink, appearing to read "Ina Minjarez", written over a horizontal line.

Representative Ina Minjarez
Texas House of Representatives
District 124

A RESOLUTION **2016-02-18-0014R**

IN SUPPORT OF EASTERLING CULEBRA APARTMENTS FOR THE 2016 COMPETITIVE 9% HOUSING TAX CREDIT APPLICATION PROCESS AS REQUIRED BY THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS.

* * * * *

WHEREAS, Easterling Culebra Apartments, Ltd., a Texas limited partnership, has proposed a multi-family rental housing development with approximately 118 units to be located at approximately 9936 Culebra Road named Easterling Culebra Apartments, in the City of San Antonio, Texas, County of Bexar; and

WHEREAS, Easterling Culebra Apartments, Ltd. intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Easterling Culebra Apartments; and

WHEREAS, the City of San Antonio has determined there is a need for affordable housing units for households at 60% or below of area median income in the proposed location; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City of San Antonio, County of Bexar, acting through its governing body, hereby confirms that it supports the proposed Easterling Culebra Apartments to be located at approximately 9936 Culebra Road, TDHCA #16061, and that this formal action has been taken to put on record the opinion expressed by the City of San Antonio on February 18, 2016.

SECTION 2. For and on behalf of the City Council of the City of San Antonio, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

SECTION 3. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 18th day of February, 2016.




M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney



GREATER SAN ANTONIO
BUILDERS
ASSOCIATION

February 6, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13193
Austin, Texas 78711-3941

Re: Easterling Culebra Apartments
TDHCA # 16061

Dear Mr. Irvine:

On behalf of the Greater San Antonio Builders Association (GSABA), I would like to express our support for the proposed Easterling Culebra Apartments to be built at 9936 Culebra Road, San Antonio, Bexar County, Texas. Our Association includes membership throughout San Antonio and Bexar County, and we promote developments such as these because of the construction jobs they will bring to our community. Our industry currently employs over 120,000 people in the San Antonio area, with a payroll over \$4.8 Billion each year.

GSABA is supportive of the proposed housing because it will provide the opportunity for even greater economic investments by meeting the housing needs of families in San Antonio. Housing creates greater opportunities for retail and commercial development and all these types of developments expand the tax base of our community, to the tune of \$168 Million in local tax revenue annually.

Our nonprofit trade association provides services available to those within the San Antonio and Bexar County area that contribute to the overall betterment, development, and improvement of the community as a whole.

We encourage you to support this application for tax credits in the 2016 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,


Kristi Sutterfield
Executive Vice President

OFFICERS 2016

Steve Louis
PRESIDENT

Wayne Moravits
VICE PRESIDENT

Bryan Smith
VICE PRESIDENT TREASURER

Dominick Alongi
VICE PRESIDENT SECRETARY

Scott Whisenant
ASSOCIATE VICE PRESIDENT

Frank Sitterle Jr.
IMMEDIATE PAST PRESIDENT

Kristi Sutterfield
EXECUTIVE VICE PRESIDENT



3625 Paesanos Parkway, Suite 100 • San Antonio, TX 78231

(T) 210.696.3800 • (F) 210.692.3459

www.sabuilders.com

Empowering



Opportunity
La Causa
Si Se Puede

Cesar E. Chavez

Legacy and Educational Foundation

501(C)(3) Tax Exempt Organization

P.O. BOX 830402
San Antonio, Texas 78283

Office Headquarters: 1504 E. Commerce, San Antonio, Texas 78205
Offices – Cesar Chavez (210) 226-3731 / (210) 226-2301

www.cesarlegacy.org

Executive Officers

President CEO

Jaime P. Martinez

Vice President

Gabriel Q. Velasquez

Treasurer

Ernest J. Martinez

Secretary

Maria del Rosario Lopez

Legal Consultant

Roger Guevara, Atty. Law

February 8, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Easterling Culebra Apartments
TDHCA #16061

Dear Mr. Irvine,

We would like to express our support for the proposed Easterling Culebra Apartments development, located at approximately 9936 Culebra Road, San Antonio, Texas. Our nonprofit is involved in advocacy, awareness and education throughout San Antonio and Bexar County region. We encourage quality affordable housing made accessible to working families like the ones we aim to serve through our efforts.

The Cesar E. Chavez Legacy and Educational Foundation's mission is community outreach, educating people, particularly our youth, about the value and legacies of Cesar E. Chavez, an American role model. In his work, Cesar E. Chavez helped to empower and improve the lives of the poor and the underserved in our society. Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need.

We encourage you to support this application for tax credits in the 2016 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Jaime Martinez
President, CEO

Exec. Board Members

Sylvia Don

Isidro Garza, Corporate Liason

Noe Garza

Brandy Lopez

Marie Martinez

Esmeraldo Pruneda

Victor M. Ruiz

Chief Apostle Rosita Wilson

Community Advisors

Joe Michael Gonzales

Angie Garcia

Brandon Olmos

Claudia Sanchez

Empowering the Economically Disadvantaged through Education, Employment and Representation

IUEORG@AOL.COM



Community Input Scoring Items

TDHCA#: 16065

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. [Unites Way](#)

Name of Community Organization

[Jenna Masters](#)

Contact Name

- Support
 Opposition

B. [Economic Development Alliance for Brazoria County](#)

Name of Community Organization

[Sean H. Stockard](#)

Contact Name

- Support
 Opposition

C.

Name of Community Organization

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

DENNIS BONNEN



CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TX 78768-2910
(512) 463-0564
FAX (512) 463-8414

DISTRICT OFFICE:
122 E. MYRTLE
ANGLETON, TX 77515
(979) 848-1770
FAX (979) 849-3169

HOUSE OF REPRESENTATIVES

February 18, 2016

HVM 2016 Angleton, LTD
P.O. Box 190
Burnet, TX 78611

RE: Pursuant to §11.9(d) (5) of the QAP

Dear Mr. Hoover,

I received the Public Notification for Northside Manor located in Angleton and the 25th District which I represent.

I am pleased to lend my support to this development which will serve the constituents of southern Brazoria County.

Sincerely,

Dennis Bonnen

State Representative Dennis Bonnen
District 25

Email: dennis.bonnen@house.state.tx.us



DISTRICT 25 - BRAZORIA (PART), MATAGORDA

RESOLUTION NO. 2016-R-2B

A RESOLUTION OF THE CITY OF ANGLETON, TEXAS, SUPPORTING HVM 2016 ANGLETON, LTD. AND THE PROPOSED DEVELOPMENT OF NORTHSIDE MANOR FOR AFFORDABLE RENTAL HOUSING AT 1741 AND 1745 E. HENDERSON ROAD, ANGLETON, TEXAS; APPROVING THE CONSTRUCTION AND/OR RENOVATION OF THE DEVELOPMENT; AUTHORIZING AN ALLOCATION OF HOUSING TAX CREDITS FOR THE DEVELOPMENT; PROVIDING AN OPEN MEETINGS CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, HVM 2016 Angleton, Ltd. has proposed a rehabilitation for affordable rental housing at 1741 and 1745 E. Henderson Road, named Northside Manor in the City of Angleton, Brazoria County, Texas; and

WHEREAS, HVM 2016 Angleton, Ltd. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Housing Tax Credits or Private Activity Bonds for Northside Manor;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. That as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Angleton, Brazoria County, Texas, has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

SECTION 2. That the City of Angleton, Brazoria County Texas, hereby supports the proposed Northside Manor and confirms that its governing body has voted specifically to approve the construction and/or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703 (a)(4).

SECTION 3. That for and on behalf of the City Council of the City of Angleton, Texas, Shelly Deisher, City Secretary, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

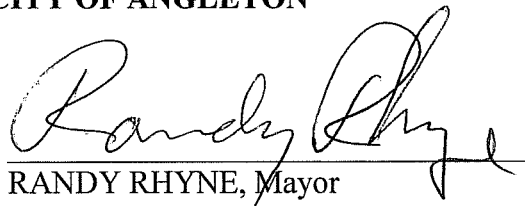
SECTION 4. That the City Council has found and determined that the meeting at which this Resolution is considered was open to the public and that notice thereof was given in accordance with the provisions of the Texas Open Meetings Act, Texas Government Code, Chapter 551, as amended and that a quorum of the City Council was present.

SECTION 5. That this Resolution shall be effective immediately upon its passage and approval.

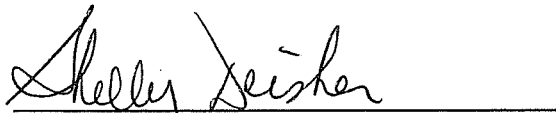
PASSED AND APPROVED this the 9th day of February, 2016.

THE CITY OF ANGLETON

BY:


RANDY RHYNE, Mayor

ATTEST:


SHELLY DEISHER, City Secretary

APPROVED AS TO FORM:


MARY KAY FISCHER, City Attorney



Mr. Dennis Hoover
HVM 2016 Angleton, Ltd.
HVM 2016 Sweeny, Ltd.
P. O. Box 190
Burnet, TX. 78611

Dear Mr. Hoover,

Please accept this letter expressing United Way of Brazoria County's support for your efforts to obtain Housing Tax Credits and/or HOME loan financing from the Texas Department of Housing and Community Affairs for HVM 2016 Angleton, Ltd. and HVM 2016 Sweeny, Ltd.

The anticipated rehabilitation of the Northside Manor Apartments in Angleton and McKinney Manor Apartments in Sweeny reminds us of the importance of the availability of safe, sanitary, and affordable housing for the citizens of our community. Through your efforts, the residents of Northside Manor and McKinney Manor will continue to enjoy the comforts of Rural Life in Angleton and Sweeny at an affordable rate.

We sincerely hope that the Texas Department of Housing and Community Affairs will recognize the ongoing need for affordable housing in Angleton and Sweeny and therein show their support by awarding the appropriate financing necessary to rehabilitate this vital property.

We appreciate the opportunity to show our support for your plans, and wish you the best of luck in your endeavor.

Should you require any further information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script that reads "J. Masters".

Jenna Masters, Executive Director

United Way of Brazoria County

2015-2016 Directors

Air Liquide America L.P.
Alvin Community College
Ascend Performance Materials
Austin Industrial
BASF
Brazoria County
Brazosport College
Brazosport Regional Health System
Buc-ee's
CenterPoint Energy
Central Brazoria County Business Park
Chevron Phillips Chemical Co.
City of Angleton
City of Clute
City of Freeport
City of Lake Jackson
City of Pearland
City of West Columbia
Clark Development
Cobb, Fendley & Associates
Costello, Inc.
Cyanco International, LLC
DHK Development, Inc.
Denbury Resources, Inc.
ERHA
Fagioli, Inc.
First State Bank of Louise
Freeport LNG Development
Freese and Nichols, Inc.
H & H Ventures, LLC
HDR Engineering, Inc.
Heritage Bank, NA
Honda of Lake Jackson
iAD Architects
IDC, Inc.
Infinity Maintenance Services
LJA Engineering, Inc.
MBC Capital, LP
MSR International, LLC
Mammoet USA South, Inc.
McDonough Engineering Corp.
NASA
Phillips 66
Port Freeport
RiceTec, Inc.
Saber Power Services
Shintech, Inc.
Sweeny EDC
TDECU
Target Logistics
The Cardon Group
The Dow Chemical Co.
UTMB Health Angleton Danbury
Union Pacific Railroad
Vernor Material & Equipment
Wells Fargo Bank, N.A.
Zachry Group

4005 Technology Drive, Ste. 1010
Angleton, Texas 77515
979-848-0560 • Fax 979-848-0403
info@eda-bc.com
www.eda-bc.com



January 28, 2016

Mr. Dennis Hoover
HVM 2016 Angleton, Ltd.
HVM 2016 Sweeny, Ltd.
P. O. Box 190
Burnet, Texas 78611-0190

Dear Mr. Hoover:

Please accept this letter expressing our support for your efforts to obtain Housing Tax Credits and/or HOME Loan Financing from the Texas Department of Housing and Community Affairs for HVM 2016 Angleton, Ltd. and HVM 2016 Sweeny, Ltd.

The anticipated rehabilitation of the Northside Manor Apartments in Angleton and the McKinney Manor Apartments in Sweeny reminds us of the importance of the availability of safe, sanitary, and affordable housing for the citizens of Brazoria County. Through your efforts, the residents of Northside Manor and McKinney Manor will continue to enjoy the comforts of Rural Life in Brazoria County at an affordable rate.

We sincerely hope that the Texas Department of Housing and Community Affairs will recognize the ongoing need for affordable housing in Angleton and Sweeny, and therein show their support by awarding the appropriate financing necessary to rehabilitate these vital properties.

We appreciate the opportunity to show our support for your plans, and wish you the best of luck in your endeavor.

Should you require any further information, please do not hesitate to contact us.

Sincerely,

Sean H. Stockard, CEcD
President/CEO

SHS:djp

Community Input Scoring Items

TDHCA#: 16066

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Samuel Place Residential Association

Name of Community Organization

Monica Jasso

Contact Name

- Support
 Opposition

B.

Name of Community Organization

Contact Name

- Support
 Opposition

C.

Name of Community Organization

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

ABEL HERRERO

CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0462
FAX: (512) 463-1705



DISTRICT OFFICE:
606 N. CARANCAHUA
SUITE 103A
CORPUS CHRISTI, TEXAS 78401-0690

HOUSE OF REPRESENTATIVES

February 1, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing Community Affairs (TDHCA)
221 East 11th Street
Austin, Texas 78701

RE: TDHCA # 16066 Samuel Place Apartments – Corpus Christi, Texas

Dear Mr. Irvine:

Please accept this letter as my official support of the request for Housing Tax Credits issued by the Texas Department of Housing and Community Affairs for the proposed Samuel Place project in Corpus Christi, Texas-TDHCA #16066.

I support the award of tax credits for this property because I believe this development would greatly benefit the community by providing quality affordable housing in the area. The development is designed to address the needs of our growing community, especially those who have financial obstacles. The Samuel Place Apartments will give working families the opportunity to have an affordable place to call home.

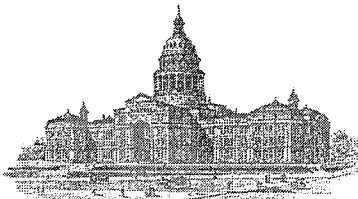
Corpus Christi citizens deserve the opportunity to live in a quality, safe and comfortable environment, and Samuel Place will provide this opportunity to family households in the Corpus Christi and Nueces County area.

For these reasons, I support the Samuel Place application for tax credits. If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in cursive script that reads "Abel Herrero".

Abel Herrero
State Representative, District 34



DISTRICT 34 · NUECES (PART)

ABEL.HERRERO@HOUSE.STATE.TX.US

Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed affordable housing project known as Samuel Place Apartments to be developed by TG 110 Samuel Place, LP.

Whereas, TG 110 Samuel Place, LP. (the "Applicant") has proposed a development project to demolish and reconstruct 60 apartments to provide affordable housing that is located at 4315 Carroll Ln., Corpus Christi, Texas 78411 and named Samuel Place Apartments ("Samuel Place Apartment Project"); and

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2016 Housing Tax Credits for the Samuel Place Apartment Project; and

Whereas, the City of Corpus Christi will provide its assistance under the HOME Program utilizing loan terms that meet the requirements of the TDHCA 2016 Qualified Allocation Plan, Section 11.9 (d)(1) in order to ensure the maximum possible score by the applicant under TDHCA's rules;

Whereas, the Applicant has pre-applied for HOME funding for the Samuel Place Apartment Project in the amount of \$200,000 from the City of Corpus Christi; and

Whereas, the City of Corpus Christi intends to commit set aside HOME Funds from the City of Corpus Christi FY 2016 Consolidated Annual Action Plan ("CAAP") to support the Applicant's Samuel Place Apartment Project contingent upon an award of Housing Tax Credits from the TDHCA to Applicant and subject to available funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

Section 1. The City Council for the City of Corpus Christi hereby supports the proposed Samuel Place Apartment Project.

Section 2. The City Council for the City of Corpus Christi hereby acknowledges the support for the allocation of Housing Tax Credits for the Samuel Place Apartment Project. Funding from the City of Corpus Christi for this proposed project will be subject to award of Housing Tax Credits to Applicant and receipt of available HOME funds to be approved by U.S. Department of Housing and Urban Development through the City of Corpus Christi FY 2016 CAAP.

PASSED AND APPROVED this 23rd day of February, 2016 at a Regular Meeting of the City Council of the City of Corpus Christi, Texas

ATTEST:

Rebecca Huerta
Rebecca Huerta
City Secretary

CITY OF CORPUS CHRISTI

Nelda Martinez
Nelda Martinez
Mayor

Corpus Christi, Texas

23rd of February, 2016

The above resolution was passed by the following vote:

Nelda Martinez	<u>Aye</u>
Rudy Garza, Jr.	<u>Aye</u>
Chad Magill	<u>Aye</u>
Colleen McIntyre	<u>Aye</u>
Lillian Riojas	<u>Aye</u>
Brian Rosas	<u>Aye</u>
Lucy Rubio	<u>No</u>
Mark Scott	<u>Aye</u>
Carolyn Vaughn	<u>No</u>

030780

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package. Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name:	Samuel Place Apartments
Development Street Address:	4315 Carroll Lane
Development City:	Corpus Christi, Texas 78411
Development County:	Nueces County

TDHCA (for office use only)

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Samuel Place Apartments Resident Association

This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) No.

If YES, provide the years that the organization made submissions prior to 2016: _____

The Neighborhood Organization is a (select one of the following):

<input type="checkbox"/>	Homeowners Association
<input type="checkbox"/>	Property Owners Association
<input checked="" type="checkbox"/>	Resident Council and our members occupy the existing development
<input type="checkbox"/>	Other (explain): _____

As of March 1, 2016, this Neighborhood Organization is on record with (select one of the following):

<input type="checkbox"/>	County
<input type="checkbox"/>	Secretary of State
<input checked="" type="checkbox"/>	Texas Department of Housing & Community Affairs (if prior to January 29, 2016)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name:	Monica Jasso		
Title:	President		
Physical Address:	4315 Carroll Lane Apt. 228		
Mailing Address (if different from above):	(Same)		
City:	Corpus Christi, Texas	ZIP Code:	78411
Phone:	(361) 933-6112	Email:	Mljasso93@yahoo.com

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	Ms. Ester Burrier		
Title:	Vice President / Secretary		
Physical Address:	4315 Carroll Lane Apt. 236		
Mailing Address (if different from above):	[Same]		
City:	Corpus Christi, Texas	ZIP Code:	78411
Phone:	(361) 429-6514	Email:	Esterburrier6173@gmail.com

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

The Resident Association supports the reconstruction of the Samuel Place Apartments. The existing project is old and in need of modernization to include energy efficient appliances, windows, a/c system and roofs. These modern amenities will ensure that our community will have available high quality affordable housing.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St, East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

The Samuel Place Apartments Resident Association boundaries are Carroll Lane (site entry), North perimeter fencing, South perimeter fencing and the West perimeter fencing along the parking area. (Please see map)

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

Monica Jasso

1st Contact Signature

Monica Jasso

1st Contact Printed Name

Ester Burrier

2nd Contact Signature

Ms. Ester Burrier

2nd Contact Printed Name

12-28-15

Date

President

Title

12-28-15

Date

Vice President / Secretary

Title

Community Input Scoring Items

TDHCA#: 16068

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Boys and Girls Club of Georgetown

Name of Community Organization

Daniel Anstee

Contact Name

Support

Opposition

B. The Williamson County Institute for Excellence in Nonprofits, Inc.

Name of Community Organization

Bob Novello

Contact Name

Support

Opposition

C. Catholic Charities of Central Texas

Name of Community Organization

Sara Ramirez

Contact Name

Support

Opposition

D. San Gabriel UU Fellowship

Name of Community Organization

Mark Scrabacz

Contact Name

Support

Opposition

E. Goodwill Central Texas

Name of Community Organization

Roberta Schwartz

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

In addition, the Department received three emails of support and 22 emails in opposition to the application. Information is included for your review.

RESOLUTION NO. 020916-0-1

A Resolution of the City Council of Georgetown, Texas, supporting an application for 2016 Housing Tax Credits by Pedcor Investments-2016-CLIV, LP, for the development named Live Oak Apartments, to the Texas Department of Housing and Community Affairs to develop affordable rental housing and declaring and effective date.

Whereas, Pedcor Investments-2016-CLIV, LP, has proposed a development for affordable rental housing at 4121 Williams Drive named Live Oak Apartments in the City of Georgetown, Texas; and

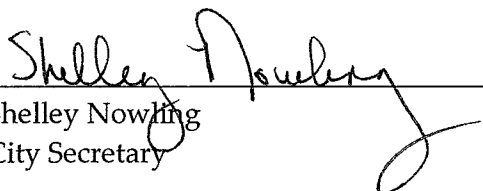
Whereas, Pedcor Investments-2016-CLIV, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Live Oak Apartments; and

Whereas, the City of Georgetown confirms it will provide a grant, reduced fee or contribution of other value for the benefit of the development in the amount of \$10; and

It is hereby RESOLVED, that the City of Georgetown, acting through its governing body, hereby confirms that it supports the proposed **Live Oak Apartments** located at 4121 Williams Drive and that this formal action has been taken to put on the record the opinion expressed by the City, and


FURTHER RESOLVED that for and on behalf of the Governing Body, **Dale Ross, Mayor** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs, on the 9th day of February 2016.

ATTEST:



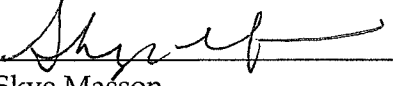
Shelley Nowling
City Secretary

THE CITY OF GEORGETOWN:



Dale Ross
Mayor

APPROVED AS TO FORM:



Skye Masson
Interim City Attorney

TDHCA (Multifamily Finance Division)
Attention: Sharon Gamble
Competitive Housing Tax Credit Administrator
P.O. Box 13941
Austin, TX 78711-3941

23 March, 2016

Dear Ms. Gamble,

Thank you for your letter of 9 March offering me the opportunity to comment on three proposals for Affordable Rental Housing in Georgetown, where I am a City Council Representative. I am opposed to the following applications for Housing Tax Credits - Competitive 9% (HTC)

- Live Oak Apartments, 4121 Williams Drive, Georgetown TX — applying for Housing Tax Credits - Competitive 9% (HTC);
- Merritt Heritage, SEC of Williams Drive and Woodlake, Georgetown, TX — applying for Housing Tax Credits - Competitive 9% (HTC) and for a Multifamily Direct Loan;
- Kaia Pointe, 4900 Block of Williams Drive, S of Casa Loma, Georgetown, TX — applying for Housing Tax Credits - Competitive 9% (HTC).

I am opposed, at this point, for the following reasons:

1. Georgetown currently has nearly 3 times the average amount of properties with HTC Loans as other communities in the State of Texas. Nearby communities have far less, with some having a number below the average number of these units, and one (Jarrell) having none. I am willing to do our part, and have no problem accepting something like 1.5 to 2.0 times as much as the average. But 3 times the average is excessive — if for no other reason than we may be in a situation where Georgetown is bearing the load of affordable/workforce housing for surrounding communities while our neighbors reap the benefits. It's time to fair-share this program.
2. These proposed developments are along Williams Drive, which is an avenue that is already extremely busy, has no planned public transit (bus) system, and is on the opposite side of the Interstate Highway (IS-35) from essential services (such as our local hospitals and social service organizations). In light of these issues, the City Council has just commissioned a major study of the Williams Drive Corridor (along with CAMPO) to build a strategic plan for the area which includes traffic patterns, public transportation, economic development, and zoning. If the proposals were allowed to go forward prior to our completing this study, they could well preempt or even refute the work we have planned and believe is necessary.

Additionally, the City Council has already agreed, and has plans, to take action on the overall issue of Affordable/Workforce housing. Specifically:

1. The Council, as part of our prior efforts in transportation planning, is moving forward with a proposal to provide public transportation (fixed route bus system), on the opposite side of IS-35 of these proposed developments, to link our major hospitals, retail and employment centers, and various social service organizations and multi-family housing developments. It makes far better sense to consider these three proposals as part of that plan, in the geographic area where public transportation is being planned.
2. The City Council, in its "strategic visioning" session in November and December of 2015, agreed to set "affordable/workforce" housing as part of our strategic considerations. Our plan was to have the Council deliberate, along with the senior staff and a number of important members of our community, and then provide policy guidance to the Staff to develop a comprehensive plan to approach this issue. That plan would include proposals such as the 3 that have come forward, but also include other aspects of economic development, transportation, and even social services. Unfortunately these three proposals (along with two subsequent proposals) were brought before Council before we had our opportunity to deliberate, consult, and provide policy guidance.

In my opinion, the three proposals mentioned in the opening paragraph reflect the wants, needs, and interests of the developers more than they reflect those of the City Council of Georgetown. I consider that a foul, and I will actively oppose these developments until we have had our opportunity to deliberate and provide the necessary, and proper, guidance that reflects the interests of our community.

Once that is done, I will most certainly reconsider my position — and I anticipate I will be an active supporter of affordable/workforce housing when the proposals reflect the wants and needs of Georgetown. But not until.

Regards,

STEPHEN O. FOUGHT.

Stephen O. Fought,
Georgetown City Council
District 4 Representative
district4@Georgetown.Org



February 17, 2016

TDHCA
Attn: Tim Irvine
221 East 11th Street
Austin, TX 78701

Re: Live Oak Apartments (#16068)

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Live Oak Apartments," to be located at 4121 Williams Drive in Georgetown, TX, Williamson County.

The Boys & Girls Club of Georgetown (BGGCT) is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need. BGGCT offers critical after school and out of school services for those who need us the most. Over 75% of our members are eligible for the free/reduced lunch program within their respective school district which is an indicator of financial hardship. 50% of our members also live within a single parent household.

It is not uncommon for me, as the Director of the Boys & Girls Club, to hear sad stories of families losing homes due to low family incomes and high housing costs whether that is monthly rent or mortgage payments. Within the past month I had a parent in my office in tears because she was being evicted and given 3 days to find a new place to live. As I stated earlier, this is not uncommon for us to hear such a story.

With this in mind, I would be fully supportive of the "Live Oak Apartments" Development as there is a huge need for affordable housing in our community. If you would like further information on our services and how affordable housing would benefit our clientele, please feel free to contact me using the information below.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Anstee", written over a horizontal line.

Daniel Anstee – Branch Director
Office: 512 868 3700, Extension 564
Cell: 512 762 2206



The Williamson County Institute
for Excellence in Nonprofits, Inc.

February 17, 2016

TDHCA

Attn: Tim Irvine
221 East 11th Street
Austin, TX 78701

Re: Live Oak Apartments (#16068)

Dear Mr. Irvine:

I am writing this letter to voice my support for the TDHCA Tax Credit Application for the proposed affordable housing development, "Live Oak Apartments," to be located at 4121 Williams Drive in Georgetown, TX, Williamson County.

The Williamson County Institute for Excellence in Nonprofits, Inc. (The Institute) is a tax exempt civic organization that provides pro-bono services to the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

It is not uncommon for me, as the Executive Director of The Institute, to hear the nonprofits I serve complain about the difficulty their clients and volunteers have getting to their facilities. The primary reason for this issue is they cannot afford to live in the Georgetown area due to low family incomes and high housing costs

With this in mind, I would be fully supportive of the "Live Oaks Apartments" Development as there is a huge need for affordable housing in our community. If you would like further information on our services and how affordable housing would benefit the nonprofits we serve, please feel free to contact me using the information below.

Sincerely,

A handwritten signature in cursive script that reads "Robert L. Novello".

Robert L. Novello – Executive Director
Office: 512-864-7387
Cell: 512-507-7799

February 29, 2016

Texas Departments of Housing and Community Affairs
221 E. 11th Street
Austin TX 78701
Attn: Marni Holloway, Director of Multifamily Finance

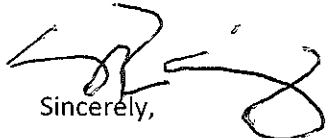
Re: Support for Live Oak Apartments (TDHCA #16068)

Dear Ms. Holloway:

This letter is being written in support of Pedcor Investments' proposal to develop Live Oak Apartments, workforce housing located at 4121 Williams Drive in the City of Georgetown. As an organization who provides services across a 25 county region and 96% of the families we serve being the working poor, Catholic Charities of Central Texas recognizes and advocates for affordable housing that not only will help families today, but will ultimately provide long-term stability for the family for generations to come in order to eradicate poverty.

Catholic Charities of Central Texas has also offered to partner with Pedcor Investments to provide identified services of the tenants on the property site, such as parenting classes, counseling sessions, and financial assistance/education. We believe this type of learn where you live model helps families eliminate barriers for access to services such as transportation, daycare and the need to have non-traditional service hours for working families.

With thoughtful prayer, Catholic Charities of Central Texas supports the development of this workforce housing model in order to continue to build a more vibrant community that is welcoming to all its residents.


Sincerely,

Sara Ramirez
Executive Director



February 24, 2016

Texas Departments of Housing and Community Affairs
221 E. 11th Street
Austin TX 78701
Attn: Marni Holloway, Director of Multifamily Finance

Re: Support for Live Oak Apartments in Georgetown

Dear Ms. Holloway:

Please accept this letter as support for Pedcor Investments and their proposal to develop safe, decent, affordable housing in Georgetown, and specifically their application for housing tax credits for Live Oak Apartments located at 4121 Williams Drive.

San Gabriel Unitarian Universalist Fellowship is a 501(c)3 non-profit organization which serves the City of Georgetown, promoting the inherent worth a dignity of every person; justice, equity and compassion in human relations; acceptance of one another and encouragement of spiritual growth in our congregations; a free and responsible search for truth and meaning; the right of conscience and the use of the democratic process within our congregations and in society at large; the goal of world community with peace, liberty, and justice for all; and respect for the interdependent web of all existence of which we are a part.

We recognize that housing can play a vital role in our promotion, as it can allow for families to realize their own worth and dignity. Therefore, we are supportive of Pedcor's efforts to provide working families with quality housing options.

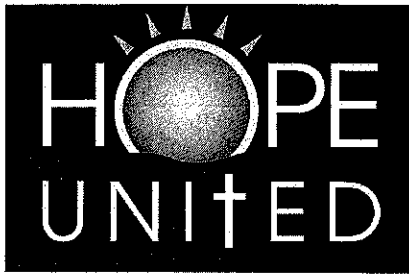
If you need any additional information, please feel free to contact me.

Sincerely,

Jennifer VanBuren, President
San Gabriel Unitarian Universalist Fellowship

Cc: Jean Marie Latsha
Pedcor Investments, A Limited Liability Company
PO BOX 684162
Austin TX 78768-4162

San Gabriel Unitarian Universalist Fellowship, 1322 E. University Ave., Georgetown, TX, 78726



Less Religion, More Jesus

An Open and Affirming Congregation

February 17, 2016

Texas Departments of Housing and Community Affairs
221 E. 11th Street
Austin TX 78701
Attn: Marni Holloway, Director of Multifamily Finance

Re: Support for Live Oak Apartments in Georgetown

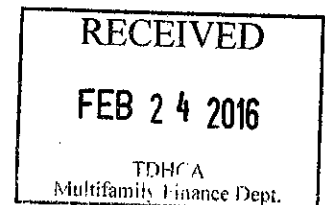
Dear Ms. Holloway:

Please accept this letter as support for Pedcor Investments and their proposal to develop safe, decent, affordable housing in Georgetown, and specifically their application for housing tax credits for Live Oak Apartments located at 4121 Williams Drive.

Hope United Church is a 501(c)(3) non-profit organization which serves the City of Georgetown, working to offer the freedom to explore the questions of life, share the love of Christ, grow in faith, and work for peace and justice. We recognize that housing can play a vital role in that exploration, sharing, and growth and are supportive of Pedcor's efforts to provide working families with quality housing options, bringing them closer to the peace and justice we seek.

If you need any additional information, please feel free to contact me.

Blessings and Peace,
Ron Trimmer, pastor Hope United



Hope United

"Where the doors are always open, and the hearts are warm with love."

www.HopeGeorgetown.org

125 Summers Green, Georgetown, TX 78633 • 512.876.9097 • revtrimmer@gmail.com



From: [Elizabeth Henderson](#)
To: [Sharon Gamble](#)
Subject: FW: Statement of support for Housing Tax Credit Proposals in Georgetown, T exas
Date: Friday, February 26, 2016 11:18:23 AM

Public Comment.

From: Larry J. Hilliard [mailto:lj_hilliard@juno.com]
Sent: Friday, February 26, 2016 8:20 AM
To: Elizabeth Henderson; Marni Holloway
Cc: charles.schwertner@gmail.com; marsha.farney@gmail.com; aaron.gibson@house.state.tx.us; district3@georgetown.org; district4@georgetown.org; mayor@georgetown.org
Subject: Statement of support for Housing Tax Credit Proposals in Georgetown, T exas

Good morning,

Georgetown City Council Member Steve Fought has provided your contact information to me. I am writing to ask that you fully support and approve all 3 of the below applications for Housing Tax Credits. I, and the many others who support these proposals, realize that affordable/workforce housing is much needed in Georgetown and these tax credits will serve as a catalyst for their construction. My wife and I have attended presentations by these developers at community meetings and the proposals are attractive and of high quality. We support them ~ as do many others in the community.

Those who are against these proposals are misrepresenting them, despite all of the opportunities afforded them to become educated about the developments. Some even continue to misrepresent them even after the facts have disproven their biases.

In short, as I see it, this is a simple matter of a "privileged" community (Sun City Texas) that doesn't want "those people" in our back yard. There was no outrage when the developers at Sun City recently announced the expansion of the Sun City community by another 2500 homes, but the outrage over the possibility of up to 3 developments for "the less privileged," totaling less than 500 units has met the wrath of the NIMBY group. One Sun City resident leader has commented that the future residents "are not our people." It is clear what motivates the opponents.

Thank you for considering my input. Feel free to contact me for any questions you might have.

Sincerely,

Larry Hilliard
Sun City Texas
Georgetown

1. Kaia Pointe LLC, for the construction of 104 units to be known as the Kaia Pointe, located at approximately 4800 Williams Drive.
2. Pedcor Investments-2016-CLIV, L.P., for the construction of 108 units to be known as the Live Oak Apartments, located at 4121 Williams Drive.

3. DDC Merritt Heritage, Ltd. for the construction of 220 units to house seniors, to be known as the Merritt Heritage Apartments, located at the SE corner of Williams Drive and Woodlake Drive.

From: [Mary Pat Morris](#)
To: [HTC Public Comment](#)
Subject: comments on planned apartment developments in Georgetown, TX
Date: Friday, April 01, 2016 2:59:06 PM

16068 Live Oad 4121 Williams Drive- a positive plan, needed in Georgetown, please approve

16185 Merritt Heritage Williams Drive and Woodlake- a positive plan needed in Georgetown, please approve

16188 Kaia Point- 4900 Williams Dr.-very positive plan, much needed. reasonable, good construction, long history- Please approve

16007 Maripose - Sycamore - a positive plan and need in Georgetown, please approve.

Mary Morris
103 Montley Trail
Georgetown, TX 78633

From: [Terri Roeber](#)
To: [Marni Holloway](#); [Teresa Morales](#)
Subject: FW: Affordable Housing in Georgetown
Date: Monday, February 22, 2016 8:08:56 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: stonejomc [mailto:stonejomc@aol.com]
Sent: Sunday, February 21, 2016 7:49 PM
To: Terri Roeber
Subject: Affordable Housing in Georgetown

There is a coordinated effort to kill affordable housing in Georgetown with fear mongering regarding "undesirable" people, rape, etc. Just to say that most of us do not feel this way, just a very vocal, very angry few. Mary Griffith, 505 Dawson Trail, Georgetown, Texas 512 763 6896.

Sent from Samsung tablet

February 27, 2016

TDHCA
Attn: Multi-Family Division
PO Box 13941
Austin Texas 78711-3941

Dear Members of the TDHCA Tax Credit Development Board:

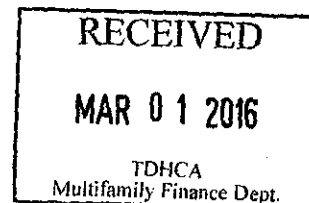
I am writing because of my concern with the Kaia and Live Oak developments being proposed in Georgetown. I feel that the senior development (Merritt Heritage) could possibly be the only development desirable for the following reasons.

1. The seniors (Merritt Heritage) would not cause a traffic jam during work hours. It took my husband 22 minutes to go 6 miles, and it took me 35 minutes to go across town on a Monday morning. Last year the City Council asked us to pass a bond referendum to improve traffic on Williams Drive (There basically are only 2 roads in Georgetown). We passed the bond issue because the Council said they would improve traffic congestion on Williams Drive; but they are only adding to the congestion by approving these developments, and we feel that we were deceived.
2. The Senior (Merritt Heritage) development would not add to an additional influx of students to the primary school in the vicinity, and there are no sidewalks planned by the city for 10 years. Presently only one grocery store, 2 banks, and CVS are within a 1.5-mile radius.
3. Seniors have no way to increase their income or social security or pensions benefits. I know my mother's only income was social security. The other two developments (Kaia and Live Oak) are comprised of working residents, and they could increase their income by working more, getting a different job, etc. Seniors no longer have that opportunity or flexibility.
4. Seniors do not cause any security problems. Being a former high school teacher at a depressed town in Illinois, I have been involved with low-income students. I know from experience that there can be major problems concerning security issues with surrounding neighborhoods, and I know this possibility is causing concern in the over-55 community in which I live. They are also concerned about their property values and financial security being decreased.
5. We feel that the Council tried to pass these developments without giving the residents proper notification and time to respond because of the March 1 deadline. We just accidentally found out about a developer's meeting and the plans for the City Council vote on these 3 developments a week before the City Council meeting. This did not giving us ample time to collect data from the city and prepare our case against these developments.
6. **We already have 3 times more low-income housing than almost all of the towns surrounding us. There are presently 3912 apartments in Georgetown, and 37 percent are income restricted.**
7. Lastly, I don't feel that government intervention is the best way to improve people's lives; **I believe education and encouraging high-paying jobs to come to Georgetown is the best way to help low-income people to help themselves.** The Council has not expressed any interest in recruiting industry or high-paying companies in the past, and it does not seem to be interested in changing this policy for the future.

Thank you for your consideration.

Patricia Allison


318 Yellow Rose Trail, Georgetown, Texas 78633



From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Georgetown TX Low Income Housing
Date: Monday, February 22, 2016 1:04:26 PM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: The Hollands [mailto:txhollands@suddenlink.net]
Sent: Monday, February 22, 2016 12:48 PM
To: Terri Roeber
Subject: Georgetown TX Low Income Housing

We want to express our displeasure with the three Low Income Housing projects approved by the Georgetown City Council. No planning was done by the developer nor the city. Georgetown does not need more Low Incoming Housing especially on the west side of I35. Why? Georgetown has one of the highest number of Low Income Housing in the county. Why add more. The west side of the city does not have sidewalks for the kids to get to schools. The East side does. Shopping is not within walking distance of any of the 3 proposals, whereas the East side does. The marketing approach for these was done in such a manner as we did not get a chance to say anything. The woman's approach was take it or I'm outa here. She was so rude.

Please do not approve any of the three proposals.

Thank you,
Marie and Lawrence Holland
107 Lynn Cove
Georgetown TX 78633
512-868-9930

From: [Elizabeth Henderson](mailto:Elizabeth.Henderson)
To: [Sharon Gamble](mailto:Sharon.Gamble)
Subject: FW: LIHTC developments in Georgetown, Texas
Date: Friday, February 26, 2016 5:54:18 PM

From: Kaye Davidson [mailto:kaye.d@suddenlink.net]
Sent: Friday, February 26, 2016 5:51 PM
To: Elizabeth Henderson; Marni Holloway; aaron.gibson@house.state.tx.us
Subject: LIHTC developments in Georgetown, Texas

The following email is in reference to the following projects:

1. Kaia Pointe LLC, for the construction of 104 units to be known as the Kaia Pointe, located at approximately 4800 Williams Drive.
2. Pedcor Investments-2016-CLIV, L.P., for the construction of 108 units to be known as the Live Oak Apartments, located at 4121 Williams Drive.
3. DDC Merritt Heritage, Ltd. for the construction of 220 units to house seniors, to be known as the Merritt Heritage Apartments, located at the SE corner of Williams Drive and Woodlake Drive.

I request that a copy of my concerns be placed in each of the above mentioned files and be used in making a decision NOT to allow any of these projects to be developed in Georgetown, Tx. The proposals were a "rush job" and there was not enough time for the citizens and their council members to have active dialog. These three proposals are all west of 1-35 and in the Williams Drive corridor, despite the obvious difficulties with traffic, no areas of real commerce and thus no job opportunities and absolutely no public transportation the area.

Georgetown City Council Representative, Steve Fought, has created a document (below in bold) that I support and agree with 100%. I am sharing his and my thoughts, and asking that you **DO NOT APPROVE any of the three above mentioned LIHTC developments for Georgetown, Texas, for all the reasons stated in his comments below.**

"Now, hopefully having clarified the decisions the Council made, and the process which lies ahead, let's turn to clear up some confusion about whether these projects are "low income housing" or "Affordable/Workforce Housing" of it we should be using some other term. This is easily resolved with the opening statement on the web site for the tax credits (references just above). The narrative states:

"The TDHCA Housing Tax Credit (HTC) Program is one of the primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households."

In other words, these are proposals for low-income housing.

Further, and contrary to what some advocates have offered, and with very few exceptions, our Firefighters and Police would not qualify for these units under the income parameters.

The projects in question focus on providing rental housing for those below the Annual Median Income for the surrounding area (AMI). The categories for residents, by income, are:

*"X" number of units for "less than 60% AMI"
"Y" number of units for "less than 50% AMI" and
"Z" number for "less than 30% AMI."*

The AMI baseline used in the Housing Advisory Board's presentation are based on a family of 4 (\$76,800 annually) -- making the first threshold (60% AMI) is \$46,000. In other words, in order to qualify for the income restricted units, a family of four would have to earn less than \$46,000 per year.

The salary of an entry-level police officer is \$51,022 (\$5,000 above the 60% AMI level) and after 6 years the salary is over \$60,000. The police pay scale is at

<https://civilservice.georgetown.org/police-careers/pay-scale/>

The pay scale for our Fire Department personnel starts at \$43,000 (slightly lower than for the Police Department) but within 3 years it is over the 60% AMI level at \$47,000. The rates can be viewed at

<https://civilservice.georgetown.org/fire-careers/pay-scale/>

*Therefore, with the exception of entry-level Fire personnel during the first 3 years of their career, none of our Police and Fire personnel meet the criteria of 60% AMI, which is the entry-point into the Affordable/Workforce Housing realm.***

However, none of this negates the need for low income (or Affordable/Workforce Housing - or whatever other term you might want to use.) Low income families deserve the opportunity to have decent, safe housing -- but because they have lower incomes, it's obviously more difficult for them to achieve that objective.

But we also need to explore some of the collateral impacts of having more of these types of units. Recall from the previous newsletter that we already have nearly 3 times the state average of these sorts of units while our surrounding communities have considerably less. Here are the comparisons:

- *Georgetown has 2.77 times the state average*
- *Pflugerville, 2.27 times*
- *Austin, 1.84 times*
- *Cedar Park, 1.80 times*
- *Leander, 1.48 times*
- *Round Rock, 0.78 times (i.e., less than the average)*
- *Hutto, 0.33 times*

Jarrell has no units of this type.

Georgetown has nearly 3 times as many units as the state average, and considerably more than the surrounding cities, especially Round Rock and Hutto which are below the state average -- and Jarrell has none. In the face of this, we have no idea if the residents who occupy these units work in Georgetown, or if we are providing a repository of "Affordable/Workforce Housing" for Round Rock and beyond.

There is also a potential relationship between the number of these types of units and the free/reduced-price breakfast/lunch program in our public schools. The Texas Department of Agriculture Food and Nutrition Division administers the National School Lunch (NSLP) and School Breakfast Programs (SBP) for Public Schools.

According to their website (<http://www.benefits.gov/benefits/benefit-details/1990>) a family of 4 with an income of less than \$44,863 would qualify for the free/reduced-price breakfast/lunch program. Thus a significant percentage of the members who qualified for the reduced rent provisions at the 60% threshold (\$46,000) would also qualify for these additional benefits.

Georgetown currently has 44% of our students in these programs, Round Rock has 26%, Hutto has 46%, and Pflugerville has 52% (I did not find data for Cedar Park). In my opinion, the impact on schools, both in terms of free/reduced-price breakfast/lunch as well as classroom loading (which can drive a requirement for more schools and facilities) has to be part of the deliberation process on Affordable/Workforce Housing.

I am not against affordable housing but would hope that it would be spread out within the entire county, not just in the Williams corridor, and within the surrounding counties in an equal manner.

Kaye Davidson
410 Independence Creek Lane
Georgetown, Tx 78633

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Low Income Housing Location
Date: Wednesday, February 24, 2016 8:05:26 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: Tom McComb [mailto:tom@mccomb.org]
Sent: Wednesday, February 24, 2016 8:05 AM
To: Terri Roeber
Subject: Low Income Housing Location

Hello,
This will be short.

I am OPPOSED to low income housing being built at or on the three locations on Williams Drive in proximity to Sun City.

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: low income housing locations on Williams Drive near Sun City
Date: Monday, February 22, 2016 10:14:15 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:08 AM
To: Marni Holloway; Teresa Morales
Subject: FW: low income housing locations on Williams Drive near Sun City

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: Sue Golik [<mailto:483@comcast.net>]
Sent: Sunday, February 21, 2016 5:40 PM
To: Terri Roeber
Subject: low income housing locations on Williams Drive near Sun City

Dear Terri: We understand that you are the primary contact for the Board members who will be making a decision about the locations of low income housing on Williams Drive near Sun City. Please pass this email to each Board member on our behalf - thank you.

We wish to voice our desire that other locations, more distant from Sun City, be the approved locations. We have been hop-scotching our entire lives, many times having to sell our home and relocate to other areas because of the deterioration of the neighborhood, usually precipitated by low-income owners, low-income renters, or the allowing of the building of low-income housing nearby.

This has been the pattern we've observed through the years: we purchase a quality property in a quality neighborhood with good people in the area who become our neighbors and friends (they are clean, respectful of their homes' interiors and exteriors, and they are considerate of whatever is required to maintain the beauty and value of their properties); then a lower-income family moves into a neighboring home they cannot afford, so they invite other relatives to move in with them and the single-family property becomes an illegally-used multi-family property; then either as inconsiderate owners or renters, the codes of the neighborhood are blatantly disregarded, trash and debris accumulate, maintenance is never done, and vehicles and other squalor begin to pile up; then they become defensive because county officials, or city officials, or fire department employees "pester" them in an effort to clean up their mess.

Then we responsible, financially-viable, conscientious homeowners sell our homes and move to the same kind of new neighborhood that, at the time, shines with owners who love their area and neighbors. After a few years, if low-income housing is allowed to creep in, the pattern repeats. We've lived in many lovely homes and many lovely neighborhoods, and nearly always this unfortunate occurrence happens again and again.

Please don't let this happen to Georgetown in the Sun City area. Most of us who own homes in Sun City no longer have the youth or energy to fight it anymore, or move again.

Thank you,
James and Sue Golik, Sun City residents for past 10 years

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Low Income Housing on Williams Drive
Date: Monday, February 22, 2016 10:43:14 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: Gail Duncan [mailto:duncang2@live.com]
Sent: Monday, February 22, 2016 10:43 AM
To: Terri Roeber
Subject: Low Income Housing on Williams Drive

To All Responsible:

I am not as much concerned about the Low Income Housing per se but I am very concerned about the impact we will create for traffic. It is my understanding we have no more ability to expand Williams Drive in any way to accommodate more traffic and as you surely can see it is saturated now and with the other developments already started where do we go.

There surely is affordable land closer to Georgetown Proper that would have less impact on all utilities, transportation, and congestion issues.

Gail Duncan
Nolan Dr., Georgetown

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: Low Income Housing
Date: Monday, February 22, 2016 10:14:01 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:08 AM
To: Teresa Morales; Marni Holloway
Subject: FW: Low Income Housing

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: txmotmot@gmail.com [<mailto:txmotmot@gmail.com>]
Sent: Sunday, February 21, 2016 4:19 PM
To: Terri Roeber
Subject: Low Income Housing

I would like to voice my opposition to building low income housing near the entrance to Sun City. We lived in a very nice retirement place in Arizona which had low income housing next to the property. People were constantly coming over our walls and stealing things from our homes. The two streets nearest to the wall on that side of the property were burglarized regularly. It was a strain on the police department as well. Once the word got out, no one would buy homes on that side of the property because it was nearly impossible to keep the adjoining neighbors out.

Karen & Jim McBride
Sun City

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: low income housing-georgetown tx
Date: Friday, February 26, 2016 8:07:13 AM

Terri Roeber
Executive Administrative Coordinator
Phone: 512-475-3959

-----Original Message-----

From: mayberrybp@suddenlink.net [<mailto:mayberrybp@suddenlink.net>]
Sent: Thursday, February 25, 2016 1:57 PM
To: Terri Roeber
Subject: low income housing-georgetown tx

there are three proposals for low income housing here on Williams drive. Most neighbors are opposed to t. It is a bad location for this kind of housing for many reasons and the city council is largely made up of people from other parts od town and don't seem to care. We are asking that you not approve the grants. thanks, phil mayberry
georgetown

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: New Housing Projects in Georgetown
Date: Monday, February 22, 2016 10:14:43 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:10 AM
To: Marni Holloway; Teresa Morales
Subject: FW: New Housing Projects in Georgetown

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: EDNA HEARD [<mailto:ednalimey@msn.com>]
Sent: Monday, February 22, 2016 7:35 AM
To: Terri Roeber
Subject: New Housing Projects in Georgetown

Dear Sir or Madame: Three housing projects are going up on Williams Drive, a main thoroughfare in the city. Williams Drive should be designated commercial, and not commercial or residential. This is a main artery and the number of additional users will really clog up this already crowded street.

There are other areas in Georgetown that would fit the needs of the home buyers better, and enable the traffic flow to be more easily accomplished. One of these housing developments is low rent - where they will work, and how they will get there and the children to school is a problem. There is no bus service in Georgetown, the only way these people can get around is by private car - This two lane road is already backed up at peak times. Adding the additional housing being built in Sun City, plus these three developments will put an enormous strain on this road.

I have been unable to find out how much the city will lose in income giving out tax credits to the builders. No one seems to be able to give me that information.

Sincerely,

Edna Heard
504 Texas Dr. 78633

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: New low income housing on Williams Drive by Sun City
Date: Tuesday, February 23, 2016 9:14:11 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: Dianne Wolchik [mailto:dwolchik@gmail.com]
Sent: Tuesday, February 23, 2016 9:14 AM
To: Terri Roeber
Subject: New low income housing on Williams Drive by Sun City

Please vote No for this bill. We have worked hard and saved to be able to own a house in Sun City Texas. Having low income housing will lower our property value, increase traffic and cause others to come across the street and use our amenities such as walking trails, fish ponds and any facilities that we have on the grounds that do not require a badge. We have all worked hard and wish to continue to enjoy the quiet, serene and safe surroundings we thought we were buying into.

If we wanted to be in a more mixed environment we could have purchased, at a much lower cost, a home within Georgetown. Since we do not have private streets it will allow others to access the property. There is so much land out by 130 why couldn't such housing be put there. Multiple family housing should not have been zoned along a senior community of single family homes. Seniors have more fears about safety and I believe that this will cause us to have a much more unsafe environment by just adding multiple family housing as well as low income housing. There is an appearance that Sun City folks have money and are not as aware of safety issues as well as a group that may be targeted for theft and scams.

Although the developer of this housing promises to maintain a very nice property so many of the negatives are very concerning. Historically the low income housing projects are not as well maintained and have brought a decline to the surrounding neighborhoods.

A Concerned Sun City Resident,
Dianne Wolchiik

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Please distribute this message to each member of the board
Date: Tuesday, February 23, 2016 7:33:06 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: Bob [mailto:roadgames@suddenlink.net]
Sent: Tuesday, February 23, 2016 7:04 AM
To: Terri Roeber
Subject: Please distribute this message to each member of the board

This is a fervent, heartfelt plea from a pair of retired public school teachers: **Do not approve any of the affordable housing plans recently submitted by the City of Georgetown.**

Georgetown did an extremely poor job of informing the public of the city's intention to consider these proposals. Once the public learned of the proposals' potential for overloading one relatively-new part of the city, there was a large turnout in opposition.

The opposition focused on vital aspects of what the city council failed to consider adequately -- lack of public transportation in the area, insufficient shopping areas for the anticipated increase in population, a shortage of nearby schools to handle anticipated increase of students, a traffic study that was outdated by at least four years.

Georgetown is a city that is growing in many directions. Unfortunately, the area west of downtown chosen for these proposals is already impacted by other developments, both commercial and housing, including Sun City Texas, which is still adding homes.

We strongly urge that the proposals be denied, with City of Georgetown being directed to consider that the proposals belong in other, more logical areas within the city limits.

Respectfully,

Robert and Marilyn Wakefield
717 Texas Drive
Georgetown, TX 78633

From: [Elizabeth Henderson](#)
To: [Sharon Gamble](#)
Subject: FW: Proposed Affordable/workforce projects in Georgetown
Date: Friday, February 26, 2016 11:18:55 AM

[More on same developments.](#)

From: Stephen Phillips [mailto:shp4108@hotmail.com]
Sent: Friday, February 26, 2016 10:28 AM
To: Elizabeth Henderson
Subject: Proposed Affordable/workforce projects in Georgetown

All three of the below projects are proposed for the most congested traffic corridor in Georgetown — along Williams Drive. Not only is this road dangerously congested but there are already several large residential developments being built that will significantly increase that traffic.

All three of these projects should be disapproved subject to changes to the proposed locations:

1. Kaia Pointe LLC, for the construction of 104 units to be known as the Kaia Pointe, located at approximately 4800 Williams Drive.
2. Pedcor Investments-2016-CLIV, L.P., for the construction of 108 units to be known as the Live Oak Apartments, located at 4121 Williams Drive.
3. DDC Merritt Heritage, Ltd. for the construction of 220 units to house seniors, to be known as the Merritt Heritage Apartments, located at the SE corner of Williams Drive and Woodlake Drive.

Thank you.

Stephen H. Phillips
108 Acacia Way
Georgetown, TX 78633
512-496-2312

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: VOTE NO ON--Georgetown, Tx Apartments
Date: Monday, February 22, 2016 10:14:22 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:09 AM
To: Marni Holloway; Teresa Morales
Subject: FW: VOTE NO ON--Georgetown, Tx Apartments

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: Larry Simpson [<mailto:nacho748@gmail.com>]
Sent: Sunday, February 21, 2016 6:56 PM
To: Terri Roeber
Subject: VOTE NO ON--Georgetown, Tx Apartments

Dear TDHCA,

I wanted to relate to you my desire for you to NOT bring affordable housing to Williams Dr. Georgetown, Tx.

Thank You,

Larry Simpson N15 Representative
700 Texas Dr
Georgetown, Tx 78633
916-350-0242

April 10, 2016

Dear Senator Schwertner:

We are asking for your support in OPPOSITION to the applications for 2016 Housing Tax Credits for the following low-income apartments:

Kaia Point (104 units) 4800 Williams Drive, Georgetown, TX

Live Oak (108 units) 4121 Williams Drive, Georgetown, TX

Merritt Heritage (220 units) SE corner of Williams Drive and Woodlake Drive, Georgetown, TX

Cypress Creek at Georgetown Village (220 units) located east side of Shell Rd, north of Sycamore Street

Mariposa at Georgetown Village (180 units) located east side of Shell Rd., north of Sycamore Street

The City of Georgetown has approximately one low income housing unit per 40.9 citizens and nearly three times the state average of low income housing. Travis County is 1.51 times the state average. Below is a breakdown of other cities within our region and comparison to the state average:

Pflugerville - 2.77 times

Austin - 1.84 times

Cedar Park - 1.80 times

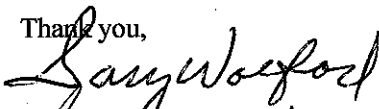
Leander - 1.48 times

Round Rock - 0.78 times

Jarrell - has no units of this type

Georgetown already has the majority of low income housing units in this region. Georgetown does not have a shortfall of affordable housing. Please support us in opposing the development of more affordable housing (low income) projects in our community.

Thank you,



Garry & Barbara Wolford
Concerned Voting Citizens in your District

158 Trail Rider Way
Georgetown, TX 78633

February 27, 2016

TDHCA
Attn: Multi-Family Division
PO Box 13941
Austin Texas 78711-3941

Dear Members of the TDHCA Tax Credit Development Board:

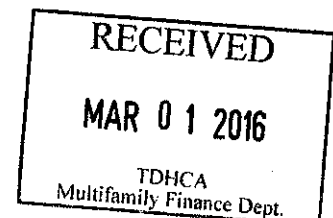
I am writing because of my concern with the Kaia and Live Oak developments being proposed in Georgetown. I feel that the senior development (Merritt Heritage) could possibly be the only development desirable for the following reasons.

1. The seniors (Merritt Heritage) would not cause a traffic jam during work hours. It took my husband 22 minutes to go 6 miles, and it took me 35 minutes to go across town on a Monday morning. Last year the City Council asked us to pass a bond referendum to improve traffic on Williams Drive (There basically are only 2 roads in Georgetown). We passed the bond issue because the Council said they would improve traffic congestion on Williams Drive; but they are only adding to the congestion by approving these developments, and we feel that we were deceived.
2. The Senior (Merritt Heritage) development would not add to an additional influx of students to the primary school in the vicinity, and there are no sidewalks planned by the city for 10 years. Presently only one grocery store, 2 banks, and CVS are within a 1.5-mile radius.
3. Seniors have no way to increase their income or social security or pensions benefits. I know my mother's only income was social security. The other two developments (Kaia and Live Oak) are comprised of working residents, and they could increase their income by working more, getting a different job, etc. Seniors no longer have that opportunity or flexibility.
4. Seniors do not cause any security problems. Being a former high school teacher at a depressed town in Illinois, I have been involved with low-income students. I know from experience that there can be major problems concerning security issues with surrounding neighborhoods, and I know this possibility is causing concern in the over-55 community in which I live. They are also concerned about their property values and financial security being decreased.
5. We feel that the Council tried to pass these developments without giving the residents proper notification and time to respond because of the March 1 deadline. We just accidentally found out about a developer's meeting and the plans for the City Council vote on these 3 developments a week before the City Council meeting. This did not giving us ample time to collect data from the city and prepare our case against these developments.
6. **We already have 3 times more low-income housing than almost all of the towns surrounding us. There are presently 3912 apartments in Georgetown, and 37 percent are income restricted.**
7. Lastly, I don't feel that government intervention is the best way to improve people's lives; **I believe education and encouraging high-paying jobs to come to Georgetown is the best way to help low-income people to help themselves.** The Council has not expressed any interest in recruiting industry or high-paying companies in the past, and it does not seem to be interested in changing this policy for the future.

Thank you for your consideration.

Patricia Allison


318 Yellow Rose Trail, Georgetown, Texas 78633



From: [BILLHUGGARD](#)
To: [HTC Public Comment](#)
Subject: 2016 Competitive Housing Tax Credit Applications
Date: Friday, May 27, 2016 9:40:08 AM

GENTLEMEN,

I AM WRITING THIS LETTER TO VOICE MY OPPOSITION TO GRANTING ANY OF THE THREE 2016 COMPETITIVE HOUSING TAX CREDIT APPLICATIONS BY KAIA POINT DEVELOPMENT # 16188, MERRITT HERITAGE DEVELOPMENT # 16185 AND LIVE OAK APARTMENTS DEVELOPMENT # 16068 IN GEORGETOWN TEXAS.

GEORGETOWN ALREADY HAS ALMOST 3 TIMES AS MANY OF THESE TYPES OF UNITS AS THE STATE AVERAGE. I FEEL OTHER COMMUNITIES IN TEXAS SHOULD SHARE IN THIS RESPONSIBILITY. HOWEVER, MY MAIN OBJECTIONS TO THESE 3 SPECIFIC DEVELOPMENTS IS THE IMPACT TO THE TRAFFIC ON WILLIAMS DRIVE. THE CITY COUNCIL GOT WAY AHEAD OF ITSELF APPROVING THESE DEVELOPMENTS BEFORE IT COMMISSIONED A STUDY OF THE WILLIAMS DRIVE TRAFFIC. NO APPROVAL FOR LARGE MULTIPLE FAMILY UNITS SHOULD BE GIVEN UNTIL A REALISTIC SOLUTION FOR THE TRAFFIC IS FOUND AND IMPLEMENTED.

THANK YOU FOR YOUR CONSIDERATION.

BILL & KAY HUGGARD
152 TRAIL OF THE FLOWERS
GEORGETOWN TEXAS 78633
512-868-1953

BILLHUGGARD@SUDDENLINK.NET

From: [Terri Roeber](#)
To: [Marni Holloway](#); [Teresa Morales](#)
Subject: FW: Proposed affordable living developments in Georgetown TX
Date: Monday, February 22, 2016 8:09:05 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: scheibel711@aol.com [mailto:scheibel711@aol.com]
Sent: Sunday, February 21, 2016 10:01 PM
To: Terri Roeber
Subject: Proposed affordable living developments in Georgetown TX

We would like to register our disapproval of the proposed affordable housing developments on in Georgetown TX. Three developments are under consideration for an area in the western part of the city along Williams Drive where as current residents we are already lacking in a lot of services in this part of the city.

We have very little shopping such as grocery stores, large variety stores, and restaurants to support a large western population. There are no sidewalks, absolutely no public transportation, and a lot of traffic. There are several housing developments already under way along Williams Drive that will further add to this burden. We would like to see a lot more planning by the city to support the current population as well as those developments already under way before any further development is considered along this corridor.

Barbara and Paul Scheibel
303 Montley Trail
Georgetown, TX 78633
512-966-3674

From: [Elizabeth Henderson](#)
To: [Sharon Gamble](#)
Subject: FW: Williams Drive developments
Date: Tuesday, April 05, 2016 11:25:23 AM

Public comment for apparently 3 developments in Georgetown.
EH

From: beemk@suddenlink.net [mailto:beemk@suddenlink.net]
Sent: Tuesday, April 05, 2016 11:03 AM
To: Elizabeth Henderson
Subject: Williams Drive developments

Dear Ms Henderson:

RE: Affordable Housing – Northwest Georgetown

Based on what I have read in the Sun, there are to be at least 3 affordable housing developments in the Williams Drive/Shell Road area. This is an unwise decision for several reasons.

The high density development will put excess stress on an already stressed infrastructure. Williams Drive in this area is already congested and currently has several more residential projects being added to the area. Adding a large number of high-density developments in the area will create only more congestion on the roads and intersections. Additionally, the HEB in the area is already overcrowded at just about any time of the day. Adding affordable housing developments in the area will create further overcrowding and annoyance for the current area residents.

Good planning normally places high-density housing closed to downtown areas and transportation hubs. These 3 locations have neither benefit. Affordable housing residents many times may not have a car or a couple may have only one car creating a demand for public transportation and a proximity to various types of shopping, employment and restaurants. This area has none of these. A much better location would be around the downtown area.

These locations benefit only the developers. They get relatively cheap land as well as government credits and subsidies. They care nothing about transportation, infrastructure, congestion or amenities as long as they can get residents for their development. That is the responsibility of the city planners. Also the creation of public transportation and infrastructure to serve this area will not be paid by these residents or the developers but rather by the current citizens of Georgetown. This cost could be eliminated by locating the housing closer to downtown shopping, employment and restaurants.

This is the wrong type of development for this area and should not be permitted.

Bruce M. Klimkowsky
4906 Big Bend Trail
Georgetown, TX 78633
(516) 485-8584

From: [Stan Brandenburg](#)
To: [HTC Public Comment](#)
Cc: [Mee Richard & Marilyn](#); [Lawhon Jerry](#); [Mainer Manford & MaryMargaret](#); [Baer \(SCSC\) Bob & Linda](#); [Doherty Dan Col.\) Doherty \(USAF; Hasting Linda](#); [Roan J.T. \(Tom\)](#); [Brandewie Jim & Kathy](#); [Brandvold Brent](#); [Pearson \(IA Clb\) Jerry & Ann](#); [Larry & Jan Steen](#); [Smith James](#); [District3 John Hesser](#); [Hatley Glynn & Jo](#); [Rutan John](#); [Berriman Ted & Linda](#); [Brown Stephen & Ernestine](#); [Bill Sattler \(City Council\)](#); [Kincheloe Beverly Beverly](#); [BARBARA WOLFORD](#); [Brown Rita & Dick O](#)
Subject: Fwd: 2016 Housing Tax Credits
Date: Saturday, April 09, 2016 10:54:25 AM

Texas Department of Housing and Community Affairs
Multifamily Division
P.O. Box 13941
Austin, TX 78711-3941

Please see memo sent to Senator Schwertner

From: Stan Brandenburg <sbrand7@suddenlink.net>
Subject: Re: 2016 Housing Tax Credits
Date: February 21, 2016 at 9:20:57 PM CST
To: Brandenburg Stan <Sbrand7@suddenlink.net>

On Feb 18, 2016, at 12:33 PM, Stan Brandenburg
<Sbrand7@suddenlink.net> wrote:

Dear Senator Schwertner:

We are asking for your support in OPPOSITION to the applications for 2016 Housing Tax Credits for the following low-income apartments:

Kaia Point (104 units) 4800 Williams Drive, Georgetown, TX
Live Oak (108 units) 4121 Williams Drive, Georgetown, TX
Merritt Heritage (220 units) SE corner of Williams Drive and Woodlake Drive, Georgetown, TX
Cypress Creek at Georgetown Village (220 units) located east side of Shell Rd, north of Sycamore Street
Mariposa at Georgetown Village (180 units) located east side of Shell Rd., north of Sycamore Street

The City of Georgetown has approximately one low income housing unit per 40.9 citizens and nearly three times the state average of low income housing. Travis County is 1.51 times the state average. Below is a breakdown of other cities within our region and comparison to the state average:

Pflugerville - 2.77 times
Austin - 1.84 times
Cedar Park - 1.80 times
Leander - 1.48 times

Round Rock - 0.78 times
Jarrell - has no units of this type

Georgetown already has the majority of low income housing units in this region. Georgetown does not have a shortfall of affordable housing. Please support us in opposing the development of more affordable housing (low income) projects in our community.

Thank you,

Stan and Cheri Brandenburg, Concerned Voting Citizens in your District
111 Winecup Way
Georgetown, TX 78633

From: rwgroux@aol.com
To: [HTC Public Comment](#)
Subject: Low Income Housing Traffic Comment
Date: Saturday, April 02, 2016 2:17:11 PM

Dear Sirs:

I have read with considerable interest the plan to locate a number of low income housing off Williams Avenue.

It certainly is desirable to have adequate low income housing available within the community.

My concern, however, relates to the planning decisions related to locating that housing along Williams. That thoroughfare is approaching an operational saturation point now, with stop and go traffic.

To introduce such new use occasioned by the number of housing units proposed is completely short sighted.

It's unfathomable that a planning authority would even consider such a scenario especially with so many other alternative locations available within the City of Georgetown.

This approval process, unfortunately, lacks professional investigation and oversight.

Let's get this right, before the results become an insurmountable traffic nightmare.

Sincerely,

Richard W, Groux

110 Hale Court
Georgetown, Texas 78633

Community Input Scoring Items

TDHCA#: 16069

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Fort Bend Chamber of Commerce

Name of Community Organization

Keri Schmidt

Contact Name

Support

Opposition

B. Fort Bend Seniors

Name of Community Organization

Manuela Arroyos

Contact Name

Support

Opposition

C. Tri City Business Alliance

Name of Community Organization

David Hamner

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Texas House of Representatives



RON REYNOLDS
STATE REPRESENTATIVE

February 3, 2016

Mr. Tim Irvine
Executive Director
Texas Dept. of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Dear Mr. Irvine:

I am writing in support of MGroup's application for funding under the Housing Tax Credit program for the Huntington at Sienna Ranch, TDHCA Application #16069.

This project is proposed on Sienna Ranch Road which is in an area of my district that is experiencing tremendous growth and development opportunity.

Providing quality affordable housing for our senior citizens is a high priority for me, and I believe this project represents a responsible approach that is worthy of consideration. The need for quality, affordable senior housing has reached a crisis in my district. The other two Huntington developments have closed their waiting lists with over 550 senior households. The proposed Huntington at Sienna Ranch will help serve this overwhelming need.

I encourage you to please consider the Huntington at Sienna Ranch's application for funding under the Housing Tax Credit program.

Sincerely,

A handwritten signature in blue ink that reads "Ron Reynolds".

Ron Reynolds

Capitol Office:
P.O. Box 2910
Austin, Texas 78768-2910
512) 463-0494
512) 463-1403 Fax



Fort Bend County • District 27
RON.REYNOLDS@HOUSE.STATE.TX.US

District Office:
2440 Texas Parkway, Suite 102
Missouri City, Texas 77489
(281) 208-3574
Fax (281) 208-3696

RESOLUTION NO. R-16-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR HOUSING TAX CREDITS FOR AFFORDABLE SENIOR RENTAL HOUSING BY MGROUP HOLDINGS, INC.; MAKING FINDINGS OF FACT; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

* * * * *

WHEREAS, MGroup Holdings, Inc. (“MGroup”) has proposed a development for affordable rental housing designed for senior citizens located in the 6300 block of Sienna Ranch Road in the extraterritorial jurisdiction of the City of Missouri City, Fort Bend County, Texas, named, “The Huntington at Sienna Ranch Development”; and

WHEREAS, MGroup intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for funding from the 2016 Housing Tax Credit Program for The Huntington at Sienna Ranch Development; and

WHEREAS, pursuant to Section 11.9(d)(1) of the TDHCA’s 2016 Qualified Allocation Plan, MGroup has made a request for a resolution of support for its application for housing tax credits for The Huntington at Sienna Ranch Development; and

WHEREAS, the City Council of the City of Missouri City recognizes the importance of affordable rental housing for senior citizens and supports the new construction of additional affordable rental housing units for senior citizens in the extraterritorial jurisdiction of the City of Missouri City, Texas; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the facts and recitals set forth in the preamble of this Resolution are hereby found to be true and correct and are in all things incorporated herein and made a part hereof.

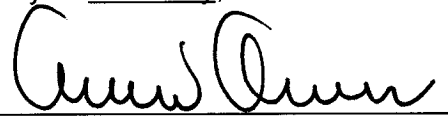
Section 2. That the City Council of the City of Missouri City supports MGroup’s efforts to receive funding under the 2016 TDHCA Housing Tax Credit Program for the construction of additional affordable rental housing for senior citizens.

Section 3. Repeal. All resolutions or parts of resolutions, if any, in conflict herewith, shall be and are expressly repealed to the extent of such conflict.

Section 4. Severability. In the event any clause, phrase, provision, sentence or part of this Resolution or the application of the same to any person or circumstances

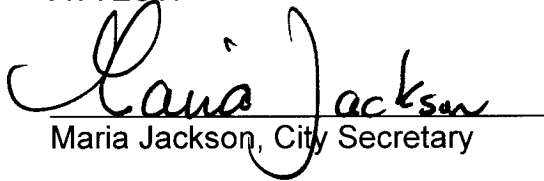
shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED and ADOPTED this 1st day of February, 2016.



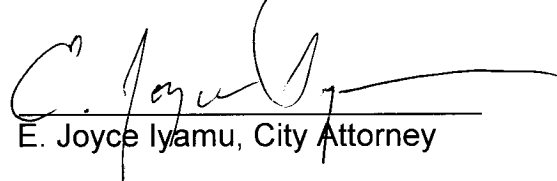
Allen Owen, Mayor

ATTEST:



Maria Jackson, City Secretary

APPROVED AS TO FORM:



E. Joyce Lyamu, City Attorney



STATE OF TEXAS

COUNTY OF FORT BEND

**RESOLUTION OF
FORT BEND COUNTY COMMISSIONERS COURT IN SUPPORT OF THE
DEVELOPMENT OF HUNTINGTON AT SIENNA RANCH**

WHEREAS, Huntington Sienna Partners, Ltd. has proposed a development named Huntington at Sienna Ranch for affordable senior rental housing at 6300 block Sienna Ranch Road in Sienna Plantation located in the ETJ of Missouri City, Fort Bend County, Texas; and

WHEREAS, Huntington Sienna Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Huntington at Sienna Ranch.

WHEREAS, there is a need for affordable senior housing for Fort Bend County’s citizens of modest means; and,

WHEREAS, Fort Bend County is not a related party to the Applicant; and

NOW, THEREFORE, BE IT RESOLVED that Fort Bend County, acting through its governing body, hereby confirms that it supports the proposed Huntington at Sienna Ranch located at 6300 block Sienna Ranch Road, TDHCA Application #16069 and that this formal action has been taken to put on record the opinion expressed by Fort Bend County, and

BE IT FURTHER RESOLVED that the Commissioners Court of Fort Bend County is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PASSED, APPROVED AND RESOLVED on this the 26th day of January, 2016.

FORT BEND COUNTY COMMISSIONERS COURT

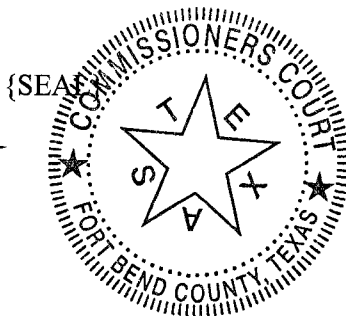


Robert Hebert, County Judge

ATTEST:



Laura Richard, County Clerk



FORT  BEND
CHAMBER OF COMMERCE
CONVENTION AND VISITORS SERVICES



February 3, 2016

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division

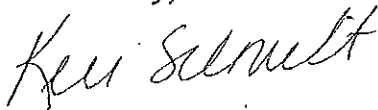
Re: TDHCA #16069 - The Huntington at Sienna Ranch
Missouri City, Texas

It is my understanding that MGroup Holdings, Inc. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build 149 units of quality affordable senior housing located at the 6300 block Sienna Ranch Road in Missouri City, Texas. Please allow us the opportunity to offer our support for this project.

There is a significant number of elderly persons in the Missouri City area whose income is not sufficient to afford costly assisted living facilities and whose standard and quality of life would be enhanced by an affordable development such as The Huntington Retirement Community. Therefore, a senior citizens housing facility as proposed by MGroup Holdings, Inc. will help meet the unfilled need for "quality affordable housing" in this area.

The Fort Bend Chamber of Commerce offers our strong support for this project and recommends your most favorable consideration for an allocation of tax credits for The Huntington. Fort Bend Chamber of Commerce serves the community of Missouri City.

Sincerely,



Keri Schmidt
President & CEO
Fort Bend Chamber of Commerce

Copy: MGroup Holdings, Inc.



Committed to helping seniors remain independent by enhancing their quality of life through services and resources, since 1974.

Chairman
Ray Aguilar

Vice Chairman
Russell Sander

Treasurer
Tom Shirley

Assistant Treasurer
Jim Coppedge

Secretary
Rick Forlano

Assistant Secretary
Dorine Craig

Board Members
Guadalupe Cabello
Joanie Caskey
Ron Ewer
Joe Gurecky
John C. Kennedy
Eric Robins

Chief Executive Officer
Manuela H. Arroyos



January 26, 2016

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division

Re: TDHCA #16069 – The Huntington at Sienna Ranch
Missouri City, Texas

It is my understanding that MGroup Holdings, Inc. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build 149 units of quality affordable senior housing located at the 6300 block Sienna Ranch Road in Missouri City, Texas. Please allow us the opportunity to offer our support for this project.

There is a significant number of elderly persons in the Missouri City area whose income is not sufficient to afford costly assisted living facilities and whose standard and quality of life would be enhanced by an affordable development such as The Huntington Retirement Community. Therefore, a senior citizens housing facility as proposed by MGroup Holdings, Inc. will help meet the unfilled need for quality affordable rental housing in this area.

Fort Bend Seniors offers our strong support for this project and recommends your most favorable consideration for an allocation of tax credits for The Huntington. Fort Bend Seniors serves the communities of Fort Bend County.

Sincerely,

Manuela H. Arroyos
CEO, Fort Bend Seniors Meals on Wheels

CC: MGroup Holdings, Inc.



February 19, 2016

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division

Re: TDHCA #16069 – The Huntington at Sienna Ranch
Missouri City, Texas

It is my understanding that MGroup Holdings, Inc. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build 149 units of quality affordable senior housing located at the 6300 block Sienna Ranch Road in Missouri City, Texas. Please allow us the opportunity to offer our support for this project.

There is a significant number of elderly persons in the Missouri City area whose income is not sufficient to afford costly assisted living facilities and whose standard and quality of life would be enhanced by an affordable development such as The Huntington Retirement Community. Therefore, a senior citizens housing facility as proposed by MGroup Holdings, Inc. will help meet the unfilled need for quality affordable rental housing in this area.

TriCity Alliance offers our strong support for this project and recommends your most favorable consideration for an allocation of tax credits for The Huntington. TriCity Business Alliance serves the communities of Missouri City.

Sincerely,

W. D. Hamner

David Hamner, President
TriCity Business Alliance

CC: MGroup Holdings, Inc.

Community Input Scoring Items

TDHCA#: 16071

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Kaufman County Children's Advocacy Center

Name of Community Organization

Shannon Gardner

Contact Name

- Support
 Opposition

B. Kaufman County Senior Citizens Services, Inc

Name of Community Organization

Melinda D. Polk

Contact Name

- Support
 Opposition

C.

Name of Community Organization

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition



TEXAS HOUSE OF REPRESENTATIVES
STUART SPITZER, M.D.
DISTRICT 4

February 11, 2016

Jim Markel, JES Dev Co., Inc.
c/o Carley Butler, Capital Consulting
1122 Colorado, Suite 320
Austin, TX 78701

RE: Bluff View Senior Village

Dear Mr. Markel,

I received the Public Notification for the Bluff View Senior Village located on FM 741 In Crandall, Texas in the 4th district which I represent.

I am pleased to lend my full support to this development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart Spitzer".

Stuart Spitzer, M.D.

State Representative, District 4

RESOLUTION NUMBER 12-022216

A RESOLUTION OF SUPPORT OF THE COMMISSIONERS COURT OF KAUFMAN COUNTY, TEXAS SUPPORTING BLUFF VIEW SENIOR, LP'S PROPOSED DEVELOPMENT OF AFFORDABLE RENTAL HOUSING KNOWN AS BLUFF VIEW SENIOR VILLAGE, TO BE LOCATED ON FM741 NORTH OF US-175 FRONTAGE ROAD IN KAUFMAN COUNTY, FINDING AND DETERMINING THIS MEETING WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Bluff View Senior, LP has proposed a development for affordable rental housing at **FM741 north of US-175 Frontage Road** named **Bluff View Senior Village** in Kaufman County; and

WHEREAS, Bluff View Senior, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for **Bluff View Senior Village**.

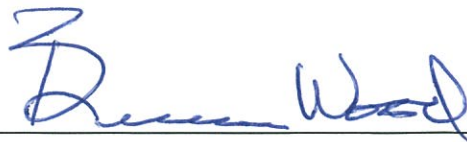
NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSIONERS COURT OF KAUFMAN COUNTY, TEXAS HEREBY;

SECTION 1. Confirms that it **supports** the proposed **Bluff View Senior Village** development.

SECTION 2. Confirms that Judge Bruce Wood, Kaufman County Judge, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 3. Confirms that the meeting at which this resolution was passed was open to the public as required by law.

PASSED AND APPROVED on this 23 day of February 2016.



**BRUCE WOOD, KAUFMAN COUNTY
JUDGE**

ATTEST:

Laura Hughes



RESOLUTION NUMBER 020116R

A RESOLUTION OF SUPPORT OF THE BOARD OF COMMISSIONERS OF THE CITY OF CRANDALL, TEXAS SUPPORTING BLUFF VIEW SENIOR, LP'S PROPOSED DEVELOPMENT OF AFFORDABLE RENTAL HOUSING KNOWN AS BLUFF VIEW SENIOR VILLAGE, TO BE LOCATED ON FM741 NORTH OF US-175 FRONTAGE ROAD IN THE CITY OF CRANDALL, KAUFMAN COUNTY, FINDING AND DETERMINING THIS MEETING WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Bluff View Senior, LP has proposed a development for affordable rental housing at FM741 north of US-175 Frontage Road named **Bluff View Senior Village** in the City of Crandall; and

WHEREAS, Bluff View Senior, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for **Bluff View Senior Village**.

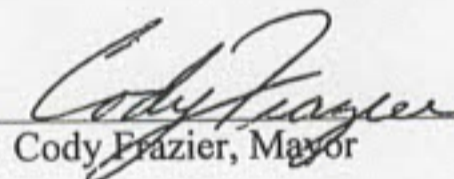
NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE CITY OF CRANDALL, TEXAS;

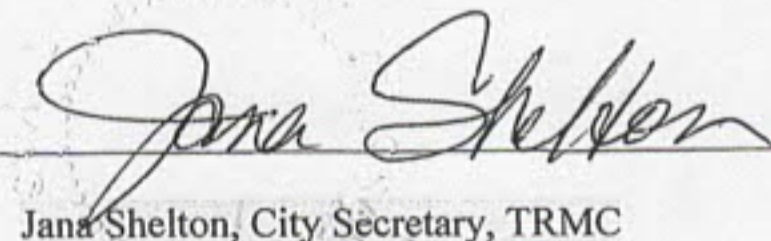
SECTION 1. That acting through its Governing Body, hereby confirms that it **supports** the proposed **Bluff View Senior Village** development.

SECTION 2. That on behalf of the Governing Body, **Cody Frazier**, Mayor of the City of Crandall, Texas is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

SECTION 3. The meeting at which this resolution was passed was open to the public as required by law.

PASSED AND APPROVED on this 1 day of FEBRUARY 2016.


Cody Frazier, Mayor


Jana Shelton, City Secretary, TRMC



Kaufman County
Children's
Advocacy Center

Board of Directors

President

Tamara Chappell

Vice-President

Fay Headley

Secretary

Felicia Oliphant

Treasurer

Kate Keierleber

Cariann Abramson

Sheriff David Byrnes

Demia DuPuch

Rodney Evans

Cody Frazier

Katie Gerber

Fred Klingelberger

Chief Jody Lay

Sandra Rankin

Tisha Summerall

Wendy Thomas

Dean Winters

February 25, 2016

Ms. Marni Holloway
Director of Housing Tax Credits
Texas Department of Housing and Community Affairs
221 E. 11th
Austin, Texas 78701

Re: Housing Tax Credit Application #16071 for Bluff View Senior Village, Crandall, Kaufman County, Texas

Dear Ms. Holloway,

The Kaufman County Children's Advocacy Center supports the 2016 application for Housing Tax Credits for the proposed Bluff View Senior Village rental housing development submitted by JES Dev Co, Inc.

The proposed development will be located at County Road 741 and Highway 175, Crandall, Kaufman County, Texas. The development will address a need for safe, affordable housing for senior citizens of Crandall. We welcome and support the addition of this development to our city.

Sincerely,

Shannon Gardner
Executive Director

KCCAC is a 501 (c) 3 non-profit organization Federal Tax ID# 75-2956071



Kaufman County Senior Citizens Services, Inc.

P.O. Box 836
200 S. Virginia
Terrell, TX 75160



Phone - 972.563.1421
Fax - 972.563.1491
Web - www.nohungrysenior.org

February 22, 2016

Ms. Marni Holloway
Director of Housing Tax Credits
Texas Department of Housing and Community Affairs
221 E. 11th
Austin, TX 78701

Dear Ms. Holloway,

Kaufman County Senior Citizens Services, Inc. has been providing services to seniors in Kaufman County since 1978. We support the 2016 application for Housing Tax Credits for the proposed Bluff View Senior Village rental housing development submitted by JES Development Co. Inc. to be located at County Road 741 and Highway 175 in Crandall, TX.

We look forward to a partnership with this organization.

Sincerely,

Melinda D. Polk, MS, LBSW

Director of Development

Community Input Scoring Items

TDHCA#: 16075

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Chamber of Commerce & Visitor Center

Name of Community Organization

Tia Ray Stone

Contact Name

Support

Opposition

B. Shepherd's Heart Food Pantry

Name of Community Organization

Loretta Masters

Contact Name

Support

Opposition

C. Interagency Support Council of Eastern Williamson County, Inc.

Name of Community Organization

Trish van Til

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Room E2.418
Capitol Extension
P.O. Box 2910
Austin, Texas 78768-2910



(512) 463-0670
fax (512) 463-1469
www.house.state.tx.us
larry.gonzales@house.state.tx.us

Larry D. Gonzales
State Representative - House District 52

Mr. Michael Lyttle
Director of External Affairs
Texas Department of Housing and Community Affairs
221 E. 11th St.
Austin, Tx, 78711

Mr. Lyttle,

Please accept this letter of **SUPPORT** for the Meadow View Senior Village (Project #16075) housing development located in Taylor, Texas.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry D. Gonzales", written over a horizontal line.

Rep. Larry Gonzales
HD 52

RESOLUTION NUMBER R16-07

A RESOLUTION OF SUPPORT OF THE BOARD OF COMMISSIONERS OF THE CITY OF TAYLOR, TEXAS SUPPORTING MEADOW VIEW SENIOR, LP'S PROPOSED DEVELOPMENT OF AFFORDABLE RENTAL HOUSING KNOWN AS MEADOW VIEW SENIOR VILLAGE, TO BE LOCATED ON CARLOS G PARKER BOULEVARD IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, FINDING AND DETERMINING THIS MEETING WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Meadow View Senior, LP has proposed a development for affordable rental housing on **Carlos G Parker Boulevard** named **Meadow View Senior Village** in the City of **Taylor**; and

WHEREAS, Meadow View Senior, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for **Meadow View Senior Village**.

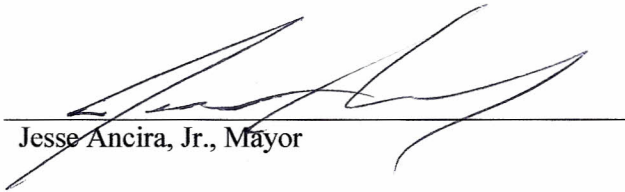
NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE CITY OF TAYLOR, TEXAS;

SECTION 1. That acting through its Governing Body, hereby confirms that it **supports** the proposed **Meadow View Senior Village** development.


SECTION 2. That on behalf of the Governing Body, **Jesse Ancira, Jr.**, Mayor of the City of **Taylor**, Texas is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

SECTION 3. The meeting at which this resolution was passed was open to the public as required by law.

PASSED AND APPROVED on this 25th day of February, 2016.



Jesse Ancira, Jr., Mayor



Susan Brock, City Clerk





February 25, 2016

Ms. Marni Holloway
Director of Housing Tax Credits
Texas Department of Housing and Community Affairs
221 E. 11th
Austin, Texas 78701

Re: Housing Tax Credit Application # 16075 for Meadow View Senior Village, Taylor, Williamson County, Texas

Dear Ms. Holloway

The Taylor Chamber of Commerce supports the 2016 application for Housing Tax Credits for the proposed Meadow View Senior Village rental housing development submitted by JES Dev Co, Inc.

The proposed development will be located on Carlos Parker Blvd. in Taylor, Williamson County, Texas. The development will address a need for safe, affordable housing for senior citizens of Taylor. We welcome and support the addition of this development to our city.

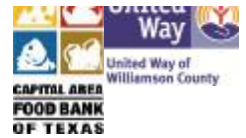
Sincerely,

Tia Rae Stone

Tia Rae Stone
President & C.E.O.
president@taylorchamber.org
EIN: 74-0934175



Shepherd's Heart Food Pantry,
Thrift Shop & Community Ministries



February 25, 2016

Ms. Marni Holloway
Director of Housing Tax Credits
Texas Department of Housing and Community Affairs
221 E. 11th
Austin, Texas 78701

Re: Housing Tax Credit Application # 16075 For Meadow View Senior Village, Taylor,
Williamson County, Texas

Dear Ms. Holloway,

The Shepherd's Heart Food Pantry and Community Ministries supports the 2016 application for Housing Tax Credits for the proposed Meadow View Senior Village rental housing development submitted by JES Dev Co, Inc.

Several years ago, this development company constructed The Gardens, which is an asset to Taylor. Some of our clients reside in The Gardens, I have been there many times. Also, I visit Salado often, and know of another project The Hidden Glen in Salado, which is currently under construction. Because of the cost of living, this area of Texas is attracting more seniors, and there is a shortage of senior housing.

Taylor has been in need of affordable senior housing for several years now. Since the Memorial Day flood (2015), many families have been displaced, especially some of our senior citizens. If, there is an available vacancy in Taylor..., they are priced out.

The proposed development will be located on Carlos Parker Blvd, in Taylor, Williamson County, Texas. The development will address a need for safe, affordable housing for senior citizens of Taylor. We welcome and support the addition of this development to our city.

Sincerely,
Loretta Masters
Executive Director,
Shepherd's Heart Food Pantry and
Community Ministries
512 801-2767 c
512 352-5553 pantry

ISA 58.

Interagency Support Council of Eastern Williamson County, Inc.
P.O. Box 5 Taylor, TX 76574

March 1, 2016

Ms. Marni Holloway
Director of Housing Tax Credits
Texas Department of Housing and Community Affairs
221 E. 11th
Austin, Texas 78701

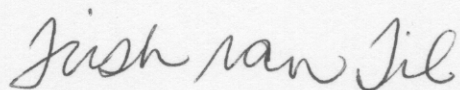
Re: Housing Tax Credit Application # 16075 for Meadow View Senior Village, Taylor, Williamson County, Texas

Dear Ms. Holloway

The Interagency Support Council of Eastern Williamson County, Inc. supports the 2016 application for Housing Tax Credits for the proposed Meadow View Senior Village rental housing development submitted by JES Dev Co, Inc.

The proposed development will be located on Carlos Parker Blvd. in Taylor, Williamson County, Texas. The development will address a need for safe, affordable housing for senior citizens of Taylor. Interagency was instrumental in helping the Switzer Senior Center become a reality. We are aware of the growing need for affordable housing for senior citizens in Taylor. We welcome and support the addition of this development to our city.

Sincerely,



Trish van Til, Executive Director
Interagency Support Council of
Eastern Williamson County, Inc.

Community Input Scoring Items

TDHCA#: 16077

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. United Way

Name of Community Organization

Jenna Masters

Contact Name

- Support
 Opposition

B. Economic Development Alliance for Brazoria County

Name of Community Organization

Sean H. Stockard

Contact Name

- Support
 Opposition

C.

Name of Community Organization

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

DENNIS BONNEN



CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TX 78768-2910
(512) 463-0564
FAX (512) 463-8414

DISTRICT OFFICE:
122 E. MYRTLE
ANGLETON, TX 77515
(979) 848-1770
FAX (979) 849-3169

HOUSE OF REPRESENTATIVES

February 18, 2016

HVM 2016 Sweeny, LTD
P.O. Box 190
Burnet, TX 78611

RE: Pursuant to §11.9(d) (5) of the QAP

Dear Mr. Hoover,

I received the Public Notification for McKinney Manor Apartments located in Sweeny and the 25th District which I represent.

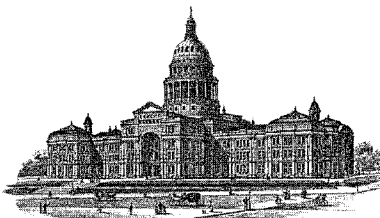
I am pleased to lend my support to this development which will serve the constituents of southern Brazoria County.

Sincerely,

A handwritten signature in cursive script that reads "Dennis Bonnen".

State Representative Dennis Bonnen
District 25

Email: dennis.bonnen@house.state.tx.us



DISTRICT 25 - BRAZORIA (PART), MATAGORDA

**CITY OF SWEENY
RESOLUTION**

Twice the State Average Per Capita

Pursuant to §11.3(b) of the QAP, for applications located in a municipality, or if located completely outside a municipality, a county, that has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds at the time the Application Round begins (or for Tax-Exempt Bond developments at the time the Certificate of Reservation is issued by the Texas Bond Review Board), applicants must obtain prior approval of the Development from the Governing Body of the appropriate municipality or county containing the Development. That approval must also contain a written expression of support in the form of a resolution, and that resolution must include a reference to written expression of support in the form of a resolution, and that resolution must include a reference to Texas Government Code §2306.6703(a)(4) and authorize an allocation of Housing Tax Credits for the Development. A list of the areas with more than twice the state average of units per capita can be found in the 2106 HTC Site Demographic Characteristics Report posted on the Department's website.

WHEREAS, HVM 2016 Sweeny, Ltd. has proposed a development for affordable rental housing at 506 N. McKinney named McKinney Manor Apartments in the City of Sweeny, County of Brazoria, Texas and

WHEREAS, HVM 2016 Sweeny, Ltd. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Housing Tax Credits or Private Activity Bonds for McKinney Manor Apartments.

IT IS HEREBY

RESOLVED, that as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledge and confirmed that the City of Sweeny, Brazoria County Texas has more than twice the state average of units per capita supported by Housing Tax Credits of Private Activity Bonds and

FURTHER RESOLVED, that the City of Sweeny, Brazoria County, Texas hereby supports the proposed McKinney Manor Apartments, and confirms that its governing body has voted specifically to approve the construction and /or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4), and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Dale Lemon; Mayor, City of Sweeny is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

A handwritten signature in black ink, appearing to read 'Dale Lemon', with a long horizontal line extending to the right from the end of the signature.

Dale Lemon
Mayor
City of Sweeny



Mr. Dennis Hoover
HVM 2016 Angleton, Ltd.
HVM 2016 Sweeny, Ltd.
P. O. Box 190
Burnet, TX. 78611

Dear Mr. Hoover,

Please accept this letter expressing United Way of Brazoria County's support for your efforts to obtain Housing Tax Credits and/or HOME loan financing from the Texas Department of Housing and Community Affairs for HVM 2016 Angleton, Ltd. and HVM 2016 Sweeny, Ltd.

The anticipated rehabilitation of the Northside Manor Apartments in Angleton and McKinney Manor Apartments in Sweeny reminds us of the importance of the availability of safe, sanitary, and affordable housing for the citizens of our community. Through your efforts, the residents of Northside Manor and McKinney Manor will continue to enjoy the comforts of Rural Life in Angleton and Sweeny at an affordable rate.

We sincerely hope that the Texas Department of Housing and Community Affairs will recognize the ongoing need for affordable housing in Angleton and Sweeny and therein show their support by awarding the appropriate financing necessary to rehabilitate this vital property.

We appreciate the opportunity to show our support for your plans, and wish you the best of luck in your endeavor.

Should you require any further information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "J. Masters".

Jenna Masters, Executive Director

United Way of Brazoria County

2015-2016 Directors

Air Liquide America L.P.
Alvin Community College
Ascend Performance Materials
Austin Industrial
BASF
Brazoria County
Brazosport College
Brazosport Regional Health System
Buc-ee's
CenterPoint Energy
Central Brazoria County Business Park
Chevron Phillips Chemical Co.
City of Angleton
City of Clute
City of Freeport
City of Lake Jackson
City of Pearland
City of West Columbia
Clark Development
Cobb, Fendley & Associates
Costello, Inc.
Cyanco International, LLC
DHK Development, Inc.
Denbury Resources, Inc.
ERHA
Fagioli, Inc.
First State Bank of Louise
Freeport LNG Development
Freese and Nichols, Inc.
H & H Ventures, LLC
HDR Engineering, Inc.
Heritage Bank, NA
Honda of Lake Jackson
iAD Architects
IDC, Inc.
Infinity Maintenance Services
LJA Engineering, Inc.
MBC Capital, LP
MSR International, LLC
Mammoet USA South, Inc.
McDonough Engineering Corp.
NASA
Phillips 66
Port Freeport
RiceTec, Inc.
Saber Power Services
Shintech, Inc.
Sweeny EDC
TDECU
Target Logistics
The Cardon Group
The Dow Chemical Co.
UTMB Health Angleton Danbury
Union Pacific Railroad
Vernor Material & Equipment
Wells Fargo Bank, N.A.
Zachry Group

4005 Technology Drive, Ste. 1010
Angleton, Texas 77515
979-848-0560 • Fax 979-848-0403
info@eda-bc.com
www.eda-bc.com



January 28, 2016

Mr. Dennis Hoover
HVM 2016 Angleton, Ltd.
HVM 2016 Sweeny, Ltd.
P. O. Box 190
Burnet, Texas 78611-0190

Dear Mr. Hoover:

Please accept this letter expressing our support for your efforts to obtain Housing Tax Credits and/or HOME Loan Financing from the Texas Department of Housing and Community Affairs for HVM 2016 Angleton, Ltd. and HVM 2016 Sweeny, Ltd.

The anticipated rehabilitation of the Northside Manor Apartments in Angleton and the McKinney Manor Apartments in Sweeny reminds us of the importance of the availability of safe, sanitary, and affordable housing for the citizens of Brazoria County. Through your efforts, the residents of Northside Manor and McKinney Manor will continue to enjoy the comforts of Rural Life in Brazoria County at an affordable rate.

We sincerely hope that the Texas Department of Housing and Community Affairs will recognize the ongoing need for affordable housing in Angleton and Sweeny, and therein show their support by awarding the appropriate financing necessary to rehabilitate these vital properties.

We appreciate the opportunity to show our support for your plans, and wish you the best of luck in your endeavor.

Should you require any further information, please do not hesitate to contact us.

Sincerely,

Sean H. Stockard, CEcD
President/CEO

SHS:djp

Community Input Scoring Items

TDHCA#: 16078

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Yoakum Chamber of Commerce

Name of Community Organization

Bill Lopez

Contact Name

- Support
 Opposition

B. Yoakum Volunteer Fire Department

Name of Community Organization

Mike Herchek

Contact Name

- Support
 Opposition

C.

Name of Community Organization

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

RESOLUTION NO. 2016-04

A RESOLUTION OF THE CITY OF YOAKUM, TEXAS IN SUPPORT OF HVM 2016 YOAKUM, LTD'S PROPOSED REHABILITATION OF AN EXISTING AFFORDABLE RENTAL HOUSING PROJECT (LEATHERWOOD TERRACE APARTMENTS) IN THE CITY OF YOAKUM, LAVACA COUNTY, TEXAS

Whereas, HVM 2016 Yoakum, Ltd., has proposed a development for affordable rental housing at 105 Ellen May Road, named Leatherwood Terrace Apartments in the City of Yoakum, Lavaca County, Texas: and

Whereas, HVM 2016 Yoakum, Ltd., has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Leatherwood Terrace Apartments; and

WHEREAS, the City of Yoakum hereby gives **HVM 2016 Yoakum, Ltd.**, a firm commitment for a grant of \$100, to be used towards the rehabilitation of the Leatherwood Terrace Apartments. The specific form of contribution is to be determined at a later date, but is to be specified and agreed upon by this council no later than **June 1st, 2016**, a total of which is not to exceed the original amount herein described. If not renewed or acted upon, this commitment expires one year from the date of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YOAKUM, TEXAS:

1. that the City of Yoakum, acting through its governing body, hereby confirms that it supports the proposed Leatherwood Terrace Apartments and that this formal action has been taken to put on record the opinion expressed by the City of Yoakum on February 9, 2016, and
2. that for and on behalf of the Governing Body, City Clerk Theresa A. Bowe is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.


PASSED, APPROVED and ADOPTED this 9th day of February, 2016.

ATTEST:



Theresa A. Bowe
City Clerk




Anita R. Rodriguez, Mayor
City of Yoakum, Texas



105 Huck Street
P.O. Box 591
Yoakum, Texas 77995

Chamber of Commerce
≡≡≡*Land of Leather and Opportunity*≡≡≡

Phone (361) 293-2309
Fax: (361) 293-3507
E-mail: info@yoakumareachamber.com

February 11, 2016

Emily Lindsey
HVM 2016 Yoakum, Ltd.
P.O. Box 190
Burnet, Texas 78611

Dear Ms. Lindsey,

Please accept this letter expressing our support for your efforts to obtain Housing Tax Credits from the Texas Department of Housing and Community Affairs, for HVM 2016 Yoakum, Ltd.

The anticipated rehabilitation of Leatherwood Terrace Apartments, located here in Yoakum, will make a significant impact on the availability of safe, sanitary, and affordable housing for the citizens of the communities in Lavaca County, where affordable housing remains a critical need.

We sincerely hope that the Texas Department of Housing and Community Affairs will also recognize the ongoing need for affordable housing in Yoakum, through their rehabilitation financing which will support of this vital property.

We appreciate the opportunity to show our support for your plans, and wish you the best of luck in your endeavor.

Should you require any further information, please do not hesitate to contact us.
Sincerely,

Bill Lopez
Yoakum Area Chamber of Commerce President

Yoakum Volunteer Fire Department

P.O. BOX 101
YOAKUM, TEXAS 77995



February 15, 2016

Emily Lindsey
HVM 2016 Yoakum, Ltd.
P.O. Box 190
Burnet, Texas 78611

Dear Ms. Lindsey,

Please accept this letter expressing our support for your efforts to obtain Housing Tax Credits from the Texas Department of Housing and Community Affairs, for HVM 2016 Yoakum, Ltd.

The anticipated rehabilitation of Leatherwood Terrace Apartments, located here in Yoakum, will make a significant impact on the availability of safe, sanitary, and affordable housing for the citizens of the communities in Lavaca County, where affordable housing remains a critical need.

We sincerely hope that the Texas Department of Housing and Community Affairs will also recognize the ongoing need for affordable housing in Yoakum, through their rehabilitation financing which will support of this vital property.

We appreciate the opportunity to show our support for your plans, and wish you the best of luck in your endeavor.

Should you require any further information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Herchek". The signature is fluid and cursive, written over a light blue horizontal line.

Mark Herchek
Fire/EMS Director

Community Input Scoring Items

TDHCA#: 16080

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Christian Community Action

Name of Community Organization

Michelle DeGrate

Contact Name

- Support
 Opposition

B. Boys and Girls Club of North Central Texas

Name of Community Organization

Rick Troutman

Contact Name

- Support
 Opposition

C.

Name of Community Organization

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

State of Texas
House of Representatives

Capitol Office:
P.O. Box 2910
Austin, Texas 78768-2910
(512) 463-0582
e-mail: myra.crownover@house.state.tx.us



District Office:
P.O. Box 535
Lake Dallas, Texas 75065
(940) 321-0013

Myra Crownover
District 64

February 26, 2016

Texas Department of Housing and Community Affairs
P. O. Box 13941
Austin, Texas 78711
ATTN: Marni Holloway

To Whom It May Concern,

I received the Public Notification for Shady Shores Apartments located at 401 Shady Shores Road, Lake Dallas, Texas, and the 4th district, which I represent. This development is supported by the City of Lake Dallas, and I support their decision for this development.

Sincerely,

A handwritten signature in cursive script that reads "Myra Crownover".

Myra Crownover
State Representative, District 64

RESOLUTION NO.021116.99

A RESOLUTION OF THE CITY OF LAKE DALLAS
IN SUPPORT OF HVM 2016 LAKE DALLAS, LTD'S PROPOSED
REHABILITATION OF AN EXISTING AFFORDABLE RENTAL HOUSING
PROJECT (SHADY SHORES APARTMENTS) IN THE CITY OF
LAKE DALLAS, DENTON COUNTY, TEXAS

Whereas, **HVM 2016 Lake Dallas, Ltd.**, has proposed a development for affordable rental housing at **401 Shady Shores Road**, named **Shady Shores Apartments** in the **City of Lake Dallas, Denton County, Texas**, and


Whereas, **HVM 2016 Lake Dallas, Ltd.**, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for **Shady Shores Apartments**.

WHEREAS, the City of Lake Dallas hereby gives **HVM 2016 Lake Dallas, Ltd.**, a firm commitment for a contribution not to exceed \$100, to be used towards the benefit of the development of the Shady Shores Apartments. The specific form of contribution, such as a grant, reduced fees, etc., is to be determined at a later date, but is to be specified and agreed upon by this council no later than **June 1st, 2016**, a total of which is not to exceed the original amount herein described. If not renewed or acted upon, this commitment of contribution expires one year from today.

It is hereby

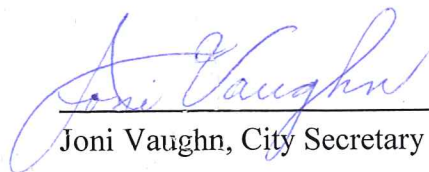
RESOLVED, that the **City of Lake Dallas**, acting through its governing body, hereby confirms that it **supports** the proposed **Shady Shores Apartments** and that this formal action has been taken to put on record the opinion expressed by the **City of Lake Dallas** on **February 11, 2016** and

FURTHER RESOLVED that for and on behalf of the Governing Body, **Joni Vaughn, City Secretary** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.



Mike McCaleb
Mayor, City of Lake Dallas





Joni Vaughn, City Secretary

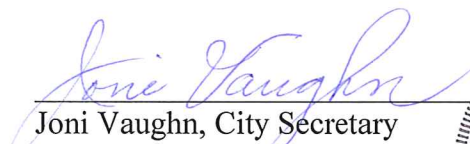
STATE OF TEXAS §
 §
COUNTY OF DENTON §

CERTIFICATE OF PUBLIC RECORD

I hereby certify, in the performance of the functions of my office, that the attached instrument is a true and correct copy of the Lake Dallas Resolution No. 021116.99 as it appears in the files of the City of Lake Dallas, Denton County, State of Texas.

I further certify that I am Joni Vaughn, City Secretary of the City of Lake Dallas, Denton County, Texas, that I am a custodian of said record(s), that I am a lawful possessor and keeper, and have legal custody of the records of the City of Lake Dallas, Denton County, Texas.

In witness whereof I have hereunto set my hand and affixed the official seal of said office this 17th day of February 2016.



Joni Vaughn, City Secretary
City of Lake Dallas
Denton County
State of Texas



200 South Mill Street
Lewisville, Texas 75057
972.221.1224
fx 972.219.4330
www.ccahelps.org



Rev. Chasz Parker
President and CEO

February 25, 2016

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Robert Haro
Chad Hennings
Joseph Moore
Chris Pitt
Leroy Schuetts

Emily Lindsey
HVM 2016 Lake Dallas, Ltd.
P.O. Box 190
Burnet, Texas 78611

Dear Ms. Lindsey,

Please accept this letter expressing our support for your efforts to obtain Housing Tax Credits from the Texas Department of Housing and Community Affairs, for HVM 2016 Lake Dallas, Ltd.

The anticipated rehabilitation of Shady Shores Apartments, located here in Lake Dallas, will make a significant impact on the availability of safe, sanitary, and affordable housing for the citizens of the communities in Denton County, where affordable housing remains a critical need.

We sincerely hope that the Texas Department of Housing and Community Affairs will also recognize the ongoing need for affordable housing in Lake Dallas, through their rehabilitation financing which will support of this vital property.

We appreciate the opportunity to show our support for your plans, and wish you the best of luck in your endeavor.

Should you require any further information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Michelle DeGrate".

Michelle DeGrate, LMSW
Vice President of Programs
Christian Community Action



Our Mission: In the name of Jesus Christ, Christian Community Action ministers to the poor by providing comprehensive services that alleviate suffering, bring hope and change lives.

GREAT FUTURES START HERE.



February 29, 2016

Emily Lindsey
HVM 2016 Lake Dallas, Ltd.
P.O. Box 190
Burnet, Texas 78611

Re: Shady Shores Apartments

Dear Ms. Lindsey,

Please accept this letter expressing our support for your efforts to obtain Housing Tax Credits from the Texas Department of Housing and Community Affairs, for HVM 2016 Lake Dallas, Ltd.

The anticipated rehabilitation of Shady Shores Apartments, located in Lake Dallas where our Boys and Girls Clubs of North Central Texas main office is located, should make a significant impact on the availability of safe, sanitary, and affordable housing for the citizens of the communities in Denton County, where affordable housing remains a critical need.

I sincerely hope that the Texas Department of Housing and Community Affairs will also recognize the ongoing need for affordable housing in Lake Dallas, through their rehabilitation financing which will support of this vital property.

I appreciate the opportunity to show our support for your plans, and wish your organization the best of luck in your endeavors.

Should you require any further information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Richard L. Troutman".

Richard L. Troutman
President

Community Input Scoring Items

TDHCA#: 16082

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Cedar Creek Lake Area Chamber of Commerce

Name of Community Organization

Jo Ann Hanstrom

Contact Name

Support
 Opposition

B. Kaufman County Senior Citizen Servies

Name of Community Organization

Phyllis Walker

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



TEXAS HOUSE OF REPRESENTATIVES
STUART SPITZER, M.D.
DISTRICT 4

February 23, 2016

Emily Lindsey
Development Coordinator
Hamilton Valley Management, Inc.
P.O. Box 190 –
Burnet, TX 78611

RE: Lake Ridge Apartments

I received the Public Notification for **Lake Ridge Apartments (Pecan Grove Village)** located in **Mabank** and the **4th** district, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart Spitzer".

Stuart Spitzer, M.D.

State Representative, District 4

RESOLUTION NO. 02-2016

A RESOLUTION OF THE CITY OF MABANK
IN SUPPORT OF HVM 2016 MABANK, LTD'S PROPOSED
REHABILITATION OF AN EXISTING AFFORDABLE RENTAL HOUSING
PROJECT (LAKE RIDGE APARTMENTS) IN THE CITY OF
MABANK, KAUFMAN COUNTY, TEXAS

Whereas, **HVM 2016 Mabank, Ltd.**, has proposed a development for affordable rental housing at **401 North 3rd Street**, named **Lake Ridge Apartments (currently Pecan Grove Village Apartments)** in the City of Mabank, Kaufman County, Texas, and

WHEREAS, **HVM 2016 Mabank, Ltd.**, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for **Lake Ridge Apartments**.

WHEREAS, the City of Mabank hereby gives **HVM 2016 Mabank, Ltd.**, a firm commitment for a contribution of \$100, to be used towards the benefit of the development of the Pecan Grove Village Apartments. The specific form of contribution, such as a grant, reduced permit fees, etc., is to be determined at a later date, but is to be specified and agreed upon by this council no later than **June 1st, 2017**, a total of which is not to exceed the original amount herein described. If not renewed or acted upon, this commitment of contribution expires one year from today.

It is hereby

RESOLVED, that as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the **City of Mabank** has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and

FURTHER RESOLVED, that the **City of Mabank** hereby supports the proposed **Lake Ridge Apartments** and confirms that its governing body has voted specifically to approve the construction and/or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4), and

FURTHER RESOLVED that for and on behalf of the Governing Body, _____ are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.



P O Box 581 Voice: (903) 887-3152 info@cedarcreeklakechamber.com
Mabank, TX 75147 Fax: (903) 887-3695 www.cedarcreeklakechamber.com

***“The Mission Statement of the Cedar Creek Lake Area Chamber of Commerce
Is to attract, promote, and provide benefits for a growing community.”***

February 25, 2016

Emily Lindsey
HVM 2016 Mabank, Ltd.
P.O. Box 190
Burnet, Texas 78611

Dear Ms. Lindsey,

This letter will express our support for your efforts to obtain Housing Tax Credits from the Texas Department of Housing and Community Affairs, for HVM 2016 Mabank, Ltd.

The anticipated rehabilitation of Lake Ridge Apartments (currently Pecan Grove Village Apartments), located here in Mabank, will have a significant impact on the availability of safe, sanitary, and affordable housing for the citizens of the communities in Kaufman County, where affordable housing remains a critical need.

We sincerely hope that the Texas Department of Housing and Community Affairs will also recognize the ongoing need for affordable housing in Mabank, through their rehabilitation financing, which will provide support of this vital property.

We are pleased for the opportunity to show our support for your plans, and wish you the best of luck in your endeavor.

Should you require any further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Jo Ann Hanstrom". The signature is written in a cursive, flowing style.

Jo Ann Hanstrom
President/CCLAC

Kaufman County Senior Citizens Services, Inc.

P.O. Box 836
200 S. Virginia
Terrell, TX 75160



Phone - 972.563.1421
Fax - 972.563.1491
Web - www.nohungrysenior.org

February 25, 2016

Emily Lindsey
HVM 2016 Mabank, Ltd.
P.O. Box 190
Burnet, Texas 78611

Dear Ms. Lindsey,

Please accept this letter expressing our support for your efforts to obtain Housing Tax Credits from the Texas Department of Housing and Community Affairs, for HVM 2016 Mabank, Ltd.

The anticipated rehabilitation of Lake Ridge Apartments (currently Pecan Grove Village Apartments), located here in Mabank, will make a significant impact on the availability of safe, sanitary, and affordable housing for the citizens of the communities in Kaufman County, where affordable housing remains a critical need.

We sincerely hope that the Texas Department of Housing and Community Affairs will also recognize the ongoing need for affordable housing in Mabank, through their rehabilitation financing which will support of this vital property.

We appreciate the opportunity to show our support for your plans, and wish you the best of luck in your endeavor.

Should you require any further information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script, reading "Phyllis Walker". The signature is written in black ink and is positioned above the printed name.

Phyllis Walker
Director of Aging Services
Kaufman County Senior Citizens Services Inc.

Community Input Scoring Items

TDHCA#: 16090

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Brownsville Chamber of Commerce

Name of Community Organization

Melinda Rodriguez

Contact Name

Support

Opposition

B. Neighbors in Need of Services

Name of Community Organization

Manuela Rendon

Contact Name

Support

Opposition

C. Good Shepherd Community Church

Name of Community Organization

Eddie Diaz

Contact Name

Support

Opposition

D. Brownsville-South Padre Island Board of Realtors

Name of Community Organization

Glenn Champion

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Texas House of Representatives



EDDIE LUCIO III
DISTRICT 38
CAMERON COUNTY

February 10, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Project: The Huntington at Brownsville TDHCA #16090

Dear Mr. Irvine,

Please accept this letter expressing my support for the MGroup Holdings, Inc. request to allocate tax credits from the Texas Department of Housing and Community Affairs for the Huntington at Brownsville, TDHCA Application #16090 to be located at 300 Lorenal in Brownsville, Texas.

There is a need for quality, safe and affordable housing in South Texas and the Huntington project will help fulfill the necessity. The development team for the Huntington has a successful track record of developing affordable rental housing with TDHCA, and I am confident the proposed project will be well-managed.

Thank you in advance for your consideration. I look forward to working with you and your department throughout the 85th Legislative session. If I may be of further assistance to you, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio III".

Eddie Lucio, III
State Representative

Cc: MGroup Holdings, Inc.

RESOLUTION NO. 2016 -005

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS SUPPORTING A PROPOSED AFFORDABLE HOUSING COMMUNITY KNOWN AS THE HUNTINGTON AT BROWNSVILLE; PROVIDING FOR CITY OF BROWNSVILLE FINANCIAL SUPPORT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Brownsville benefits from the availability of affordable housing for its residents of lower economic means; and

WHEREAS, the Brownsville Huntington Partners, Ltd. (the "Applicant") proposes to build affordable rental housing consisting of up to 128 housing tax credit units (the "Affordable Housing"). The development will be a mixed-income development which will be restricted to individuals 62 years of age; and

WHEREAS, the Applicant has proposed a development for affordable rental housing at the 300 block of Lorenaly Drive just east of US Highway 77/83, Brownsville, Texas and it is expected to be named "The Huntington at Brownsville"; and

WHEREAS, the Applicant has advised that it intends to submit an application (TDHCA No. 16090) and proposes to submit an application to the Texas Department of Housing and Community Affairs for 2016 9% Competitive Low Income Housing Tax Credits ("Tax Credits") for The Huntington at Brownsville; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS THAT:

SECTION ONE. The City of Brownsville City Commission (the "City") hereby confirms its support for the development and construction of the proposed Huntington at Brownsville, affordable senior housing development, as described above and that this formal action has been taken to put on record an opinion expressed by the City on this date.

SECTION TWO. The City Brownsville City Commission hereby supports the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and further confirms to provide a fee waiver or in kind contribution in an amount of at least \$1000.00 and supports an award of Tax Credits for the Affordable Housing pursuant to the 2016 Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

FURTHER RESOLVED that for and on behalf of the City of Brownsville City Commission, Michael Lopez, City Secretary, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this 16 day of February, 2016 at a regular meeting of the City of Brownsville City Commission of Brownsville, Texas.



[Signature]
TEST: Michael L. Lopez, City Secretary

[Signature]
By: Antonio Martinez, Mayor

Approved as to legality and form
this 19 day of Feb. 2016

Name: _____

Title: _____

Office of the City Attorney
1001 E. Elizabeth Street
Brownsville, Texas 77801





February 16, 2016

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division


Re: TDHCA #16090 – The Huntington at Brownsville
Brownsville, Texas

It is my understanding that MGroup Holdings, Inc. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build quality affordable rental housing for senior citizens to be located at 300 block Lorenaly in Brownsville, Texas. Please allow us the opportunity to offer our support for this project.

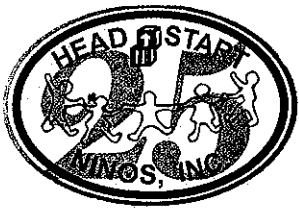
There is a significant number of elderly persons in the Brownsville area whose income is not sufficient to afford costly assisted living facilities and whose standard and quality of life would be enhanced by an affordable development such as The Huntington Retirement Community. Therefore, a senior citizens housing facility as proposed by MGroup Holdings, Inc. will help meet the unfilled need for quality affordable rental housing in the area.

We offer our strong support for this project and recommend your most favorable consideration for an allocation of tax credits for The Huntington. Our organization serves the community in which the development site is located.

Sincerely,


Melinda Rodriguez, CFRE
President/CEO

Copy: MGroup Holdings, Inc.



**NEIGHBORS IN NEED OF SERVICES, INC. (NINOS)
HEAD START / EARLY HEAD START PROGRAM**

"Creating a brighter future for our children and la familia"

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Juanita Ortiz
Juan Moreno, Jr.
Amador H. Martinez

Executive/Head Start Director
Manuela Rendon

February 9, 2016

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division

Re: TDHCA #16090 – The Huntington at Brownsville
Brownsville, Texas

It is my understanding that MGroup Holdings, Inc. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build quality affordable senior housing located at 300 block Lorenaly in Brownsville, Texas 78526. Please allow us the opportunity to offer our support for this project.

There is a significant number of elderly persons in the Brownsville area whose income is not sufficient to afford costly assisted living facilities and whose standard and quality of life would be enhanced by an affordable development such as The Huntington Retirement Community. Therefore, a senior citizens housing facility as proposed by MGroup Holdings, Inc. will help meet the unfilled need for quality affordable rental housing in this area.

NINOS offers our strong support for this project and recommends your most favorable consideration for an allocation of tax credits for The Huntington. Our organization serves the community in which the development site is located.

Sincerely,

Manuela Rendon
Executive/Head Start Director

Copy: MGroup Holdings, Inc.



Good Shepherd Community Church
300 W Morrison Road
Brownsville, Texas 78520

T 956.350.8282
F 956.350.9673
eddie@GSCCConnect.com

Wednesday, February 24, 2016

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division

Re: TDHCA #16090 – The Huntington at Brownsville
Brownsville, Texas

It is our understanding that MGroup Holdings, Inc. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build quality affordable rental housing for senior citizens to be located at 300 block Lorenaly in Brownsville, Texas. Please allow us the opportunity to offer our support for this project.

There is a significant number of elderly persons in the Brownsville area whose income is not sufficient to afford costly assisted living facilities and whose standard and quality of life would be enhanced by an affordable development such as The Huntington Retirement Community. Therefore, a senior citizens housing facility as proposed by MGroup Holdings, Inc. will help meet the unfilled need for quality affordable rental housing in the area.

We offer our strong support for this project and recommend your most favorable consideration for an allocation of tax credits for The Huntington. Our organization serves the community in which the development site is located.

Sincerely,

Eddie Diaz
Executive Pastor



**BROWNSVILLE / SOUTH PADRE ISLAND
BOARD OF REALTORS®**
1825 CENTRAL BLVD.
BROWNSVILLE, TEXAS 78520-4876
TELEPHONE: (956) 546-8920
FAX: (956) 546-5279
EMAIL: bbor1103@aol.com

February 17, 2016

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division

Re: TDHCA #16090-The Huntington at Brownsville
Brownsville, Texas

It is my understanding that MGroup Holdings, Inc. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build quality affordable rental housing for senior citizens to be located at 300 block Lorenaly in Brownsville, Texas. Please allow us the opportunity to offer our support for this project.

There is a significant number of elderly persons in the Brownsville area whose income is not sufficient to afford costly assisted living facilities and whose standard and quality of life would be enhanced by an affordable development such as The Huntington Retirement Community. Therefore, a senior citizens housing facility as proposed by MGroup Holdings, Inc. will help meet the unfilled need for quality affordable rental housing in the area.

We offer our strong support for this project and recommend your most favorable consideration for an allocation of tax credits for The Huntington. Our organization serves the community in which the development site is located.

Sincerely,

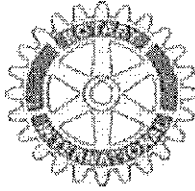
A handwritten signature in blue ink that reads 'Glenn Champion'.

Glenn Champion, President
Brownsville/SPI Board of Realtors

Copy: MGroup Holdings, Inc.



REALTOR® is a registered mark which identifies a professional in real estate who subscribes to a strict Code of Ethics as a member of the NATIONAL ASSOCIATION OF REALTORS.



NORTH BROWNSVILLE ROTARY CLUB

Club Number 2080 District 5930

Mailing Address: 274 Creekbend Drive Brownsville Texas 78521-6740

March 21st 2016

Texas Department of Housing & Community Affairs

P.O. Box 13941

Austin, Texas 78711

Attention: Tax Credit Division

Re: TDHCA #16090 – The Huntington at Brownsville
Brownsville, Texas

It is my understanding that MGroup Holdings, Inc. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build quality affordable rental housing for senior citizens to be located at 300 block Lorenaly in Brownsville, Texas. Please allow us the opportunity to offer our support for this project.

There is a significant number of elderly persons in the Brownsville area whose income is not sufficient to afford costly assisted living facilities and whose standard and quality of life would be enhanced by an affordable development such as The Huntington Retirement Community. Therefore, a senior citizens housing facility as proposed by MGroup Holdings, Inc. will help meet the unfilled need for quality affordable rental housing in the area.

We offer our strong support for this project and recommend your most favorable consideration for an allocation of tax credits for The Huntington. Our organization serves the community in which the development site is located.

Sincerely,

A handwritten signature in cursive script that reads "Judith P. Lucio".

Judith P. Lucio, President
North Brownsville Rotary

Copy: MGroup Holdings, Inc.

2853 ROSEWOOD CIRCLE
BROWNSVILLE, TX. 77526

MARCH 17 2016

SHARON GAMBLE
ADMINISTRATOR

Dear Mrs. Gamble

I am the President of Brownsville Inwood Homeowners Association and will like to express on a positive way the plan development in or near our neighborhood.

Our neighborhood is in great need of affordable housing that is safe, decent and quality affordable housing with good streets and lites on our streets our neighborhood has been without street lites what now is over 10 yrs. I feel that the plan development addresses one of my great concerns, Open space and recreation.

Please feel free to get in touch with me, anytime

Sincerely

Leonard J. Trevino

PRESIDENT

BROWNSVILLE Inwood
HOMEOWNERS ASSOCIATION

LEN3VINO@HOTMAIL.COM

956 801-2253 HOME 956 3719471 CELL

From: [Miguel Garcia](#)
To: [HTC Public Comment](#)
Subject: Support for Huntington Development -16090
Date: Wednesday, June 08, 2016 8:58:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Texas Department of Housing and Community Affairs
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

Re: Support for Application # 16090

I am writing this letter to voice my strong support for Texas Department of Housing and Community Affairs Tax Credit Application #16090, Huntington, to be located at 300 Block Lorenaly Dr, Brownsville, TX 78526

The Rio-Net Aging and Disability Resource Center under Area Agency on Aging along with Coastal Bend Center for Independent Living are both non-profit organizations that serve the Aging and Disabled community throughout our tri county service area which includes the counties of Willacy, Cameron and Hidalgo. Through our agency on aging, we assist older adults and persons with disabilities in securing affordable housing, accessing public and private benefits and obtaining social services that support independent living. We're often challenged to find clients safe, accessible, and affordable housing. As the aging population grows, so does the housing needs for these individuals increases.

We have reviewed this development application and strongly feel that this project will assist to meeting those housing needs. We see a great shortage of affordable and accessible housing in our community. We encourage TDHCA to consider this application for the Lower Rio Grande Valley to better enhance the lives of the communities and persons we serve.

Kind Regards,

Mike Garcia, Jr.

Housing Navigator

RIO-Net ADRC Aging and Disability Resource Center/Area Agency on Aging

Lower Rio Grande Valley Development Council

301 W. Railroad St.

Weslaco, TX 78596

Direct 956-682-3481 Ext. 132

Cell: 956-375-3486

Toll Free 1-855-937-2372

Fax 956-682-8852

Community Input Scoring Items

TDHCA#: 16091

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. The Vista Community Church

Name of Community Organization

Adam Fischer

Contact Name

Support

Opposition

B. Salvation Army

Name of Community Organization

Bill

Contact Name

Support

Opposition

C. United Way of Central Texas

Name of Community Organization

James Thurston

Contact Name

Support

Opposition

D. Habitat for Humanity

Name of Community Organization

Kenneth Cates

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

TEXAS HOUSE OF REPRESENTATIVES



MOLLY S. WHITE

STATE REPRESENTATIVE · DISTRICT 55

February 23, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Santa Fe Place
TDHCA Application #16091

Dear Director Irvine:

I am writing this letter to express my support for the TDHCA Tax Credit Application #16091, Santa Fe Place to be located in the city of Temple and House District 55, which I am proud to represent. Studies have shown that this project will generate 12 dollars for the community for every 1 dollar spent in tax credits and I favor economic development for my community. Additionally, there is a need for housing that is affordable to constituents of modest means and this development will help fulfill that need.

Sincerely,

A handwritten signature in black ink, appearing to read "Molly S. White".

Molly S. White
State Representative, HD 55



RESOLUTION NO. 2016-8045-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, EXPRESSING SUPPORT OF THE APPLICATION OF PICERNE AFFORDABLE DEVELOPMENT, LLC TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2016 COMPETITIVE 9% HOUSING TAX CREDITS IN CONNECTION WITH THE DEVELOPMENT OF SANTA FE PLACE APARTMENTS TO BE LOCATED ON APPROXIMATELY 13.25 ACRES OF LAND LOCATED ON THE EAST SIDE OF SOUTH PEA RIDGE ROAD AND NORTH OF TARVER DRIVE IN TEMPLE, TEXAS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Picerne Affordable Development, LLC, ('Picerne') has brought to the City a proposal to develop a 90 unit affordable rental housing community named Santa Fe Place Apartments which will be located on approximately 13.25 acres of land located on the east side of South Pea Ridge Road and north of Tarver Drive, Temple, Bell County, Texas 76502 ('Project');

Whereas, the Project will be owned by Picerne and used to provide 90 units of income restricted housing for seniors;

Whereas, Picerne intends to file an application to the Texas Department of Housing and Community Affairs ('TDHCA') for an allocation of 2016 Competitive 9% Housing Tax Credits ('HTC') for the construction and development of the Project;

Whereas, pursuant to the rules that govern the allocation of HTCs by TDHCA, applicants who secure a resolution of support from a municipality for a development which will be located in such municipality's jurisdiction, will improve the overall success of its application;

Whereas, Picerne has requested a resolution of support from the City for its application to TDHCA and the development of Project at its proposed location; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council recognizes that Picerne Affordable Development, LLC intends to submit an application to the Texas Department of Housing and Community Affairs for Housing Tax Credits in connection with development of the Project for affordable rental housing on approximately 13.25 acres of land located on the east side of South Pea Ridge Road and north of Tarver Drive, Temple, Bell County, Texas 76502.

Part 2: For the purpose of supporting the Project and qualifying for points pursuant to the rules that govern the allocation of Housing Tax Credits by the Texas Department of Housing and Community Affairs, the City hereby confirms that it supports the Project.

Part 3: The City Manager of the City of Temple is hereby authorized and empowered to do or cause to be done all such acts and to sign and deliver, or cause to be signed and delivered, all such documents, instruments and certificates in the name and on behalf of the City or otherwise, as he, in his sole discretion, may deem necessary or advisable to effectuate or carry out the purposes and intent of the foregoing resolution and to perform the obligations of the City under all instruments executed in connection with or contemplated by the foregoing resolution.

Part 4: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 18th day of February, 2016.

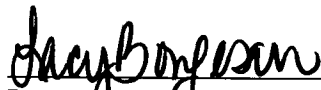
THE CITY OF TEMPLE, TEXAS




DANIEL A. DUNN MAYOR

ATTEST:




Lacy Borgeson
City Secretary

APPROVED AS TO FORM:


Kayla Landeros
City Attorney

RESOLUTION NO. 2016-8052-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, RECOGNIZING THE APPLICATION OF PICERNE AFFORDABLE DEVELOPMENT, LLC TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2016 COMPETITIVE 9% HOUSING TAX CREDIT IN CONNECTION WITH THE DEVELOPMENT OF SANTA FE PLACE APARTMENTS TO BE LOCATED ON APPROXIMATELY 13.25 ACRES OF LAND LOCATED ON THE EAST SIDE OF SOUTH PEA RIDGE ROAD AND NORTH OF TARVER DRIVE IN TEMPLE, TEXAS; AND PROVIDING A CONDITIONAL COMMITMENT OF FUNDING ASSISTANCE TO THE PROJECT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Picerne Affordable Development, LLC, ('Picerne') has brought to the City a proposal to develop a 90 unit affordable rental housing community named Santa Fe Place Apartments which will be located on approximately 13.25 acres of land located on the east side of South Pea Ridge Road and north of Tarver Drive, Temple, Bell County, Texas 76502 ('Project');

Whereas, the Project will be owned by Picerne and used to provide 90 units of income restricted housing for seniors;

Whereas, Picerne intends to file an application to the Texas Department of Housing and Community Affairs ('TDHCA') for an allocation of 2016 Competitive 9% Housing Tax Credits ('HTC') for the construction and development of the Project;

Whereas, pursuant to the rules that govern the allocation of HTCs by TDHCA, applicants who secure a resolution of support from a city, or a qualifying instrumentality of a city, committing to provide a certain level of development funding to a project proposed to be located within the city, or the extraterritorial jurisdiction of such city, will improve the overall success of its application;

Whereas, Picerne has requested the City recognize its application to TDHCA and the development of Project at its proposed location for a commitment of funding assistance to the Project; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council recognizes that Picerne Affordable Development, LLC intends to submit an application to the Texas Department of Housing and Community Affairs for Housing Tax Credits in connection with development of the Project for affordable rental housing on approximately 13.25 acres of land located on the east side of South Pea Ridge Road and north of Tarver Drive, Temple, Bell County, Texas 76502.

Part 2: The City hereby approves a conditional commitment to the Applicant of funds in an amount of \$10,125 in the form of waived park fees. The commitment shall be void upon the withdrawal of a tax credit application by the Applicant, upon termination of the application by TDHCA, or upon failure to receive a 2016 award of tax credits.

Part 3: Notwithstanding anything herein to the contrary, the funding commitment by the City as set forth in this Resolution shall be contingent on (i) the Applicant securing HTCs from TDHCA in an amount sufficient to develop the Project, (ii) zoning and site plan approval of the proposed development by the City, and (iii) approval by the City of all matters discovered through the due diligence conducted by or on behalf of the City in connection with the development of the Project.

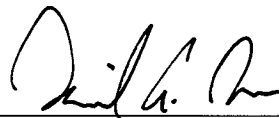
Part 4: The City of Temple is not a related party to the Applicant, and any funding assistance committed by the City of Temple to the development of the Project pursuant to this resolution will not have been provided to the City by the Applicant or any related party to the Applicant.

Part 5: The City Manager of the City of Temple is hereby authorized and empowered to do or cause to be done all such acts and to sign and deliver, or cause to be signed and delivered, all such documents, instruments and certificates in the name and on behalf of the City or otherwise, as he, in his sole discretion, may deem necessary or advisable to effectuate or carry out the purposes and intent of the foregoing resolution and to perform the obligations of the City under all instruments executed in connection with or contemplated by the foregoing resolution.

Part 6: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

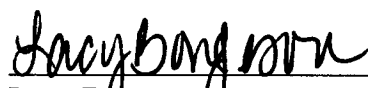
PASSED AND APPROVED this the 18th day of February, 2016.

THE CITY OF TEMPLE, TEXAS



DANIEL A. DUNN MAYOR

ATTEST:


Lacy Borgeson
City Secretary

APPROVED AS TO FORM:


Kayla Landeros
City Attorney



THE VISTA COMMUNITY CHURCH
7051 STONEHOLLOW DR
PHONE: (254) 774-7992
FAX: (254) 774-7993

February 2, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Cameron Dorsey, Director of Multifamily Finance

Re: Santa Fe Place
Proposed Development in Temple, Texas

To Whom It May Concern:

Please let this letter serve to acknowledge that Vista Community Church is aware of and supports Santa Fe Place, a proposed 90 unit residential development for elderly residents at its proposed location on the E. side of S. Pea Ridge Road, here in Temple, Texas.

Vista Community Church is a tax exempt organization located at 7051 Stonehollow Drive, Temple, Texas 76504. We exist to be a Christ-Centered, externally-focused, relationally-based, multiplying church movement and we serve many members of the community with our faith based community events and fellowship activities. Attached please find evidence of our tax exempt status, as well as a listing of the services/programs that demonstrate our services for the community. Our community needs good quality housing of all types for its residents and our church members and we support such efforts proposed for Santa Fe Place.

May God bless you.

Sincerely,

Adam Fischer

WWW.THEVISTACOMMUNITY.COM



DOING THE
MOST GOOD®

SERVING TEXANS IN NEED SINCE 1889

February 12, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: Santa Fe Place
Proposed Development in Temple, Texas

To Whom It May Concern:

The Salvation Army would like to express its support for Santa Fe Place, a proposed 90 unit residential development for elderly residents at its proposed location at the E. side of S. Pea Ridge Road, N. of Tarver Drive, in Temple. The Salvation Army in Temple, Bell County, Texas is a 501(c)3 charitable non-profit organization located at 1302 S. 53rd Street, Temple Texas.

Our mission provides resources and services that can help improve the lives of low to moderate income families and elderly individuals as they strive to increase their self-sufficiency and enhance their quality of life. Developments like this help to address the needs of our community and Santa Fe Place would make a positive impact in our community.

Thank you for the opportunity to provide this letter and please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "William Shaffer". The signature is written in a cursive, flowing style.

Bill Shaffer, Director



Serving Bell, Coryell and Lampasas Counties

We Build Strength, Stability, and Self-Reliance through Shelter.

2601 Atkinson Ave, Killeen, TX 76543

Office (254) 680-4007



Website www.fhahfh.org

Email: habitat@fhahfh.org

February 25, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: Santa Fe Place
Proposed Development in Temple, Texas

To Whom It May Concern:

Fort Hood Area Habitat for Humanity (FHAFH) would like to express its support for Santa Fe Place, a proposed 90 unit residential development for elderly residents at its proposed location at the E. side of S. Pea Ridge Road, N. of Tarver Drive, in Temple. FHAFH in Killeen, Bell County, Texas is a 501(c)3 charitable non-profit organization located at 2601 Atkinson Avenue, Killeen Texas and covers Bell, Coryell, and Lampasas Counties, Texas.

Our mission provides resources and services that can help improve the lives of low-income families and elderly individuals as they strive to increase their self-sufficiency and enhance their quality of life. Developments like this help to address the needs of our community and Santa Fe Place would make a positive impact in our community.

Thank you for the opportunity to provide this letter and please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kenneth Cates".

Kenneth Cates
Executive Director

cc: file

Community Input Scoring Items

TDHCA#: 16094

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Big Brothers Big Sisters

Name of Community Organization

Denise Barkhurst

Contact Name

Support

Opposition

B. Boys and Girls Clubs

Name of Community Organization

Sabrina Walker-Hernandez

Contact Name

Support

Opposition

C. Lions Club

Name of Community Organization

Frankie Joe Salinas

Contact Name

Support

Opposition

D. United Way

Name of Community Organization

Thelma Garza

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

State of Texas
House of Representatives



CAPITOL OFFICE:
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
VOICE: (512) 463-0578
FAX: (512) 463-1482
E-MAIL: bobby.guerra@house.state.tx.us

DISTRICT OFFICE:
10213 NORTH 10TH STREET
SUITE B
MCALLEN, TEXAS 78504
VOICE: (956) 292-0407
FAX: (956) 292-0418

R.D. "Bobby" Guerra
STATE REPRESENTATIVE
DISTRICT 41

February 17, 2016

Ms. Linda S. Brown
Casa Linda Development Corporation
2010 Kessler Parkway
Dallas, Texas 75208

RE: Support for 2016 Housing Tax Credit Application – TDHCA # 16094; *Alberta Terrace* in Edinburg, Texas

Dear Ms. Brown:

I received the Public Notification for Alberta Terrace, a proposed 2016 TDHCA housing tax credit application, located in the NE Quadrant of Alberta Road and Shalom Drive in the city of Edinburg, Texas in Hidalgo County.

In as much as I believe in local control, I have been advised by city officials that this project was given unanimous support from the city commission. As the Texas Representative of District 41 in which the City of Edinburg is located, I see an increasing need for affordable housing in my district. Developments like this will help address the needs of this community by providing affordable housing. Based on the information that has been provided to me, I support this proposed project which will make a positive impact in our community.

If you have questions regarding my support of this proposed development, please contact me at (512) 463-0578.

Sincerely,

A handwritten signature in black ink, appearing to be "R.D. Guerra".

Representative R. D. "Bobby" Guerra
House District 41

Cc: Texas Department of Housing & Community Affairs
Cc: Edinburg Housing Authority



RESOLUTION NO. 2231

THE STATE OF TEXAS	§	RESOLUTION OF SUPPORT AND FINANCIAL COMMITMENT TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE AFFORDABLE HOUSING 2016 LOW-INCOME HOUSING TAX CREDITS FOR THE DEVELOPMENT OF ALBERTA TERRACE, TO BE LOCATED ON THE NORTHEAST QUADRANT OF ALBERTA ROAD AND SHALOM BOULEVARD, AS REQUESTED BY ALBERTA HOUSING, L.P. IN CARE OF CASA LINDA DEVELOPMENT CORPORATION AND HIGHRIDGE COSTA DEVELOPMENT COMPANY, LLC.
COUNTY OF HIDALGO	§	
CITY OF EDINBURG	§	

WHEREAS, Alberta Housing, L.P. and its affiliates (“Applicant”) have proposed an affordable housing development expected to be named “Alberta Terrace” with up to a total of 128 residential units of which 110 will be housing tax credit units located in the City of Edinburg on the Northeast Quadrant of Alberta Road and Shalom Boulevard;

WHEREAS, the Applicant has submitted a pre-application and intends to submit a final application for financing for the Affordable Housing, including 2016 Competitive 9% Low Income Housing Tax Credits (“Tax Credits”) for the Alberta Terrace Apartments from the Texas Department of Housing and Community Affairs;

WHEREAS, pursuant to §11.9(d)(1) of TDHCA’s 2016 Qualified Allocation Plan (the “QAP”) and in accordance with the Texas Government Code §2306.6710(b)(1)(B), an application may qualify for points for a Resolution of Support and pursuant to §11.9(d)(2) of the QAP and in accordance with the Texas Government Code §2306.6725(a)(5), an application may also qualify for points for a diminimus funding participation from the municipality in which the proposed development site is located; and,

WHEREAS, the Applicant has requested from the City Council of the City of Edinburg (i) support for the development of the Housing and for Applicant’s application to TDHCA and (ii) a commitment of required funding assistance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS THAT:

1. The City of Edinburg, acting through its governing body, hereby supports the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Affordable Housing pursuant to the 2016 Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

2. The City of Edinburg hereby approves a commitment to the Applicant in the amount of \$250.00 which in the City's discretion may be in the form of a grant, in-kind contribution, and/or fee waivers. The funding assistance provided by the City of Edinburg pursuant to this Resolution is intended to comply with all requirements of §11.9(d)(2) of the QAP.
3. Notwithstanding anything herein to the contrary, the funding commitment by the City of Edinburg set forth in this Resolution shall be contingent on: (i) the Applicant securing HTCs from TDHCA in an amount sufficient to develop the Housing, (ii) development plan approvals (including any required zoning) by the City of Edinburg in connection with developing the Housing, and (iii) finalizing acceptable financial commitment pursuant to the terms committed to by the City of Edinburg pursuant to this Resolution.
4. The City of Edinburg is not a related party to the Applicant, and any funding assistance committed by the City of Edinburg to the development of the Housing pursuant to this Resolution will not have been provided to the City of Edinburg by the Applicant or any related party to the Applicant.
5. This formal action has been taken to put on record the opinions expressed by the City of Edinburg as of the date of this Resolution.
6. The City of Edinburg authorizes the City Manager or his designee to provide TDHCA with a letter certifying to the funding commitment to the Applicant as required.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.04, on the 15th day of February, 2016.

CITY OF EDINBURG

By: _____
Richard H. Garcia, Mayor



ATTEST:

By: Clarice Y. Balduenosa
Myra L. Ayala Garza, City Secretary

APPROVE AS TO FORM:
Palacios Garza & Thompson, P.C.

By: [Signature]
City Attorney



202 Baltimore Ave
San Antonio, TX 78215
T 210 225-6322
F 210 225-1961
www.bigmentor.org

February 23, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Alberta Terrace TDHCA #16094

Dear Mr. Irvine:

Please accept this letter of support for the 2016 housing tax credit application, Alberta Terrace. We are confident the proposed affordable housing development to be located at the northeast quadrant of Alberta Road and Shalom Drive in the city of Edinburg will provide much needed affordable housing for our community.

Big Brothers Big Sisters of South Texas is a non-profit organization serving the needs in Edinburg, Hidalgo County, Texas. We have tax exempt status and are not a government entity. We are an active member organization providing a number of services to the area in which the site is located. Our primary purpose is the overall betterment of the community as a whole. Attached I have provided material about our organization, its services and membership. We network with other non-profits, churches and businesses to identify and to address needs in our community.

I am available to you should you require additional information or have any questions about our organization. Thank you for your kind attention. We look forward to hearing a positive outcome of this application process for the Alberta Terrace development.

Sincerely,

Denise Barkhurst
President & CEO/Donor/Big Sister

Attachments

- Evidence of Tax Exempt Status
- Material describing our services

C: Linda S. Brown, Casa Linda Development Corporation

Big Brothers Big Sisters is a 501(c)(3) nonprofit organization. Your contribution is tax-deductible to the extent allowed by law. No goods or services were provided in exchange for your generous financial donation.

OFFICERS

Julio Manso
Chair

Michelle Scott
Chair Elect

Bill Haynie
Vice Chair

Ken Olson
Treasurer

Damon Childs
Secretary

Denise Barkhurst
President & CEO

MEMBERS AT LARGE

Seymour Battle

Samira Bitar

Charlie Boyd

William Garner

Pat Mathews

Chris Mazzola

Lisa Mendez

Don Mooney

Lee Patterson

Robert Rochelle

Tom Russell

Mitch Walker

Jeff Webb

John Worthen

Steve Yates

PRESIDENT'S ADVISORY COUNCIL

Judge John Bull

Rick Cavendar

Scott Duffy

LB Eric Lewis

Chief William McManus

Douglas A. Poneck

Ivy Taylor

Donna Welsh

BRANCH CHAIRS

Mike Ezer

Steve Harkins

Ruben Herrera

Maria Martinez

Roland Schweitzer

Pablo Tagle

Lupita Zepeda

February 23, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Alberta Terrace TDHCA #16094

Dear Mr. Irvine:

Please accept this letter of support for the 2016 housing tax credit application, Alberta Terrace. We are confident the proposed affordable housing development to be located at the northeast quadrant of Alberta Road and Shalom Drive in the city of Edinburg will provide much needed affordable housing for our community.

Boys & Girls Clubs of Edinburg RGV is a non-profit organization serving the needs in Edinburg, Hidalgo County, Texas. We have tax exempt status and are not a government entity. We are an active member organization providing a number of services to the area in which the site is located. Our primary purpose is the overall betterment of the community as a whole. Attached I have provided material about our organization, its services and membership. We network with other non-profits, churches and businesses to identify and to address needs in our community.

I am available to you should you require additional information or have any questions about our organization. Thank you for your kind attention. We look forward to hearing a positive outcome of this application process for the Alberta Terrace development.

Sincerely,

 Attachments

Evidence of Tax Exempt Status

Material describing our services

C: Linda S. Brown, Casa Linda Development Corporation



GREAT FUTURES START **HERE.**



BOYS & GIRLS CLUBS
OF EDINBURG
RIO GRANDE VALLEY

P.O. Box 1079
Edinburg, TX. 78540
(956) 383-CLUB (2582),
(956) 381-9635 Fax
email: swalker@edinburgkids.com
www.edinburgkids.com

Sabrina Walker-Hernandez
Chief Executive Officer

Adriana Rendon
Vice President of Operations

Monica Pena
Vice President of Marketing &
Resource Development

Board of Directors
Chief Volunteer Officer
Jesse Deleon

Vice Presidents
1st Sixto Garza
2nd Krishna Chary
3rd Jerry Salazar

Secretary
Michelle Y. Garza

Treasurer
Millie Smith

Louie Alamia
George Cardenas
Juan Delgado
Judi Flowers
Dustin Garza
Duane Guzman
Richard Gonzalez
Abraham Quiroga
Joe Quiroga
Daniel Rivera
Ellie Torres
Leo Trevino
Eddy Villanueva

The Legacy Center
& Administrative Offices
702 Cullen Street

Club Sites
Fountain Center Annex Unit
Sam Risica Unit
San Carlos Unit

School Sites:
Bobcat Learning Center–
Edinburg High School
Brewster School
Faysville Unit – Guerra Elementary
Hargill Elementary School

Text “CLUB” to 20222
to Donate **\$5.00**



A one-time donation of \$5.00 will be added to your mobile phone bill or deducted from your prepaid balance. Donor must be age 18+ and all donations must be authorized by the account holder (e.g. parents). By texting YES, the user agrees to the terms and conditions. All charges are billed by and payable to your mobile service provider. Service is available on most carriers. Donations are collected for the benefit of the “BOYS & GIRLS CLUBS OF EDINBURG RGV”



GIVE. ADVOCATE. VOLUNTEER.
LIVE UNITED. 

GREAT FUTURES START **HERE.**



Edinburg Lions Club
P.O. Box 64
Edinburg, Texas 78539

February 22, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Alberta Terrace TDHCA #16094

Dear Mr. Irvine:

Please accept this letter of support for the 2016 housing tax credit application, Alberta Terrace. We are confident the proposed affordable housing development to be located at the northeast quadrant of Alberta Road and Shalom Drive in the city of Edinburg will provide much needed affordable housing for our community.

The Edinburg Lions Club is a community service organization serving the needs of citizens in Edinburg, Hidalgo County, Texas. We have tax exempt status (EIN 74-6062177) and are not a government entity. We are an active member organization providing a number of vision, youth, food and environmental programs to the area in which the site is located. Our primary purpose is the overall betterment of the community as a whole. Attached I have provided material about our organization, its services and membership. We network with other non-profits, churches and businesses to identify and to address needs in our community.

I am available to you should you require additional information or have any questions about our organization. Thank you for your kind attention. We look forward to hearing a positive outcome of this application process for the Alberta Terrace development.

Sincerely,

A handwritten signature in black ink that reads "Frankie Joe Salinas".

Frankie Joe Salinas
Edinburg Lions Club President

Attachments

- Material describing our services

C: Linda S. Brown, Casa Linda Development Corporation



February 17, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Alberta Terrace TDHCA #16094


Dear Mr. Irvine:

Please accept this letter of support for the 2016 housing tax credit application, Alberta Terrace. We are confident the proposed affordable housing development to be located at the northeast quadrant of Alberta Road and Shalom Drive in the city of Edinburg will provide much needed affordable housing for our community.

United Way of South Texas is a non-profit organization serving the needs in Edinburg, Hidalgo County, Texas. We have tax exempt status and are not a government entity. We are an active member organization providing a number of services to the area in which the site is located. Our primary purpose is the overall betterment of the community as a whole. Attached I have provided material about our organization, its services and membership. We network with other non-profits, churches and businesses to identify and to address needs in our community.

I am available to you should you require additional information or have any questions about our organization. Thank you for your kind attention. We look forward to hearing a positive outcome of this application process for the Alberta Terrace development.

Sincerely,


Thelma M. Garza, President
United Way of South Texas

Attachments

- Evidence of Tax Exempt Status
- Material describing our services

C: Linda S. Brown, Casa Linda Development Corporation
www.unitedwayofsothx.org

Post Office Box 187 • McAllen, TX 78505-0187
Tel. (956) 686-6331 • Fax (956) 686-8430

Community Input Scoring Items

TDHCA#: 16098

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Denison Industrial Foundation

Name of Community Organization

Tony Kaai

Contact Name

- Support
 Opposition

B. Denison Development Alliance

Name of Community Organization

Tony Kaai

Contact Name

- Support
 Opposition

C. Young at Art Ministries

Name of Community Organization

Jesse Sims

Contact Name

- Support
 Opposition

D. Denison Community Foundation (Chamber of Commerce)

Name of Community Organization

Anna H. McKinney

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

TEXAS HOUSE OF REPRESENTATIVES

CAPITOL ADDRESS:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910



(512) 463-0297 CAPITOL
(903) 891-7297 DISTRICT
LARRY.PHILLIPS@HOUSE.STATE.TX.US

LARRY PHILLIPS DISTRICT 62

February 25, 2016

Ms. Marni Holloway, Director
Multifamily Housing Finance Division
Texas Department of Housing & Community Affairs
221 E. 11th Street
Austin, TX 78701

RE: Application No. 16098: Parkdale Villas in Denison, TX

Dear Ms. Holloway:

As the State Representative for Texas House District 62, I was notified of the proposed 150-unit, general family project for which AMTEX Multi-housing, LLC has submitted an application to TDHCA for an award of 2016 Competitive 9% Housing Tax Credits. I have been in touch with local officials, and it is my understanding that the City of Denison is supporting this project. I would also like to lend my support to this project.

Best regards,

A handwritten signature in black ink that reads "Larry Phillips".

Larry Phillips



RESOLUTION NO. 3893

A RESOLUTION OF CITY COUNCIL OF THE CITY OF DENISON, TEXAS, REGARDING SUPPORT FOR A TDHCA TAX CREDIT DEVELOPMENT, PARKDALE VILLAS (TDHCA #16098); AND FINDING AND DETERMINING THE MEETING AT WHICH THIS RESOLUTION IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, AMTEX Parkdale LP (“Applicant”) has proposed a development for an apartment home community located at approximately the northeast quadrant of Parkdale Lane and SH 120, 3909 Pottsboro Road, Denison, Grayson County, Texas; to be named Parkdale Villas, (the “Development”);

WHEREAS, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) in the 2016 competitive 9% application round for Housing Tax Credits;

WHEREAS, The City of Denison (“City”), acting through its City Council, additionally confirms that it has committed One Hundred Dollars (\$100) in the form of fee waivers to be granted to the Development by the Applicant, conditioned upon, among other things, receipt of Housing Tax Credits.

WHEREAS, TDHCA’s Qualified Allocation Plan (QAP) and Section 2306.6710(b) of the Texas Government Code provide that an application for Housing Tax Credits may qualify for up to seventeen (17) points for a Resolution of Support from the governing body of the jurisdiction in which the proposed development is located;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS:

PART 1: The City of Denison, acting through its governing body, hereby confirms that it supports the aforementioned proposed Development, and the related application to the TDHCA (#16098);

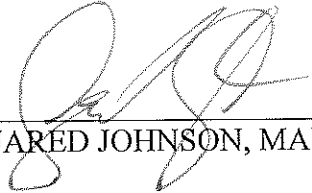
PART 2: The City intends to issue a commitment letter confirming that the City will provide One Hundred Dollars (\$100) in fee waivers as a contribution toward the Development, so that the Applicant may receive one (1) point for a contribution from the City; and

PART 3: The City of Denison, Texas, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the Applicant, affiliates of the Applicant, Consultant, General Contractor or Guarantor of the proposed development or any party associated in any way with the Applicant, AMTEX Parkdale, L.P.

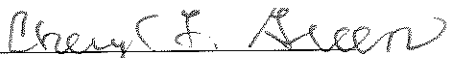
PART 4: That for and on behalf of the City of Denison, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA. This formal action has been taken to put on record the opinion expressed by the City of Denison City Council, on February 15, 2016.

On motion by Council member Baecht, seconded by Council member Gott, the above and foregoing Resolution was passed and approved at a Regular Meeting of the City Council of the City of Denison, Texas, on this the 15th day of February, 2016.

Ayes: All Council members present voted aye.
Nays:
Abstentions:

BY: 
JARED JOHNSON, MAYOR

ATTEST:

BY: 
~~Carrie Jones, City Secretary~~
Cheryl Green, Deputy Clerk



**RESOLUTION
IN SUPPORT OF NINE PERCENT HOUSING TAX CREDITS FOR
PARKDALE VILLAS, TO BE CONSTRUCTED BY AMTEX PARKDALE, LP -
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA)
APPLICATION NO. 16098**

WHEREAS, AMTEX Parkdale, LP, has proposed a general family development named Parkdale Villas, to be newly constructed for affordable rental housing at approximately the northeast quadrant of Parkdale Lane and SH 120, 3909 Pottsboro Road, Denison, Grayson County, Texas. Approximately 6 acres of the planned 12.39 acre development is situated in an unincorporated portion of Grayson County with the remaining 7.39 acres inside the city limits of Denison, Texas.

WHEREAS, AMTEX Parkdale, LP has advised that it intends to submit Application No. 16098 to the Texas Department of Housing and Community Affairs (TDHCA) for an award of 2016 Competitive 9% Housing Tax Credits for Parkdale Villas, a proposed 150 unit general family development of which 134 units will be rent-restricted, 15 units will be market-rate, and one unit will be reserved for a property manager; and

WHEREAS AMTEX Parkdale, LP is applying for funding for a general family development for which funding is restricted by TDHCA for the 2016 Competitive 9% Housing Tax Credit funding cycle and Grayson County supports the development of quality affordable rental housing for families who reside in Grayson County; and


WHEREAS the City of Denison, acting through its governing body, has provided a Resolution of Support for the aforementioned proposed Development, and the related application to the TDHCA (#16098); and

WHEREAS, AMTEX Parkdale LP, is requesting a Resolution of Support from Grayson County, in order to compete for limited funding which will benefit Grayson County residents; and


WHEREAS, the TDHCA scores developments of a jurisdiction more favorably if both the City and County provide a Resolution of Support rather than a Resolution of No Objection.

THEREFORE, IT IS HEREBY RESOLVED that the Grayson County Commissioners Court hereby confirms that it supports the proposed Parkdale Villas development, to be located at approximately the northeast quadrant of Parkdale Lane and SH 120, 3909 Pottsboro Road, Denison, Grayson County, Texas, Texas/TDHCA No. 16098 and that this formal action has been taken to put on record on February 23, 2016.

IN WITNESS WHEREOF, we have hereunder set our hands and caused the Seal of Grayson County to be affixed this 23rd day of February 2016.



Commissioner Jeff Whitmire
Precinct One



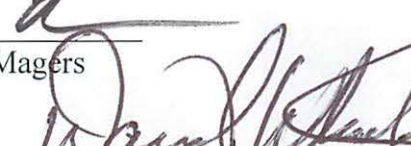
Commissioner Phyllis James
Precinct Three

Attest: 

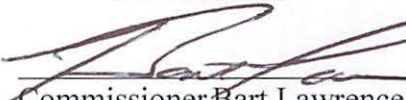
County Clerk



County Judge Bill Magers



Commissioner David Whitlock
Precinct Two



Commissioner Bart Lawrence
Precinct Four



DENISON

Industrial Foundation

February 2, 2016

Ms. Marni Holloway, Director
Multi-family Finance Production
TDHCA
221 E. 11th Street
Austin, TX 78701

RE: LETTER OF COMMUNITY ORGANIZATION SUPPORT FOR AMTEX PARKDALE, LP
TDHCA APPLICATION NO. 16098: PARKDALE VILLAS, DENISON, TEXAS

Dear Ms. Holloway:

The mission of the Denison Development Foundation (DDF) is to provide land, buildings and financial support needed to retain and attract business and industry which in turn, provides needed jobs for the Denison community workforce.

On behalf the Denison Development Foundation, I am pleased to provide this letter of support for AMTEX Parkdale, LP, applicant, for an award of Competitive 9% Housing Tax Credits pursuant to the 2016 funding cycle. The development is located at the northeast quadrant of Parkdale Lane and SH 120 to include 3909 Pottsboro Road, Denison, Grayson County, Texas.

It is our understanding that the Parkdale Villas will be comprised of 128 rent-restricted units and 16 market-rate units and 1 managers unit for a total of 144 units. The development is located at the northeast quadrant of Parkdale Lane and SH 120 to include 3909 Pottsboro Road, Denison, Grayson County, Texas. We recognize the need for more affordable housing for the target population and support the addition of this proposed project to the City of Denison, Texas.

The Denison Development Foundation is a private non-profit 501(c)(6) organization. In our capacity as a tax-exempt organization, we have a primary purpose for the overall betterment, development and improvement of the community as a whole.

Thank you for your consideration.

Sincerely,

Tony Kaai, CEcD
President

Attachments: IRS Letter of Tax-exempt Status and Programs



February 2, 2016

Ms. Marni Holloway, Director
Multi-family Finance Production
TDHCA
221 E. 11th Street
Austin, TX 78701

RE: LETTER OF COMMUNITY ORGANIZATION SUPPORT FOR AMTEX PARKDALE, LP
TDHCA APPLICATION NO. 16098: PARKDALE VILLAS, DENISON, TEXAS

Dear Ms. Holloway:

The mission of the Denison Development Alliance (DDA) is to stimulate growth of the local economy by locating, inducing and assisting businesses making investment decisions which in turn, provides needed jobs for the Denison community workforce.

On behalf of the Denison Development Alliance, I am pleased to provide this letter of support for AMTEX Parkdale, LP, applicant, for an award of Competitive 9% Housing Tax Credits pursuant to the 2016 funding cycle. The development is located at the northeast quadrant of Parkdale Lane and SH 120 to include 3909 Pottsboro Road, Denison, Grayson County, Texas.

It is our understanding that the Parkdale Villas will be comprised of 128 rent-restricted units and 16 market-rate units and 1 managers unit for a total of 144 units. The development is located at the northeast quadrant of Parkdale Lane and SH 120 to include 3909 Pottsboro Road, Denison, Grayson County, Texas. We recognize the need for more affordable housing for the target population and support the addition of this proposed project to the City of Denison, Texas.

The Denison Development Alliance is a public, non-profit corporation and is tax exempt as it is an entity of the City of Denison. In our capacity as a tax-exempt organization, we have a primary purpose for the overall betterment, development and improvement of the community as a whole.

Thank you for your consideration.

Sincerely,

Tony Kaai, CEcD
President

Attachments: IRS Letter of Tax-exempt Status and Programs

DENISON DEVELOPMENT ALLIANCE

311 West Woodard Street • Denison, Texas 75020 • (903) 464-0883 • Fax (903) 465-6476 • www.denisontx.org

Moving Forward. Kicking Back.

Young at Art Ministries, Inc.

400 W. Main Street Suite 201

Denison, Texas 75020

February 2, 2016

Ms. Marni Holloway, Director
Multi-family Finance Production
TDHCA
221 E. 11th Street
Austin, TX 78701

RE: LETTER OF COMMUNITY ORGANIZATION SUPPORT FOR AMTEX PARKDALE, LP
TDHCA APPLICATION NO. 16098: PARKDALE VILLAS, DENISON, TEXAS

Dear Ms. Holloway:

Young at Art (YAA) is a Youth Outreach Program based in Denison, Texas that works with teens passionate about the arts. YAA is faith-based and focused on helping kids develop their talents, as well as forming a lasting relationship with Christ and each other. We help teens develop positive relationships with their peers and to build strong bonds with one another. Our focus is on creating awareness within the community as we teach our youth the meaning of a servant's heart. This encourages kids to use their talents to impact the world around them in a positive way. The core principles of YAA are to teach and mentor our youth with Love, Compassion, Grace, and Understanding.

On behalf of *Young at Art*, I am pleased to provide this letter of support for AMTEX Parkdale, LP, applicant, for an award of Competitive 9% Housing Tax Credits pursuant to the 2016 funding cycle. The development is located at the northeast quadrant of Parkdale Lane and SH 120 to include 3909 Pottsboro Road, Denison, Grayson County, Texas.

It is our understanding that the Parkdale Villas will be comprised of 128 rent-restricted units and 16 market-rate units and 1 managers unit for a total of 144 units. The development is located at the northeast quadrant of Parkdale Lane and SH 120, 3909 Pottsboro Road, Denison, Grayson County, Texas. We recognize the need for more affordable housing for the target population and support the addition of this proposed project to the City of Denison, Texas. We look forward to serving the youth of this new community development.

Young at Art is a nonprofit 501(c)(3) organization. In our capacity as a tax-exempt organization, we have a primary purpose for the overall betterment, development and improvement of the community as a whole.

Thank you for your consideration.



Sincerely,

Jesse Sims

Young at Art Director



February 2, 2016

Ms. Marni Holloway, Director
Multi-family Finance Production
TDHCA
221 E. 11th Street
Austin, TX 78701

RE: LETTER OF COMMUNITY ORGANIZATION SUPPORT FOR AMTEX PARKDALE, LP
TDHCA APPLICATION NO. 16098: PARKDALE VILLAS, DENISON, TEXAS

Dear Ms. Holloway:

The Denison Community Foundation promotes the interest of community growth and development in the Denison, Texas, area advancing and diffusing knowledge and understanding of economics, matters of public concern, finance, education and training, housing, human relations, problems of minority groups, economic planning and development and other subjects related to improved efficiency, quantity of economic growth and opportunities in the Denison area.

On behalf of the Denison Community Foundation, I am pleased to provide this letter of support for AMTEX Parkdale, LP, applicant, for an award of Competitive 9% Housing Tax Credits pursuant to the 2016 funding cycle. The development is located at the northeast quadrant of Parkdale Lane and SH 120, 3909 Pottsboro Road, Denison, Grayson County, Texas

It is our understanding that the Parkdale Villas will be comprised of 128 rent-restricted units and 16 market-rate units and 1 managers unit for a total of 144 units. The development is located at the northeast quadrant of Parkdale Lane and SH 120, 3909 Pottsboro Road, Denison, Grayson County, Texas. We recognize the need for more affordable housing for the target population and support the addition of this proposed project to the City of Denison, Texas.

The Denison Community Foundation is a nonprofit 501(c)(3) organization. In our capacity as a tax-exempt organization, we have a primary purpose for the overall betterment, development and improvement of the community as a whole.

Thank you for your consideration.

Sincerely,


Anna H. McKinney
Secretary

Attachments: IRS Letter of Tax-exempt Status and Programs

DENISON COMMUNITY FOUNDATION

313 West Woodard Street • P. O. Box 325 • Denison, Texas 75020 • (903) 465-1551 • Fax (903) 465-8443 • information@denisontexas.us

Moving Forward. Kicking Back.

Community Input Scoring Items

TDHCA#: 16099

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Southwest Key Programs

Name of Community Organization

Dr. Juan J. Sanchez

Contact Name

- Support
 Opposition

B. Meals on Wheel and More

Name of Community Organization

Dan Pruett

Contact Name

- Support
 Opposition

C. Austin Chamber of Commerce

Name of Community Organization

Michael Rollins

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition



DONNA HOWARD

STATE REPRESENTATIVE

DISTRICT 48

February 25, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Dear Mr. Irvine:

I have received the Public Notification of the Housing Authority of Travis County application for 9% Housing Tax Credits with the Texas Department of Housing & Community Affairs (TDHCA). I am happy to support this application for the Alexander Oaks Development, which is included as a portion of the SEA RAD Oaks package (Reference Number 16099). The project — located in Austin and Texas House District 48, which I represent — will rehabilitate over 50 housing units and be available for only for tenants whose incomes are at or below 60% of the area median income.

In light of the growing need for affordable housing in Travis County, I commend the efforts of the local Housing Authority to pursue the rehabilitation of this site, and I hope for the approval of their TDHCA application. It is my understanding that they may also pursue HOME funds for this project, and I offer my support of that proposal as well.

Please do not hesitate to contact me if you have any questions regarding this matter.

Sincerely,

A handwritten signature in cursive script that reads "Donna Howard".

Donna Howard

DH/sd



CELIA ISRAEL

STATE REPRESENTATIVE • DISTRICT 50

February 26, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Dear Mr. Irvine,

I received the public notification for SEA RAD Oaks Ltd. (TDHCA Application #16099), located in Austin and the 50th district, which I represent.

I am pleased to lend my support to this development, which will serve the constituents in my District.

Sinceramente,

Celia Israel
Texas State Representative
House District 50

RESOLUTION NO. 20160225-018

WHEREAS, the Housing Authority of Travis County (“Applicant”) has proposed to perform rehabilitation on two developments for affordable rental housing at 11607 Sierra Nevada Lane called the Summit Oaks Apartments in the City of Austin; and 6119 Valiant Circle called the Alexander Oaks Apartments (collectively, “the Development”) in the City of Austin.

WHEREAS, Applicant has advised that it intends to submit application #16099 to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2016 Competitive 9% Low Income Housing Tax Credits for the Development;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

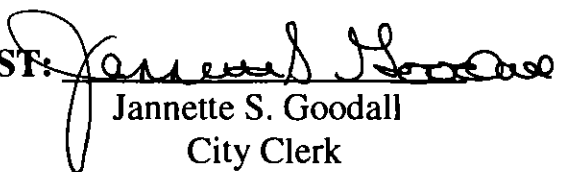
The City of Austin, acting through its governing body, the Austin City Council, hereby confirms that it supports the proposed application #16099.

BE IT FURTHER RESOLVED:

For and on behalf of the City Council, Jannette S. Goodall, City Clerk, is hereby authorized, empowered and directed to certify this resolution to TDHCA.

ADOPTED: February 25, 2016

ATTEST:


Jannette S. Goodall
City Clerk



National Headquarters
6002 Jain Lane, Austin, Texas 78721

512.462.2181 • fax: 512.462.2028 • www.swkey.org

Juan José Sánchez, Ed.D.
El Presidente/CEO
Austin, Texas

*our mission
nuestra misión*

Opening doors to
opportunity so
individuals can
achieve their dreams.

*Abriendo puertas de
oportunidad para que
todas las personas
logren sus sueños.*

*board of
directors*

Orlando L. Martinez
Chair
Atlanta, Georgia

Anselmo Villarreal
Vice Chair
Milwaukee, Wisconsin

Elizabeth Gonzales
Secretary
Austin, Texas

Rosa Sántis
Treasurer
Austin, Texas

Victor Garza
Member
Fresno, California

David Marshall
Member
Washington, DC

February 22, 2016

Robert Onion
Housing Authority of Travis County
502 E. Highland Mall Blvd., Suite 106-B
Austin, TX 78752

Re: SEA RAD Oaks, - The rehabilitation of The Summit Oaks
housing community located in Austin, TX

Dear Mr. Onion:

I am writing this letter to voice my support for TDHCA Tax Credit
Application #16099 SEA RAD Oaks, a rehabilitation of the Summit
Oaks housing community located at 11607 Sierra Nevada Ln., Austin,
TX 78759.

Southwest Key Programs is a not-for-profit civic organization with
501(c)3 status and has a primary purpose of the overall betterment,
development, or improvement of the community in which SEA RAD
Oaks is located. We believe that there is a need for quality housing
that is affordable to citizens of modest means and this rehab will help
meet that need.

Sincerely,

Dr. Juan J. Sanchez
CEO/El Presidente
Southwest Key Programs



Meals on Wheels and More

3227 East 5th Street Austin, TX 78702
www.mealsonwheelsandmore.org
p. 512.476.6325 | f. 512.476.6478

February 22, 2016

Robert Onion
Housing Authority of Travis County
502 E. Highland Mall Blvd., Suite 106-B
Austin, TX 78752

Re: SEA RAD Oaks, - The rehabilitation of The Summit Oaks housing community located in Austin, TX; TDHCA #16099

Dear Mr. Onion:

On behalf of Meals on Wheels and More, I am pleased to write this letter of support for the Housing Authority of Travis County and their proposed rehabilitation of Summit Oaks housing community located at 11607 Sierra Nevada Ln., Austin, TX.

Meals on Wheels and More is a nonprofit, tax exempt community organization based in Austin, Texas. Our mission is to nourish and enrich the lives of the homebound and other people in need through programs that promote dignity and independent living. We serve the community where Summit Oaks homes are located.

Please see our attached 501c(3) determination letter. We have also attached a Meals on Wheels and More brochure which shows that we serve the Austin Community. Our website is www.mealsonwheelsandmore.org and it provides more information about our services and community.

Thank you so much for your consideration of the Housing Authority of Travis County's application for funding.

Sincerely,

Dan Pruett
President/CEO
Meals on Wheels and More



February 24, 2016

Robert Onion
Housing Authority of Travis County
502 E. Highland Mall Blvd., Suite 106-B
Austin, TX 78752

Re: SEA RAD Oaks, - The rehabilitation of The Summit Oaks housing community located in Austin, TX

Dear Mr. Onion:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16099 SEA RAD Oaks, a rehabilitation of the Summit Oaks housing community located at 11607 Sierra Nevada Ln., Austin, TX 78759 and the Alexander Oaks housing community located at 6119 Valiant Circle, Austin, TX 78749.

The Austin Chamber of Commerce is a not-for-profit organization with 501(c)6 status and has a primary purpose of the overall betterment, development, or improvement of the Austin community in which SEA RAD Oaks is located. We believe that there is a need for quality housing that is affordable to citizens of modest means and this rehab will help meet that need.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike'.

Michael W. Rollins, CCE
President
Austin Chamber of Commerce

Community Input Scoring Items

TDHCA#: 16100

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Women Together

Name of Community Organization

Estella De Anda, ED

Contact Name

Support

Opposition

B. Buckner

Name of Community Organization

Monica Salina, ED

Contact Name

Support

Opposition

C. Habitat for Humanity of the Rio Grande Valley

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

State of Texas
House of Representatives

CAPITOL OFFICE:
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
VOICE: (512) 463-0578
FAX: (512) 463-1482
E-MAIL: bobby.guerra@house.state.tx.us



DISTRICT OFFICE:
10213 NORTH 10TH STREET
SUITE B
MCALLEN, TEXAS 78504
VOICE: (956) 292-0407
FAX: (956) 292-0418

R.D. "Bobby" Guerra
STATE REPRESENTATIVE
DISTRICT 41

February 17, 2016

Donna Rickenbacker
Marque Real Estate Consultants
814 San Jacinto Blvd #303
Austin, TX 78701

Re: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Solano Park Apartments, TDHCA #16100

Dear Ms. Rickenbacker,

I received your information on Solano Park Apartments, which is to be located Southwest quadrant of West Alberta Rd. and South Sugar Rd. in Edinburg, Texas in Hidalgo County.

In as much as I believe in local control, I have been advised by city officials that this project was given unanimous support from the city commission. As the Texas Representative of District 41 in which the City of Edinburg is located, I see an increasing need for affordable housing in my district. Developments like this will help address the needs of this community by providing affordable housing. Based on the information that has been provided to me, I support this proposed project which will make a positive impact in our community.

If you have questions regarding my support of this proposed development, please contact me at (512) 463-0578.

Sincerely,

A handwritten signature in black ink, appearing to be "Bobby Guerra".

State Representative R. D. "Bobby" Guerra
House District 41

Cc: Texas Department of Housing & Community Affairs
Cc: Edinburg Housing Authority



RESOLUTION NO. 2232

THE STATE OF TEXAS	§	RESOLUTION OF SUPPORT AND FINANCIAL COMMITMENT TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR AFFORDABLE HOUSING 2016 COMPETITIVE 9% HOUSING TAX CREDITS FOR THE DEVELOPMENT OF SOLANO PARK APARTMENTS, TO BE LOCATED ON THE SOUTHWEST QUADRANT OF WEST ALBERTA ROAD AND SOUTH SUGAR ROAD, AS REQUESTED BY TGO HOUSING SOLANO PARK, LP IN CARE OF TEXAS GREY OAKS, LLC.
COUNTY OF HIDALGO	§	
CITY OF EDINBURG	§	

WHEREAS, TGO Housing Solano Park, LP and its affiliates (the “**Applicant**”) is proposing to develop Solano Park Apartments (the “**Housing**”), an affordable rental housing community to be located on the Southwest Quadrant of West Alberta Road and South Sugar Road, Edinburg, Hidalgo County, Texas 78539.

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (**TDHCA**) for an allocation of 2016 Competitive 9% Housing Tax Credits (“**HTCs**”) for the construction and development of the Housing;

WHEREAS, pursuant to §11.9(d)(1) of TDHCA’s 2016 Qualified Allocation Plan (the “**QAP**”) and in accordance with the Texas Government Code §2306.6710(b)(1)(B), an application may qualify for points for a Resolution of Support and pursuant to §11.9(d)(2) of the QAP and in accordance with the Texas Government Code §2306.6725(a)(5), an application may also qualify for points for a diminimus funding participation from the municipality in which the proposed development site is located; and,

WHEREAS, the Applicant has requested from the City Council of the City of Edinburg (i) support for the development of the Housing and for Applicant’s application to TDHCA and (ii) a commitment of required funding assistance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, that:

1. The City Council of the City of Edinburg hereby confirms its support for the Solano Park development for affordable rental housing, at its proposed location on the Southwest Quadrant of West Alberta Road and South Sugar Road, Edinburg, Hidalgo County, Texas 78539, and additionally supports the Applicant’s application #16100 by the Applicant with TDHCA and that this formal action has been taken to put on record the opinions expressed by the City of Edinburg on this date.
2. The City Council of the City of Edinburg hereby approves the provision of a loan, grant, reduced fee or contribution of other value for the benefit of the proposed development in

the amount of \$10. The funding assistance provided by the City of Edinburg pursuant to this Resolution is intended to comply with all requirements of §11.9(d)(2) of the QAP.

3. Notwithstanding anything herein to the contrary, the funding commitment by the City of Edinburg set forth in this Resolution shall be contingent on: (i) the Applicant securing HTC's from TDHCA in an amount sufficient to develop the Housing, (ii) development plan approvals (including any required zoning) by the City of Edinburg in connection with developing the Housing, and (iii) finalizing acceptable financial commitment pursuant to the terms committed to by the City of Edinburg pursuant to this Resolution.
4. The City of Edinburg is not a related party to the Applicant, and any funding assistance committed by the City of Edinburg to the development of the Housing pursuant to this Resolution will not have been provided to the City of Edinburg by the Applicant or any related party to the Applicant.
5. The City of Edinburg authorizes the City Manager or his designee to provide TDHCA with a letter certifying to the funding commitment to the Applicant as required.
6. For and on behalf of the City Council, Richard H. Garcia, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.04, on the 15th day of February, 2016.

CITY OF EDINBURG

By: _____
Richard H. Garcia, Mayor



ATTEST:

By: Clarie Y Balderas
Myra L. Ayala Garza, City Secretary

APPROVE AS TO FORM:
Palacios, Garza & Thompson, P.C.

By: _____
City Attorney

Mujeres Unidas

Phone: (956) 630-4878



Women Together

Fax: (956) 687-4715

E-mail: womentog@swbell.net

511 N. Cynthia Street • McAllen, Texas 78501

February 16, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: TDHCA Application No. 16100; Solano Park Apartments

To Whom it May Concern:

I am writing to express our full support for the development of Solano Park Apartments, an affordable rental housing community at its proposed location on land near the SWQ of W. Alberta Rd. and Sugar Rd., in Edinburg, Hidalgo County, Texas 78539.

Women Together (Mujeres Unidas) is a tax exempt organization whose mission is to provide shelter and programs for women, men and children who are victims of domestic violence and sexual assault. Some of our services include providing emergency shelter to women and their children and counseling and support services to sexual assault victims. We are in our 38th year of operation. Our services cover Hidalgo and Starr Counties. Services are provided free at no charge to our clients.

Women Together (Mujeres Unidas) supports TGO Housing Solano Park, LP, the sponsor of Solano Park Apartments, in its efforts to provide quality affordable housing to residents of Edinburg and Hidalgo County, Texas that will include housing for the most vulnerable families of the Rio Grande Valley.

Sincerely,

A handwritten signature in black ink that reads "Estella De Anda". The signature is written in a cursive style.

Estella De Anda, Executive Director
Women Together (Mujeres Unidas)



BUCKNER®

Hope shines here.®

February 24, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: TDHCA Application No. 16100; Solano Park Apartments

To Whom It May Concern,

I am writing regarding our full support for Solano Park Apartments, a proposed affordable rental housing community at its proposed location on land near the SWQ of W. Alberta Rd. and Sugar Rd., in Edinburg, Hidalgo County, Texas 78539.

Buckner Children and Family Services, Inc. is a 501(c)(3) non-profit that works with families, vulnerable children and orphans providing services that include foster care and adoption services, child-centered and family-focused programs, prevention and education programs, missionary opportunities and a global humanitarian aid program that includes Shoes for Orphan Souls, which provides shoes for needy children.

Buckner has served children and families in the Rio Grande Valley community since 1971 including Hidalgo County, Texas. Rio Grande Children's Home, Family Hope Center and our STAR Program, under the Buckner umbrella, are making an impact in the Rio Grande Valley through innovative programing to support and empower vulnerable children and families living in poverty along the border including in and around Hidalgo County, Texas.

We support TGO Housing Solano Park, LP, the sponsor of Solano Park Apartments, in its efforts to provide quality affordable housing in Edinburg, Hidalgo County, Texas that will provide housing to the most vulnerable families of the Rio Grande Valley.

Sincerely,

Monica Salinas
Executive Director
Buckner Children and Family Services

Buckner Children and
Family Services

3780 N. Bentsen Palm Dr.
Mission, Texas 78574

Phone 956-585-4847
Fax 956-585-4848

buckner.org



February 23rd, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: TDHCA Application No. 16100; Solano Park Apartments

To Whom it May Concern:


I am writing to express our support for the development of Solano Park Apartments, an affordable rental housing community at its proposed location on land near the SWQ of W. Alberta Rd. and Sugar Rd., in Edinburg, Hidalgo County, Texas 78539.

Habitat for Humanity of the Rio Grande Valley ("Habitat") is a tax exempt organization that has been dedicated to the ideal that all people deserve to own a home that is both comfortable and affordable. Working in partnership with God, Habitat changes lives by enabling people who live in substandard housing to become responsible homeowners. Habitat has been responsible for the construction of over 100 houses throughout the Valley. Located at 412 W. Ash Ave., off Business 83 in McAllen, Texas, Habitat offers a "hand up" and not a "hand out" to low income families from the four county Region that includes Hidalgo County, Texas.

Habitat supports TGO Housing Solano Park, LP, the sponsor of Solano Park Apartments, in its efforts to provide quality affordable rental housing to residents of Edinburg and Hidalgo County, Texas that will include housing for the most vulnerable families of the Rio Grande Valley.

Sincerely,

Habitat for Humanity of the Rio Grande Valley

By: 
Name: Wayne Lourey
Title: Executive Director

Rio Grande Habitat for Humanity, Inc.
412 W. Ash Ave., McAllen, TX 78501
PO Box 4318, McAllen, TX 78502
(956) 686-7455
www.habitatrgv.org

Community Input Scoring Items

TDHCA#: 16104

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. [Women Together](#)

Name of Community Organization

[Estella De Anda, ED](#)

Contact Name

Support

Opposition

B. [Buckner](#)

Name of Community Organization

[Monica Salinas, ED](#)

Contact Name

Support

Opposition

C. [Habitat for Humanity of the Rio Grande Valley](#)

Name of Community Organization

[Wayne Lowery](#)

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

The State of Texas
House of Representatives

Armando "Mando" Martinez
State Representative
District 39

Capitol Office:
P.O. Box 2910
Austin, TX 78768-2910
512-463-0530
512-463-0849 Fax

District Office:
914 W. Pike Blvd.
Weslaco, TX 78596
956-447-9473
Fax 956-447-8683

February 18, 2016

Marni Holloway
Director of Multifamily Finance Division
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

RE: Support for Villa Verde Estates, TDHCA Project No. 16104

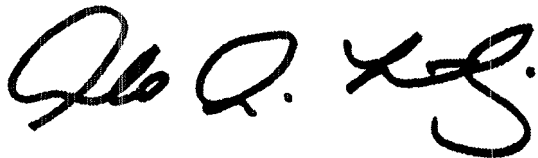
Dear Ms. Holloway:

DWR Development, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to develop the Villa Verde Estates apartments located near NEC of West Mile 5 North Road and South Border Avenue, Weslaco, Texas.

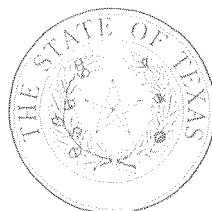
This development will meet the housing needs in the community of Weslaco by providing adequate, affordable, and safe housing. This development will benefit those who might not otherwise have a viable housing option.

I strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,



Armando "Mando" Martinez
State Representative, District 39



RESOLUTION NO. 2016-05

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, EXPRESSING SUPPORT FOR THE APPLICATION OF DWR VILLA VERDE ESTATES, LP, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2016 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS AND FOR THE DEVELOPMENT OF VILLA VERDE ESTATES TO BE LOCATED ON LAND NEAR THE NEC OF W. MILE 5 N. RD. AND S. BORDER AVE., IN THE ETJ OF WESLACO, HIDALGO COUNTY, TEXAS

WHEREAS, DWR Villa Verde Estates, LP, and its affiliates (the "Applicant") has brought to the City of Weslaco a proposal to develop an affordable rental housing community named Villa Verde Estates to be located on land near the NEC of W. Mile 5 N. Rd. and S. Border Ave., in the ETJ of Weslaco, Hidalgo County, Texas.

WHEREAS, the Applicant has advised that it intends to file an application to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2016 Competitive 9% Housing Tax Credits ("HTC") for the construction and development of Villa Verde Estates.

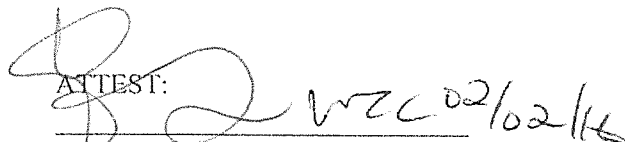
WHEREAS, the Applicant has requested from the City Commission of the City of Weslaco support for its application to TDHCA and for the development of Villa Verde Estates.

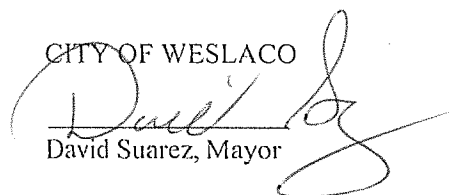
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, that:


1. The City of Weslaco, acting through its governing body, hereby confirms that it supports the proposed development of Villa Verde Estates for affordable rental housing, at its proposed location on land near the NEC of W. Mile 5 N. Rd. and S. Border Ave., in the ETJ of Weslaco, Hidalgo County, Texas, and supports the filing of HTC Application # 16104 by the Applicant with TDHCA and hereby recognizes that this formal action has been taken to put on record the opinion expressed by the City of Weslaco as of the date of this Resolution.

2. The City of Weslaco acting through its governing body hereby authorizes, empowers, and directs David Suarez, Mayor to execute this resolution on behalf of the City of Weslaco and to certify these resolutions to TDHCA.

DULY RESOLVED by the City Commission of the City of Weslaco, Texas, on this the 2nd day, of February, 2016.

ATTEST:

Elizabeth M. Walker, City Secretary

CITY OF WESLACO

David Suarez, Mayor

APPROVED AS TO FORM

Juan E. Gonzalez, City Attorney

FILED
AT 10:18 O'CLOCK A.M.
FEB 25 2016
ARTURO GUAJARDO, JR., COUNTY CLERK
HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

**Resolution of Local Government Support for
Villa Verde Estates, TDHCA #16104**

WHEREAS, DWR Villa Verde Estates, LP has proposed a development for affordable rental housing near the NEC of Mile 5 N. Rd. & S. Border Ave., in the extraterritorial jurisdiction of the City of Weslaco, named Villa Verde Estates.

WHEREAS, the development is in Hidalgo County, Texas, and

WHEREAS, DWR Villa Verde Estates, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Villa Verde Estates;

It is hereby

RESOLVED, that the Hidalgo County Commissioners Court acting as the governing body of Hidalgo County, hereby confirms that it supports the proposed development of Villa Verde Estates at its proposed location near the NEC of Mile 5 N. Rd. & S. Border Ave. in the ETJ of Weslaco, Hidalgo County, Texas and supports the filing of an application (TDHCA #16104) with the Texas Department of Housing and Community Affairs and that this formal action has been taken to put on record the opinion expressed by the Hidalgo County Commissioners Court on February 16, 2016, and

FURTHER RESOLVED that the Hidalgo County Commissioners Court hereby authorizes, empowers, and directs Arturo Guajardo, Jr., Hidalgo County Clerk to certify these resolutions to the Texas Department of Housing and Community Affairs.

HIDALGO COUNTY

By: Ramon Garcia
Ramon Garcia, County Judge

ATTEST:

By: Arturo Guajardo, Jr.
Arturo Guajardo, Jr. County Clerk



Approved by Commissioners' Court
on 2/16/16

Mujeres Unidas

Phone: (956) 630-4878



Women Together

Fax: (956) 687-4715

E-mail: womentog@swbell.net

511 N. Cynthia Street • McAllen, Texas 78501

February 16, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: TDHCA Application No. 16104; Villa Verde Estates

To Whom it May Concern:

I am writing to express our full support for the development of Villa Verde Estates, an affordable rental housing community at its proposed location on land near the NEC of W. Mile 5 North Rd. and S. Border Avenue, Hidalgo County, Texas 78596.

Women Together (Mujeres Unidas) is a tax exempt organization whose mission is to provide shelter and programs for women, men and children who are victims of domestic violence and sexual assault. Some of our services include providing emergency shelter to women and their children and counseling and support services to sexual assault victims. We are in our 38th year of operation. Our services cover Hidalgo and Starr Counties. Services are provided free at no charge to our clients.

Women Together (Mujeres Unidas) supports DWR Villa Verde Estates, LP, the sponsor of Villa Verde Estates, in its efforts to provide quality affordable housing to residents of Weslaco and Hidalgo County, Texas that will include housing for the most vulnerable families of the Rio Grande Valley.

Sincerely,

A handwritten signature in black ink that reads "Estella De Anda".

Estella De Anda, Executive Director
Women Together (Mujeres Unidas)



BUCKNER®

Hope shines here.®

February 24, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: TDHCA Application No. 16104; Villa Verde Estates

To Whom It May Concern,

I am writing regarding our full support for Villa Verde Estates, a proposed affordable rental housing community at its proposed location on land near the NEC of W. Mile 5 North Rd. and S. Border Avenue, in Weslaco, Hidalgo County, Texas 78596.

Buckner Children and Family Services, Inc. is a 501(c)(3) non-profit that works with families, vulnerable children and orphans providing services that include foster care and adoption services, child-centered and family-focused programs, prevention and education programs, missionary opportunities and a global humanitarian aid program that includes Shoes for Orphan Souls, which provides shoes for needy children.

Buckner has served children and families in the Rio Grande Valley community since 1971 including Hidalgo County, Texas. Rio Grande Children's Home, Family Hope Center and our STAR Program, under the Buckner umbrella, are making an impact in the Rio Grande Valley through innovative programming to support and empower vulnerable children and families living in poverty along the border including in and around Hidalgo County, Texas.

We support DWR Villa Verde Estates, LP, the sponsor of Villa Verde Estates, in its efforts to provide quality affordable housing to residents of Weslaco and Hidalgo County, Texas that will include housing to the most vulnerable families of the Rio Grande Valley.

Sincerely,

Monica Salinas

Monica Salinas
Executive Director
Buckner Children and Family Services

Buckner Children and
Family Services

3780 N. Bentsen Palm Dr.
Mission, Texas 78574

Phone 956-585-4847
Fax 956-585-4848

buckner.org



February 23, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: TDHCA Application No. 16104; Villa Verde Estates

To Whom it May Concern:

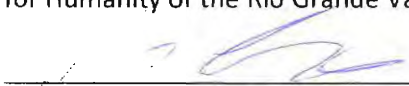
I am writing to express our support for the development of Villa Verde Estates, an affordable rental housing community at its proposed location on land near the NEC of W. Mile 5 North Rd. and S. Border Avenue, Hidalgo County, Texas 78596.

Habitat for Humanity of the Rio Grande Valley ("Habitat") is a tax exempt organization that has been dedicated to the ideal that all people deserve to own a home that is both comfortable and affordable. Working in partnership with God, Habitat changes lives by enabling people who live in substandard housing to become responsible homeowners. Habitat has been responsible for the construction of over 100 houses throughout the Valley. Located at 412 W. Ash Ave., off Business 83 in McAllen, Texas, Habitat offers a "hand up" and not a "hand out" to low income families from the four county Region that includes Hidalgo County, Texas.

Habitat supports DWR Villa Verde Estates, LP, the sponsor of Villa Verde Estates, in its efforts to provide quality affordable housing to residents of Weslaco and Hidalgo County, Texas that will include housing for the most vulnerable families of the Rio Grande Valley.

Sincerely,

Habitat for Humanity of the Rio Grande Valley

By: 
Name: Wayne Lowry
Title: Executive Director

Rio Grande Habitat for Humanity, Inc.
412 W. Ash Ave., McAllen, TX 78501
PO Box 4318, McAllen, TX 78502
(956) 686-7455
www.habitatrgv.org

Community Input Scoring Items

TDHCA#: 16105

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Fort Bend Chamber of Commerce

Name of Community Organization

Keri Schmidt

Contact Name

Support

Opposition

B. The Salvation Army

Name of Community Organization

Doug Smith

Contact Name

Support

Opposition

C. Human Needs Ministries, Inc.

Name of Community Organization

Vickie Coates

Contact Name

Support

Opposition

In addition, the Department received one letter of opposition regarding this application. It is included for your review.

Texas House of Representatives



RON REYNOLDS
STATE REPRESENTATIVE

February 10, 2016

Mr. Tim Irvine
Executive Director
Texas Dept. of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Dear Mr. Irvine:

I am writing in support of MGroup's application for funding under the Housing Tax Credit program for the Tuscany Park at Arcola.

This project is proposed on Post Oak Road which is in an area of my district that is experiencing tremendous growth and development opportunity.

Providing quality affordable housing for our citizens is a high priority for me, and I believe this project represents a responsible approach that is worthy of consideration. There is a huge need for quality, affordable housing in my district. The proposed Tuscany Park at Arcola will help serve this overwhelming need.

I encourage you to please consider the Tuscany Park at Arcola application for funding under the Housing Tax Credit program.

Sincerely,


Ron Reynolds

Capitol Office:

P.O. Box 2910
Austin, Texas 78768-2910
(512) 463-0494
(512) 463-1403 Fax



Fort Bend County • District 27
RON.REYNOLDS@HOUSE.STATE.TX.US

District Office:

2440 Texas Parkway, Suite 102
Missouri City, Texas 77489
(281) 208-3574
Fax (281) 208-3696

City of Arcola
Fort Bend County, Texas

Resolution No. 02-09-16

RESOLUTION SUPPORTING TUSCANY PARK AT ARCOLA, A PROPOSED MULTI-FAMILY AFFORDABLE RENTAL HOUSING DEVELOPMENT; COMMITTING TO A FINANCIAL CONTRIBUTION SUCH AS A PARTIAL WAIVER OF FEES; AND CONTAINING FINDINGS AND PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, MGroup Holdings, Inc. has proposed a development named "Tuscany Park at Arcola" for affordable rental housing with approximately 136 units on South Post Oak Road, south of SH 6, in the City of Arcola ("City"), a unit of general local government in Fort Bend County, Texas 77583; and

WHEREAS, MGroup Holdings, Inc. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for "Tuscany Park at Arcola"; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARCOLA:

Section 1: The matters stated in the preamble of this resolution are found and determined to be true and correct, and the City, acting through its governing body, confirms that the City:

- (1) supports the proposed "Tuscany Park at Arcola," TDHCA #16105 located on Post Oak Road, south of SH 6, Arcola, Texas 77583, with approximately 136 units, and
- (2) commits to a financial contribution such as a fee waiver or reduction of utility impact fees in an amount of at least \$1000 to offset part of the public infrastructure costs paid by or on behalf of the development, all subject to the provisions of this resolution.

This formal action has been taken to put on record the opinion expressed by the City on February 9, 2016.

Section 2. Design and construction of such development and providing utilities all remain subject to applicable ordinances, laws, rules and regulations. Use of the funds committed by the City is subject to applicable laws, rules, regulations and agreements as well as approvals of plans and specifications, advertisement for and receipt of bids, authorizations to award, approvals from grantor and lender agencies and successful prosecution of the work. This resolution is not a development agreement, a utility commitment or a development permit or approval, but instead, the City reserves the right to consider and rule upon such agreements, commitments, permits and approvals at the appropriate times.

Section 3: The Mayor and City Secretary are authorized to certify this resolution to TDHCA and to sign and provide documents and information to TDHCA consistent with this resolution.

PASSED, APPROVED AND ADOPTED by City Council on February 9, 2016, by the following vote:

Ayes: 3, Nays 2, Absent 0

PLACED in the office of the secretary of the City on February 9, 2016.

ATTEST: (Seal)

SIGNED on February 9, 2016

Sally Cauth
City Secretary

Mary Ette Anderson
Mayor



FORT  BEND
CHAMBER OF COMMERCE
CONVENTION AND VISITORS SERVICES



March 29, 2016

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division

Re: TDHCA #16105 – Tuscany Park at Arcola
Arcola, Texas

It is my understanding that MGroup Holdings, Inc. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build 96 unit multi-family development at Post Oak Road (350' south of Hwy 6) in Arcola, Texas. Please allow us the opportunity to offer our support for this project.

Providing quality living for the families in the Arcola area is essential and the quality of the development is important. The development team for “Tuscany Park at Arcola” has a successful track record of developing affordable rental housing with TDHCA and the proposed project should be well managed.

The Fort Bend Chamber of Commerce offers our strong support for this project and recommend your most favorable consideration for an allocation of tax credits for Tuscany Park at Arcola. Fort Bend Chamber of Commerce serves the community of Arcola.

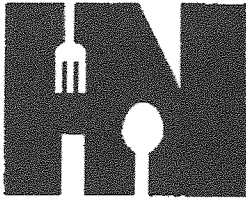
Sincerely,



Keri Schmidt
Fort Bend Chamber of Commerce

Copy: MGroup Holdings, Inc.

EAST FORT BEND



**HUMAN NEEDS
MINISTRY, INC.**

OFFICE: (281) 261-1006

FAX: (281) 261-0986

www.humanneeds.org

ministry@humanneeds.org

President, Kim Shrull
Vice President, OPEN
Secretary, Aimee Schultheis
Treasurer, Wil Wohlfahrt

Executive Director, Vickie Coates
Food Pantry Coordinator Mary Miano
Financial Assistant, Debbie Kinne
Grant Administrator, Lynda Wiles
Volunteer Coordinator, Jordan Keyes
Community Outreach Coordinator,
Ashley Aborisade
Tri-City Churches Resale Shop Senior Manager,
Stella Mire

COALITION MEMBERS

Christ Church of Sugar Land
Covenant Glen United Methodist Church
First Colony Christian Church
First Presbyterian Church, Sugar Land
First United Methodist Church -
Missouri City
Fishers of Men Lutheran Church
Good News Church
New Hope Lutheran Church
Southminster Presbyterian Church
Sugar Land Baptist Church
Sugar Land Bible Church
Sugar Land First United Methodist Church

February 16, 2016

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division

Re: Letter of Support - Tuscany Park at Arcola (TDHCA #16105)
Arcola, Texas

Dear Mr. Irvine,

It is my understanding that MGroup Holdings, Inc. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build a 96 unit multi-family development to be located at Post Oak Road (350' south of Hwy 6) in Arcola, Texas. Please allow us the opportunity to offer our support for this project.

There is a need for quality, safe and affordable housing in the Arcola area and the "Tuscany Park at Arcola" project will help fulfill this need. The development team for "Tuscany Park" has a successful track record of developing affordable rental housing with TDHCA and the proposed project should be well managed.

As a 501c3 organization, it is our mission to address the basic human needs of families in temporary financial crisis in East Fort Bend County.

We offer our strong support for this project and recommend your most favorable consideration for an allocation of tax credits for Tuscany Park at Arcola.

Sincerely,

Vickie Coates
Executive Director
East Fort Bend Human Needs Ministry, Inc.

Copy: MGroup Holdings, Inc.

Our mission is to address the basic human needs of families in temporary financial crisis in East Fort Bend County.

East Fort Bend Human Needs Ministry, Inc.

435 Stafford Run • P.O. Box 1611 • Stafford, TX 77497-1611 • 281-261-1006 • fax 281-261-0986 • www.humanneeds.org



Doug Smith
Executive Director

Doug_Smith@uss.salvationarmy.org
832-201-8077

Boys & Girls Clubs
of Metropolitan Houston

9717 W. Montgomery
Houston, TX 77088

February 9, 2016

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division

Re: Letter of Support - Tuscany Park at Arcola (TDHCA #16105)
Arcola, Texas

Dear Mr. Irvine,

The Salvation Army Boys & Girls Clubs of Houston would like to express our support for the "Tuscany Park" which will be located on Post Oak Rd. (approx. 350' south of Hwy 6) Arcola, Texas. This mixed income development will offer exceptional high quality design in a safe environment for the working families in the surrounding area. There is a tremendous need for affordable housing in the Arcola area and Tuscany Park will help fulfill this need.

The Salvation Army of Greater Houston is dedicated to enriching the lives of young people through programs and services that entice them to stay positive and motivated. Our Salvation Army Boys & Girls Clubs provide a safe haven for hundreds of young people to attend after school and during the summer. Our staff and volunteers serve as positive role models for these children, and provide them the leadership skills that parents have come to expect and appreciate from the Salvation Army.

We offer our strong support for this project and recommend your most favorable consideration for an allocation of tax credits.

Sincerely,

A handwritten signature in blue ink that reads "Doug Smith".

Executive Director

Copy: MGroup Holdings, Inc.

Texas Department of Housing and Community Affairs

Housing Resource Center Consumer Complaint System

Complaint No: 2016-54

Phone Number: (713) 562-5505

Complainant: William Nalley

Fax Number:

Organization: Tuscany Park at Arcola

Email: wnalley@mac.com

Address: 1910 Weatherby Lane
Fresno, TX 77545

Program: MULTI-FAMILY

Date Received: 02/13/2016

Respond Date:

Action Deadline: 03/05/2016

Forwarded To: Complaint Received by Elizabeth Henderson, Marni Holloway 02/16/2016

Prior Complaints by Same Party:

Complaint Summary:

Mr. J. Paul Ozer, PE, Chairman Texas Department of Housing and Community Affairs Mr. Ozer, The purpose of this letter is to express serious concerns about the Tuscany Park at Arcola (Application #16105), an affordable housing apartment community proposed for our area, and to ask for your help. The purpose of the tax credit program is to place affordable housing in high opportunity areas. The program's scoring process relies in part on measuring opportunity through census tract data, which at times can be misleading. Only a small portion of Arcola, which contains the project site, is located within census tract 6745.01. The vast majority of the census tract consists of Missouri City and its ETJ, neither of which would provide services to the site. Further examination of the current state of the responsible entity reveals the disparity between Arcola and a high opportunity area: • Arcola's poverty rate is 27% with 38% having less than a high school education (source: Niche.com, <https://local.niche.com/arcola-fort-bend-tx/>). • The city of Arcola recently chose not to participate in the newly formed Fort Bend Emergency District #7. • The site is served by the Fresno Volunteer fire department, which is not equipped with a ladder truck to fight apartment fires and has a history of inadequate response. • The City has not employed a city manager for nearly a year, despite being a condition of being released from receivership. • The project site is located in a community that still struggles to bring potable water and sewer services to all of its citizens. • Most of the currently remaining sewer connections available to the city would instead go to this project leaving few connections for citizens who have been waiting for years for a connection. • The site has no access to public transportation. The nearest bus route is a Park and Ride two miles away and with no sidewalk access along the state highway. • The site is protected by the Arcola Police department, which historically has been neither adequately funded nor managed. Only a narrow vote of City Council in January avoided the search for a fourth Chief in five years. • The City recently authorized the hiring a forensic accountant to address several years of deficiencies in City books and to reconstruct accounts for which balances are unaccounted for. • The additional burden placed by high density development on

Heritage Rose Elementary, already one of the lowest rated elementary schools in Fort Bend ISD. We are in full support of responsible development that serves all income levels and recognize the role diverse housing plays in the success of a community. As evidenced by several projects by the same developer already located within our community, it cannot be stressed enough that the objections to this project have nothing to do about the proposed community being affordable housing. However those developments are situated in true high opportunity areas, whereas upon closer examination the Tuscany Park at Arcola would not be. Placing affordable housing in this location ahead of other proposed projects that are located in truly high opportunity areas would be contrary to the stated goals of the program and run counter to the efforts made over the past several years to refine the placement process. Therefore, it is respectfully requested that the TDHCA Board, local, state and government officials take the items above into consideration when deliberating the Tuscany Park at Arcola. Thank you for your consideration.

Action Taken:

**Resolution
Date:**

**Resolution
Detail:**



Community Input Scoring Items

TDHCA#: 16108

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

- | | | |
|----|--------------------------------|-------------------------------------|
| A. | <input type="text"/> | <input type="checkbox"/> Support |
| | Name of Community Organization | <input type="checkbox"/> Opposition |
| | <input type="text"/> | |
| | Contact Name | |
| B. | <input type="text"/> | <input type="checkbox"/> Support |
| | Name of Community Organization | <input type="checkbox"/> Opposition |
| | <input type="text"/> | |
| | Contact Name | |
| C. | <input type="text"/> | <input type="checkbox"/> Support |
| | Name of Community Organization | <input type="checkbox"/> Opposition |
| | <input type="text"/> | |
| | Contact Name | |
| D. | <input type="text"/> | <input type="checkbox"/> Support |
| | Name of Community Organization | <input type="checkbox"/> Opposition |
| | <input type="text"/> | |
| | Contact Name | |
| E. | <input type="text"/> | <input type="checkbox"/> Support |
| | Name of Community Organization | <input type="checkbox"/> Opposition |
| | <input type="text"/> | |
| | Contact Name | |
| F. | <input type="text"/> | <input type="checkbox"/> Support |
| | Name of Community Organization | <input type="checkbox"/> Opposition |
| | <input type="text"/> | |
| | Contact Name | |



TEXAS HOUSE OF REPRESENTATIVES
STUART SPITZER, M.D.
DISTRICT 4

February 10, 2016

Melissa Baughman
Sr. Project Coordinator
Fieser Development, Inc
990 Village Square Drive
Ste. G200
Tomball, TX 77375

RE: Timber Ridge Apartments- TDHCA # 16108

Dear Ms. Baughman,

I received the Public Notification for the Timber Ridge Apartments (currently known as South Timber Ridge Apartments) located in Chandler, Texas and the 4th district which I represent.

I am pleased to lend my full support to this development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart Spitzer".

Stuart Spitzer, M.D.
State Representative, District 4

CITY OF CHANDLER

RESOLUTION R-020916-A

RESOLUTION OF THE CITY OF CHANDLER CONFIRMS THAT IT SUPPORTS AND HAS NO OBJECTION TO THE APPLICATION FOR DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING AT 427 MARTIN STREET.

WHEREAS, **FDI-Timber Ridge, LTD.** has proposed a development for affordable rental housing at **427 Martin Street** Named **Timber Ridge Apartments** in the **City of Chandler, Texas**; and

WHEREAS, **FDI-Timber Ridge, LTD.** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for **Timber Ridge Apartments**.


It is hereby

RESOLVED, that the City acting through its governing body, hereby confirms that it **supports** the proposed **Timber Ridge Apartments located at 427 Martin Street, TDHCA #16108** and that this formal action has been taken to put on record the opinion expressed by the City of Chandler on February 9, 2016, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Libby Fulgham, Mayor of the City of Chandler is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED by City Council in Chandler, Texas, on this the 9th day of February, 2016.

The City of Chandler, Texas



Libby Fulgham, Mayor



Shirley Parmer, City Secretary

South Timber Ridge Resident Council, Inc.
427 Martin
Chandler, Texas 75758

February 11, 2016

Marni Holloway
Director of Multi Family Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

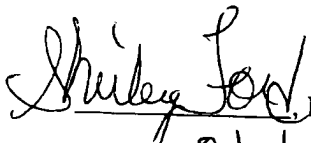
RE: Timber Ridge Apartments (currently known as South Timber Ridge Apartments)
Application #16108

Ms. Holloway,

We are pleased to give our full support to FDI-Timber Ridge, LTD. in its efforts to acquire and rehabilitate the South Timber Ridge Apartments located at 427 Martin Street, Chandler, Texas 75758. We are supporting this project because it will greatly benefit our community, preserve affordability and improve the overall quality of housing for the tenants.

We urge the Texas Department of Housing and Community Affairs to consider and approve application #16108, for Timber Ridge Apartments.

Sincerely,


Shirley Lee, President
2/11/16

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package. Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name: Timber Ridge Apts (currently known as South Timber Ridge Apts)
Development Street Address: 427 Martin St
Development City: Chandler
Development County: Henderson
TDHCA # (for office use only):

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: South Timber Ridge Resident Council
This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) No
If YES, provide the years that the organization made submissions prior to 2016: _____, _____, _____, _____
The Neighborhood Organization is a (select one of the following):
 Homeowners Association
 Property Owners Association
 Resident Council and our members occupy the existing development
 Other (explain): _____
As of **March 1, 2016**, this Neighborhood Organization is on record with (select one of the following):
 County
 Secretary of State
 Texas Department of Housing & Community Affairs (*if prior to January 29, 2016*)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: Shirley Ford
Title: President
Physical Address: 427 Martin Street
Mailing Address (if different from above):
City: Chandler ZIP Code: 75758
Phone: 903-515-2228 Email:

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name: Marbal Dockery
Title: Secretary
Physical Address: 427 Martin Street
Mailing Address (if different from above):
City: Chandler ZIP Code: 75758
Phone: 903-571-2910 Email:

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

We are pleased to give our support for the Timber Ridge application. The planned rehab will greatly benefit our community and improve the quality of living for its residents.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

Documents were previously sent to Nicole Fisher on 1/28/2016.

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

Shirley Ford

1st Contact Signature

2-18-2016

Date

Shirley Ford

1st Contact Printed Name

President

Title

Marbal Dockery

2nd Contact Signature

2-18-16

Date

Marbal Dockery

2nd Contact Printed Name

Secretary

Title

Community Input Scoring Items

TDHCA#: 16109

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Concord Baptist Church

Name of Community Organization

Booker T. Goffney

Contact Name

Support
 Opposition

B. Hawthorne Baptist Church

Name of Community Organization

Jason Pennington

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

TEXAS HOUSE OF REPRESENTATIVES



JOHN OTTO
STATE REPRESENTATIVE
DISTRICT 18

CAPITOL OFFICE:
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0570
FAX: 512-463-0315

DISTRICT OFFICE:
P.O. BOX 965
DAYTON, TEXAS 77535
936-258-8135
FAX: 936-258-7190

February 22, 2016

New Waverly Village, LLC
Attention: Miranda Ashline
3735 Honeywood Court
Port Arthur, Texas 77642

Re: App 16109, Waverly Village

Dear Ms. Ashline;

I received the Public Notification for Waverly Village located at 255 Tafelski Road, New Waverly, Texas and it is in House District 18, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink that reads "John Otto".

John Otto
State Representative
District 18

JO/tgb

COMMITTEE ON HOUSE APPROPRIATIONS, CHAIR
REPRESENTING LIBERTY, SAN JACINTO AND WALKER COUNTIES

DISTRICT18.OTTO@HOUSE.STATE.TX.US

NEW WAVERLY, TEXAS

RESOLUTION NO. 2016-01

A RESOLUTION OF THE CITY OF NEW WAVERLY, TEXAS: (A) EVIDENCING SUPPORT FOR A PROPOSED DEVELOPMENT TO BE BUILT IN NEW WAVERLY; (B) AUTHORIZING LOCAL POLITICAL SUBDIVISION FUNDING SUPPORT FOR THE DEVELOPMENT; AND (C) AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

Whereas, New Waverly Village, LLC, a to-be-formed Texas limited liability company ("Applicant"), is applying to the Texas Department of Housing and Community Affairs (the "TDHCA") for 2016 Housing Tax Credits to provide equity financing for the proposed new construction within the City of New Waverly (the "City") of up to 50 units of income and rent restricted rental housing, such development to be called Waverly Village (the "Development"), to be located within the City at 255 Tafelski Road, and to be owned by the Applicant; and

Whereas, Housing Tax Credits are competitively awarded, largely on the basis of points; and

Whereas, pursuant to Title 10, Rule 11.9(d)(1) of the Texas Administrative Code, the TDHCA will provide up to 17 points for a municipality's resolution of support for a development which will be located in such municipality's jurisdiction; and

Whereas, a municipality may also support an application to the TDHCA pursuant to Title 10, Rule 11.9(d)(2) of the Texas Administrative Code, by providing local political subdivision financial support for the development through a loan, a grant, reduced fees or a contribution of other value for the benefit of the development, and such support will qualify the development for a point that will advance its application; and

Whereas, the City Council wishes to evidence its support for this proposed Development in the City of New Waverly and to facilitate the possible award of 2016 Housing Tax Credits to the Development;

NOW, THEREFORE, IT IS HEREBY:

RESOLVED, that for the purpose of supporting the Development and qualifying for points under Title 10, Rule 11.9(d)(1) of the Texas Administrative Code, the City of New Waverly, Texas, acting through its governing body, hereby confirms that it supports the Waverly Village development to be located at 255 Tafelski Road, New Waverly, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on this date for the purpose of Title 10, Rule 11.9(d)(1) of the Texas Administrative Code; and


BE IT FURTHER RESOLVED, that for the purpose of Title 10, Rule 11.9(d)(2) of the Texas Administrative Code, the City Council hereby approves and authorizes the financial support of the Development in the amount of \$2,000.00, by waiving the first \$2,000.00 in sewer and water tap fees and/or other permitting fees that are due and owing from the Applicant in connection with the construction of the Development after the Development receives an award of Housing Tax Credits; and

BE IT FURTHER RESOLVED, the City Council hereby approves and authorizes the execution on behalf of the City of all other documents and writings whatsoever that may be necessary or convenient, in the reasonable opinion of either the City's Mayor or the City's attorney, for carrying out these resolutions; and

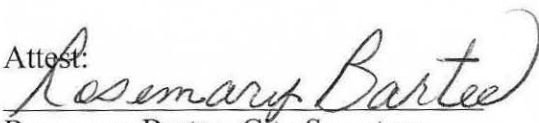
BE IT FURTHER RESOLVED, that Dan Underwood, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the TDHCA; and

BE IT FURTHER RESOLVED, that these resolutions shall be effective as of their date of passage by City Council.

Passed and approved this 9th day of February, 2016.



Dan Underwood, Mayor

Attest:


Rosemary Bartee, City Secretary

Concord Baptist Church

865 Old Houston Rd.
New Waverly, Texas 77358

February 22, 2016

New Waverly Village, LLC
Attn: Miranda Ashline
3735 Honeywood Court
Port Arthur, Texas 77642


Re: Ap 16109, Waverly Village at 255 Tafelski Rd. New Waverly, Texas

Dear Ms. Ashline,

I am writing this letter on behalf of Waverly Village located at 255 Tafelski Road, New Waverly, Texas. This letter is to confirm our support of the application for 9% Competitive Housing Tax Credits, for the above referenced project through the Texas Department of Housing and Community Affairs.

If any additional information is needed, please feel free to contact me at (936)537-6563.

Sincerely,
Robert T. Charles
Pastor


Booker T. Goffney
Deacon
P.O. Box 112
New Waverly, Texas 77358
EIN#43-2023183



HAWTHORNE BAPTIST CHURCH

PO Box ~~484~~ 1193 * 638 Hawthorne Road * New Waverly, TX 77358
(936) 344-2500

18 February 2016
New Waverly Village, LLC
Attn: Miranda Ashline
3735 Honeywood Court
Port Arthur, Texas 77642

Re: Ap 16109, Waverly Village at 255 Tafelski Road, New Waverly, Texas.

Dear Ms. Ashline.

I am writing on behalf of Waverly Village at 255 Tafelski Road, New Waverly, Texas. This letter is to confirm our support of the application for 9% Competitive Housing Tax Credits, for the above referenced project, through the Texas Department of Housing and Community Affairs.

If any additional information is needed, please feel free to contact me at 936.662.6243.

Sincerely,

Jason Pennington
Pastor, Hawthorne Baptist Church
638 Hawthorne Rd (PO Box 1193)
New Waverly, Texas, 77358
936.344.2500
EIN# 74 - 6222787

Community Input Scoring Items

TDHCA#: 16110

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. The Christian Loving Care Center, Inc.

Name of Community Organization

Mary F. Richardson

Contact Name

- Support
 Opposition

B. Greater Mt. Corinth Missionary Baptist Church

Name of Community Organization

Roger D. Shillow

Contact Name

- Support
 Opposition

C. Nutrition & Services for Seniors

Name of Community Organization

Elaine Shellenberger

Contact Name

- Support
 Opposition

D. First Baptist Church of Kountze

Name of Community Organization

R. Daniel White

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

STATE OF TEXAS
HOUSE OF REPRESENTATIVES



JAMES WHITE
DISTRICT 19

CORRECTIONS
VICE CHAIR

JUVENILE JUSTICE AND
FAMILY ISSUES
EMERGING ISSUES IN
TEXAS LAW ENFORCEMENT

January 21, 2016

Pine Street, LLC
Attn: Miranda Ashline
3735 Honeywood Court
Port Arthur, TX 77642

RE: North Pine Villas, TDHCA Application #16110

Dear Ms. Ashline,

I received the public notification for North Pine Villas located at 980 N. Pine Street, Kountze, Texas which is in my House District 19, serving Tyler, Jasper, Hardin, Newton and Polk counties. This new development with up to 80 multifamily units will have a positive impact in Southeast Texas by addressing the needs of underserved, low income tenants.

Please accept my sincere support and endorsement of this development. I will be working closely with Mayor Fred Williams and local officials to assist throughout the completion process.

Sincerely,

A handwritten signature in black ink, appearing to read "James White", written over a horizontal line.

James White
State Representative
Texas House of Representatives

KOUNTZE, TEXAS

RESOLUTION NO. 06-15

A RESOLUTION OF THE CITY OF KOUNTZE, TEXAS: (A) EVIDENCING SUPPORT FOR A PROPOSED DEVELOPMENT TO BE BUILT IN KOUNTZE; (B) AUTHORIZING LOCAL POLITICAL SUBDIVISION FUNDING SUPPORT FOR THE DEVELOPMENT; AND (C) AUTHORIZING THE SALE OF CITY PROPERTY TO THE TO-BE-FORMED DEVELOPMENT ENTITY, AND (D) AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, Pine Street, LLC, a to-be-formed Texas limited liability company (“Applicant”), being formed for the purpose of, but not limited to, developing affordable housing for low and moderate income persons and families, is applying to the Texas Department of Housing and Community Affairs (the “TDHCA”) for 2016 Housing Tax Credits to provide equity financing for the proposed new construction within the City of Kountze (the “City”) of up to 80 units of income and rent restricted rental housing, such development to be called North Pine Villas (the “Development”), to be located within the City at 980 N. Pine Street, and to be owned by the Applicant (the “Property”); and

WHEREAS, the City, as landowner of the Property, and pursuant to the notice exception for conveyance of real property to an entity for the development of low and moderate income housing, Title 8, Sec. 272(g) of the Texas Local Government Code, desires to convey the Property to the Applicant by form Commercial Contract for Unimproved Property; and

WHEREAS, Housing Tax Credits are competitively awarded, largely on the basis of points; and

WHEREAS, pursuant to Title 10, Rule 11.9(d)(1) of the Texas Administrative Code, the TDHCA will provide up to 17 points for a municipality’s resolution of support for a development which will be located in such municipality’s jurisdiction; and

WHEREAS, a municipality may also support an application to the TDHCA pursuant to Title 10, Rule 11.9(d)(2) of the Texas Administrative Code, by providing local political subdivision financial support for the development through a loan, a grant, reduced fees or a contribution of other value for the benefit of the development; and such support will qualify the development for a point that will advance its application; and

WHEREAS, the City Council wishes to evidence its support for this proposed Development in the City of Kountze, to facilitate the possible award of 2016 Housing Tax Credits to the Development; and towards that end, to evidence its support of the sale of the Property to the Applicant;

NOW, THEREFORE, IT IS HEREBY:

RESOLVED, that for the purpose of supporting the Development and qualifying for points under Title 10, Rule 11.9(d)(1) of the Texas Administrative Code, the City of Kountze, Texas, acting through its governing body, hereby confirms that it fully supports the North Pine Villas development to be located at 980 N. Pine Street, Kountze, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on this date for the purpose of Title 10, Rule 11.9(d)(1) of the Texas Administrative Code; and

BE IT FURTHER RESOLVED, that for the purpose of Title 10, Rule 11.9(d)(2) of the Texas Administrative Code, the City Council hereby approves and authorizes the financial support of the Development in the amount of \$2,000.00, by waiving the first \$2,000.00 in sewer and water tap fees and/or other permitting fees that are due and owing from the Applicant in connection with the construction of the Development, after the Development receives an award of Housing Tax Credits; and


BE IT FURTHER RESOLVED, that pursuant to Title 8, Sec. 272(g) of the Texas Local Government Code, the City is hereby authorized to enter into a form Commercial Contract for the sale of Unimproved Property, with Donald R. Ball, an individual, acting as Corporate Promoter for Applicant, to effectuate the sale of the real property at 980 N. Pine Street, for the purposes of fulfilling the transaction contemplated herein; and

BE IT FURTHER RESOLVED, the City Council hereby approves and authorizes the execution on behalf of the City of all other documents and writings whatsoever that may be necessary or convenient, in the reasonable opinion of either the City's Mayor or the City's attorney, for carrying out these resolutions; and

BE IT FURTHER RESOLVED, that Fred Williams, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the TDHCA; and

BE IT FURTHER RESOLVED, that these resolutions shall be effective as of their date of passage by City Council.

Resolved this date 17th day of December 2015


Fred E. Williams, Mayor

THE CHRISTIAN LOVING CARE CENTER, INC.
OF



THE GREATER KOUNTZE AREA
325 W. CROCKER
P.O. BOX 1328
KOUNTZE, TEXAS 77625

February 11, 2016

Pine Street, LLC

Attn: Miranda Ashline

3735 Honeywood Court

Port Arthur, TX 77642

Re: Ap 16110 North Pine Villas at 980 N. Pine Street, Kountze, Texas

I am writing on behalf of North Pine Villas located at 980 N. Pine Street, Kountze, Texas. This letter is to confirm our support of the application for 9% Competitive Housing Tax Credits, for the above referenced project, through the Texas Department of Housing and Community Affairs.

If any additional information is needed, please feel free to contact me at 409-246-4466 on Monday or Thursday. Our email is CLCC325@gmail.com.

Sincerely,

A handwritten signature in cursive script that reads 'Mary F. Richardson'.

Mary F. Richardson, Executive Director

P.O. Box 130

Kountze, TX 77625

Phone: 409-246-3032

EIN# 76-0227520

**Greater Mt. Corinth Missionary Baptist
Church**

P.O. Box 2035

Kountze, TX 77625

Tax Exempt #20-8839454

www.corinthontheweb.org



February 10, 2016

City of Kountze
1025 N. Pine St
Kountze, TX 77625

Re: Ap 16110 North Pine Villas at 980 N. Pine Street, Kountze, Texas

Dear City of Kountze:

I am writing on behalf of Greater Mt. Corinth Missionary Baptist Church in support of the proposed affordable housing initiative. Our community would benefit greatly from more affordable housing in this area.

Additionally, I want to express support for any available tax credits in support of this project. I have had opportunities to view similar construction projects in other areas around the Golden Triangle and have been impressed with the level of detail as it relates to architectural design, landscaping and beautification.

Please feel free to contact me for any needed information or if I can offer additional support in any way at 409-656-4920.

Sincerely,

Roger D Shillow
GCMBC – Pastor

rds




Nutrition & Services For Seniors

4590 Concord

Beaumont, TX 77703

www.seniormeals.org

Phone: (409) 892-4455
(409) 722-7782

Fax: (409) 892-0443
 A United Way Agency

February 10, 2016

Pine Street, LLC
Attn: Miranda Ashline
3735 Honeywood Court
Port Arthur, Texas 77642

RE: Ap 16110, North Pine Villas at 980 N. Pine Street, Kountze, Texas

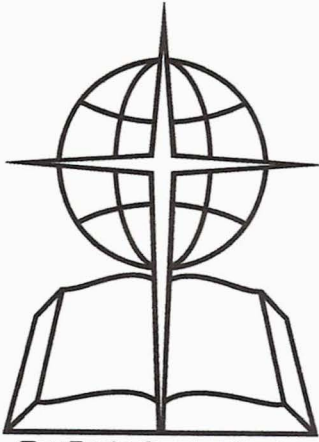
Dear Ms. Ashline,

I am writing on behalf of North Pine Villas located at 980 N. Pine Street, Kountze, Texas. This letter is to confirm our support of the application for 9% Competitive Housing Tax Credits, for the above referenced project, through the Texas Department of Housing and Community Affairs.

If any additional information is needed, please feel free to contact me at 409-892-4455

Sincerely,

Elaine Shellenberger
Executive Director
4590 Concord Road
Beaumont, TX
77703
409-892-4455
EIN 76-0074137



First Baptist Church of Kountze
Ministering the Good News of
Jesus Christ

FIRST BAPTIST CHURCH OF KOUNTZE
www.fbckountze.com

25 February 2016

Pine Street, LLC
Attn: Miranda Ashline
3735 Honeywood Court
Port Arthur, Texas 77642

Re: Ap 16110, North Pine Villas at 980 N. Pine Street, Kountze, Texas

Dear Ms. Ashline,

I am writing on behalf of North Pine Villas located at 980 N. Pine St., Kountze, Texas. This letter is to affirm our support of the application for 9% Competitive Housing Tax Credits, for the above referenced project, through the Texas Department of Housing and Community Affairs.

If any additional information is needed, please contact us at 409.246.3850

Sincerely,

R. Daniel White
Pastor

TIN # 32017867840

100 W. Monroe St.
Kountze, Texas 77625
(409) 246 - 3850

Community Input Scoring Items

TDHCA#: 16113

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A.

Name of Community Organization

Contact Name

Support
 Opposition

B.

Name of Community Organization

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

TEXAS HOUSE OF REPRESENTATIVES



MATT SCHAEFER

District 6

February 24, 2016

Ms. Melissa Baughman
Fieser Development, Inc
990 Village Square Drive, Ste. G200
Tomball, TX 77375

RE: The Village at Main--TDHCA Application #16113

Dear Ms. Baughman,

I received the Public Notification for the proposed project, The Village at Main, located in Bullard, within House District Six, which I represent. I lend my support to this Development.

Respectfully,

A handwritten signature in black ink, appearing to read "M. Schaefer".

Matt Schaefer
State Representative, District Six



RESOLUTION NO. 2016-0209-3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BULLARD, TEXAS, DECLARING SUPPORT FOR FDI-VILLAGE, LTD'S THE VILLAGE AT MAIN (CURRENTLY KNOWN AS BULLARD FAMILY APARTMENTS); APPROVING THE ACQUISITION AND REHAB OF THE VILLAGE AT MAIN; AND AUTHORIZING AN ALLOCATION OF HOUSING TAX CREDITS FOR THE VILLAGE AT MAIN DEVELOPMENT

WHEREAS, FDI-Village, LTD has proposed a development for affordable rental housing at 417 East Main, Bullard, Texas, named **The Village at Main (currently known as Bullard Family Apartments)**; and

WHEREAS, FDI-Village, LTD has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for **The Village at Main (currently known as Bullard Family Apartments)**;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BULLARD, TEXAS, THAT:

The City of Bullard acting through its governing body, hereby confirms that it supports the proposed **The Village at Main (currently known as Bullard Family Apartments)** located at 417 East Main Street, TDHCA #16116 and that this formal action has been taken to put on record the opinion expressed by the City of Bullard on February 9, 2016, and

Further Resolved that for and on behalf of the Bullard City Council, Doris Crockett, City Secretary, is hereby authorized, empowered, and directed to certify these Resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED by majority vote of the City Council on this the 9th day of February, 2016.


PAM FREDERICK, MAYOR

ATTEST:


DORIS CROCKETT, CITY SECRETARY



Bullard Resident Council, Inc.
417 East Main
Bullard, Texas 75757

February 10, 2016

Marni Holloway
Director of Multi Family Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

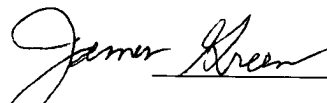
RE: The Village at Main (currently known as Bullard Family Apartments)
Application #16113

Ms. Holloway,

We are pleased to give our full support to FDI-Village, LTD. in its efforts to acquire and rehabilitate the Bullard Family Apartments located at 417 East Main, Bullard, Texas 75757. We are supporting this project because it will greatly benefit our community, preserve affordability and improve the overall quality of housing for the tenants.

We urge the Texas Department of Housing and Community Affairs to consider and approve application #16113, for The Village at Main.

Sincerely,

 _____, President
2-10-16

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package. Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name: The Village at Main (currently known as Bullard Family Apts)
Development Street Address: 417 E Main Street
Development City: Bullard
Development County: Smith
TDHCA # (for office use only):

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Bullard Resident Council
This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) Yes
If YES, provide the years that the organization made submissions prior to 2016: 2015
The Neighborhood Organization is a (select one of the following):

- Homeowners Association
 Property Owners Association
 Resident Council and our members occupy the existing development
 Other (explain): _____

As of **March 1, 2016**, this Neighborhood Organization is on record with (select one of the following):

- County
 Secretary of State
 Texas Department of Housing & Community Affairs (***if prior to January 29, 2016***)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: James Green
Title: President
Physical Address: 417 E Main Street
Mailing Address (if different from above):
City: Bullard ZIP Code: 75757
Phone: 903-894-4430 Email:

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name: Eliese Blalock
Title: Secretary
Physical Address: 417 E Main Street
Mailing Address (if different from above):
City: Bullard ZIP Code: 75757
Phone: 903-570-3574 Email:

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

We are pleased to give our support for The Village at Main application. The planned rehab will greatly benefit our community and improve the quality of living for its residents.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

Documents were previously sent to Nicole Fisher on 1/26/2016.

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

James Sreen
1st Contact Signature

JAMES SREEN
1st Contact Printed Name

Eliese Blalock
2nd Contact Signature

Eliese Blalock
2nd Contact Printed Name

2-18-16
Date

President
Title

2-19-16
Date

Secretary
Title

Community Input Scoring Items

TDHCA#: 16114

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Metrocrest Services

Name of Community Organization

Tracy Eubanks - CEO

Contact Name

Support
 Opposition

B. REACH

Name of Community Organization

Charlotte A Stewart - Exec Director

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

STATE of TEXAS
HOUSE of REPRESENTATIVES



Matt Shaheen
District 66

Texas Department of Housing and Community Affairs
Attn: Tim Irvine
Executive Director
221 East 11th Street
Austin, TX 78701

February 12th, 2016

RE: Letter required for 8 points per the Qualified Allocation Plan for the State of Texas section 11.9 (d) (5)
for the Veranda Townhomes, TX TDHCA #16-114

Dear Mr. Irvine:

I have received the public notification regarding the above referenced development, the Veranda Townhome Development. The development site is in my district in the City of Plano. Please register my letter for the plus 8 points for each application as called for in the 2015 QAP. This development has been represented to me as serving veterans and family households in District 66.

The City of Plano has asked me to provide this letter for their development funding efforts for the positive 8 points.

This letter is intended to score all the points applicable to a positive letter from the State Representative. If you need anything more for this purpose, please let me know prior to the deadline.

Your consideration in funding these applications is appreciated.

Sincerely,

A handwritten signature in black ink that reads "Matt Shaheen".

Matt Shaheen
Texas State Representative
House District 66



RESOLUTION NO. 2016-1-9(R)

A Resolution of the City of Plano, Texas, supporting an application for nine percent (9%) housing tax credit (HTC) financing to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed affordable residential development project located on the east side of Coit Road, 350± feet north of McDermott Road; designating the City Manager, or his designee, to certify this resolution to TDHCA; and declaring an effective date.

WHEREAS, Plano Housing Corporation, with Rise Residential Offices LP, has proposed a development for affordable rental housing which will be named “The Veranda Townhomes” and will include approximately 40 units that will be located on the east side of Coit Road, 350± feet north of McDermott Road, in the City of Plano, Collin County; and

WHEREAS, Plano Housing Corporation intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for The Veranda Townhomes; and

WHEREAS, the applicant, Plano Housing Corporation, is a local Community Housing Development Organization (CHDO) and recipient of City of Plano U.S. Department of Housing and Urban Development (HUD) Home Investment Partnership (HOME) grant funds; and

WHEREAS, the City of Plano Housing Infill Program encourages the development of real property for low and moderate income housing; and

WHEREAS, the 2015-2019 Consolidated Plan of Housing and Community Development Needs notes that low income renters within the City of Plano have unmet housing needs, mostly related to affordability; and

WHEREAS, this Resolution is specifically related to potential financing only and makes no finding regarding either the suitability of the proposed development site or compliance with the city’s development regulations, and approval of this resolution will not be construed as a development permit or approval; and

WHEREAS, it is in the public interest of the citizens of the City of Plano that the application be made for such funding.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

SECTION I. In accordance with Texas Government Code §2306.6710 and Texas Administrative Code §11.09(d)(1), the City of Plano, acting through its governing body, hereby confirms that it supports the proposed application for The Veranda Townhomes, located on the east side of Coit Road, 350± feet north of McDermott Road, and that this formal action has been taken to put on record the opinion expressed by the City of Plano on January 11, 2016.

RESOLUTION NO. 2016-1-9(R)

SECTION II. The City Manager, or his designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION III. This resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 11TH DAY OF JANUARY, 2016.



Harry LaRosillere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

Approved as to form:



Paige Mims, CITY ATTORNEY



February 4, 2016

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711

To Whom It May Concern:

I am writing to extend my organization's full support for the new construction proposed for the Veranda Townhomes, located near the northeast corner of Coit and McDermott in Plano, Texas, Colling County. I understand that the Veranda Townhomes will be considered for 9% low income tax credits from the Texas Department of Housing and Community Affairs in the 2016 competitive round.

I believe this project represents a tremendous opportunity to continue to meet the need for affordable housing in Collin County.

I fully support TX Coit Apartments, LP in its efforts to win tax credits and see this development to fruition in the coming year. This letter should serve to evidence our tax exempt status and our active work in Plano and surrounding areas, including the site mentioned above.

Please keep me aware of developments concerning this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tracy Eubanks", is written over a light blue horizontal line.

Tracy Eubanks
CEO
Metrocrest Services



Resource Centers on Independent Living
www.reachcils.org

February 4, 2016

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711

To Whom It May Concern:

I am writing to extend REACH's support for the new construction proposed for the Veranda Townhomes, located near the northeast corner of Coit and McDermott in the City of Plano. I understand that the Veranda Townhomes will be considered for 9% low income tax credits from TDHCA in the 2016 competitive round.

My staff at the REACH of Plano Resource Center on Independent Living and I believe this project represents a great opportunity to continue to meet the ever growing need for affordable housing in Collin County. Many of the people with disabilities that contact REACH of Plano are seeking affordable housing information. My staff will have a new housing option to tell them about when the Veranda Townhomes are built.

REACH supports TX Coit Apartments, LP in its efforts to win tax credits and see this development come to fruition.

Best of luck with your proposal.

Sincerely,

Charlotte A. Stewart
Executive Director

Enclosure

REACH of Fort Worth	1000 Macon St., Suite 200, Fort Worth, TX 76102-4501	(817) 870-9082 Voice	(817) 877-1622 Fax
REACH of Dallas	8625 King George, Suite 210, Dallas, TX 75235-2275	(214) 630-4796 Voice	(214) 630-6390 Fax
REACH of Denton	405 S. Elm Street, Suite 202, Denton, TX 76201-6066	(940) 383-1062 Voice	(940) 630-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 649-6767 Fax

Community Input Scoring Items

TDHCA#: 16115

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Hewitt Chamber of Commerce

Name of Community Organization

Alissa Cady

Contact Name

- Support
 Opposition

B. Meals & Wheels

Name of Community Organization

Libby Bellinger

Contact Name

- Support
 Opposition

C.

Name of Community Organization

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition



TEXAS HOUSE OF REPRESENTATIVES
CHARLES "DOC" ANDERSON

STATE REPRESENTATIVE DISTRICT 56

TEXAS LEGISLATIVE RURAL CAUCUS, CHAIRMAN

COMMITTEES: AGRICULTURE & LIVESTOCK, VICE-CHAIRMAN

ECONOMIC & SMALL BUSINESS DEVELOPMENT • STATE & FEDERAL POWER & RESPONSIBILITY

February 18, 2016

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941
Tim.Irvine@tdhca.state.tx.us

RE: The Reserve at Dry Creek
TDHCA #16115

Dear Mr. Irvine:

It has come to my attention that The Reserve at Dry Creek, a senior living housing development proposed in Texas State House District 56, has applied for funding under the Housing Tax Credit program with the Texas Department of Housing and Community Affairs. I am happy to provide a letter of support for this application, and request your consideration thereof.

The proposed independent living senior community will offer a diverse design concept of 113 units that will provide senior residents in the Hewitt community an affordable housing option that best fits their specific needs. I commend The Reserve at Dry Creek for working closely with the City of Hewitt for the past three years to develop a concept and proposal that would best fill the void of affordable senior housing in the Hewitt area.

Thank you for your consideration. If you have any further questions, or comments, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Charles 'Doc' Anderson".

Charles "Doc" Anderson



RESOLUTION NO. 2016-01-18-1

WHEREAS, DMA Development Company, LLC has proposed a development for senior rental housing at the 900 block of North Temple Road named The Reserve at Dry Creek in the City of Hewitt;

WHEREAS, DMA Development Company, LLC has agreed that The Reserve at Dry Creek, will be an Elderly Limitation Development intended for, and occupied by persons 62 years of age or older, in compliance with the Housing for Older Persons Act under the Fair Housing Act.

WHEREAS, DMA Housing, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for The Reserve at Dry Creek;

It is hereby **RESOLVED**, that the City of Hewitt, acting through its governing body, hereby confirms that it supports the proposed The Reserve at Dry Creek located at the 900 block of North Old Temple Road, that it agrees to commit a de minimus financial contribution in the form of a city fee waiver which has a value of at least \$500, and that this formal action has been taken to put on record the opinion expressed by the City of Hewitt on January 18, 2016, and

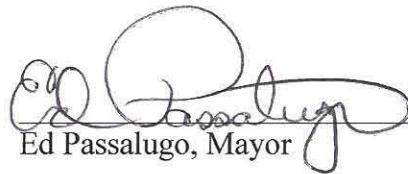
FURTHER RESOLVED, that for and on behalf of the Governing Body, Adam Miles, City Manager is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this the 18th day of January, 2016.



ATTEST:

CITY OF HEWITT


Ed Passalugo, Mayor


Lydia Lopez, City Secretary

HEWITT TEXAS

April 18, 2016

Texas Department of Housing and Community Affairs
Multifamily Finance Division
Attention: Sharon Gamble
Competitive Housing Tax Credit Administrator
P.O. Box 13941
Austin, TX 78711-3941
FAX: (512) 475-0764

RE: Development Number: 16115
The Reserve at Dry Creek
Hewitt, Texas 76643

Dear Ms. Gamble:

I am writing to express support for the above referenced Affordable Housing Application designed to specifically serve Senior Citizens in our community. The City of Hewitt has worked with Janine Sisak at DMA Development Company for the past several months to ensure this project fulfills this local objective and complements existing housing options in the City.

The Mayor and City Council have passed a resolution of support for this project and appreciate your favorable consideration of their application. Please let me know if you need anything further from the City of Hewitt. I may be reached at adam miles@cityofhewitt.com. Thank you.

Respectfully,



Adam Miles
City Manager



101 Third Street • P.O. Box 661 • Hewitt, Texas 76643 • (254) 666-1200 • www.HewittChamber.com

February 2, 2016

Marni Holloway
Director of Housing Tax Credits
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: The Reserve at Dry Creek
TDHCA #16115

Dear Ms. Holloway,

We would like to express our support for The Reserve at Dry Creek, a proposed affordable multifamily development to be located at, the 900 block of North Old Temple Road, southeast of Alliance Parkway, Hewitt, McLennan County, 76643. We understand that DMA Development Company, LLC is submitting a tax credit application to your agency for this proposed development.

The Greater Hewitt Chamber of Commerce qualifies as a tax-exempt non-profit community or civic organization that serves the community of Hewitt, Texas, which is where The Reserve at Dry Creek is to be located. Our organization's purpose is to promote an environment of goodwill and prosperity among the businesses, citizens, and community organizations in the greater Hewitt area. Please see attached documentation of our tax exempt status and evidence of our existence and participation in the Hewitt community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for an allocation of housing tax credits. If you need additional information, you may contact me at (254) 666-1200 or e-mail Alissa@Hewittchamber.com.

Sincerely,

A handwritten signature in black ink that reads "Alissa Cady". The signature is written in a cursive, flowing style.

Alissa Cady, Executive Director
Alissa@HewittChamber.com

MEALS 
& Wheels
CENTRAL TEXAS SENIOR MINISTRY

February 1, 2016

Marni Holloway
Director of Housing Tax Credits
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: *The Reserve at Dry Creek*
TDHCA #16115

Dear Ms. Holloway:

We would like to express our support for The Reserve at Dry Creek, a proposed affordable multifamily development to be located at, the 900 block of North Old Temple Road, southeast of Alliance Parkway, Hewitt, McLennan County, 76643. We understand that DMA Development Company, LLC is submitting a tax credit application to your agency for this proposed development.

Meals on Wheels qualifies as a tax-exempt non-profit community or civic organization that serves the community of Hewitt, Texas, which is where The Reserve at Dry Creek is to be located. Our organization's purpose is to nourish the bodies, minds, and spirits of older adults in the Heart of Texas through meals, transportation, activities, and volunteer support. Please see attached documentation of our tax exempt status and evidence of our existence and participation in the Austin community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for an allocation of housing tax credits. If you need additional information, you may contact me at (254) 752-0316 or libbyb@mealsandwheelswaco.org

Sincerely,



Libby Bellinger
Associate Director

Community Input Scoring Items

TDHCA#: 16116

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A.	<input type="text"/>	<input type="checkbox"/> Support <input type="checkbox"/> Opposition
	Name of Community Organization	
	<input type="text"/>	
	Contact Name	
B.	<input type="text"/>	<input type="checkbox"/> Support <input type="checkbox"/> Opposition
	Name of Community Organization	
	<input type="text"/>	
	Contact Name	
C.	<input type="text"/>	<input type="checkbox"/> Support <input type="checkbox"/> Opposition
	Name of Community Organization	
	<input type="text"/>	
	Contact Name	
D.	<input type="text"/>	<input type="checkbox"/> Support <input type="checkbox"/> Opposition
	Name of Community Organization	
	<input type="text"/>	
	Contact Name	
E.	<input type="text"/>	<input type="checkbox"/> Support <input type="checkbox"/> Opposition
	Name of Community Organization	
	<input type="text"/>	
	Contact Name	
F.	<input type="text"/>	<input type="checkbox"/> Support <input type="checkbox"/> Opposition
	Name of Community Organization	
	<input type="text"/>	
	Contact Name	

TEXAS HOUSE OF REPRESENTATIVES



MATT SCHAEFER

District 6

February 24, 2016

Ms. Melissa Baughman
Fieser Development, Inc
990 Village Square Drive, Ste. G200
Tomball, TX 77375

RE: The Cottages at Main--TDHCA Application #16116

Dear Ms. Baughman,

I received the Public Notification for the proposed project, The Cottages at Main, located in Bullard, within House District Six, which I represent. I lend my support to this Development.

Respectfully,

A handwritten signature in black ink, appearing to read "M. S. J.", followed by a long horizontal line.

Matt Schaefer
State Representative, District Six



RESOLUTION NO. 2016-0209-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BULLARD, TEXAS, DECLARING SUPPORT FOR FDI-COTTAGES, LTD'S THE COTTAGES AT MAIN (CURRENTLY KNOWN AS BULLARD ELDERLY APARTMENTS); APPROVING THE ACQUISITION AND REHAB OF THE COTTAGES AT MAIN; AND AUTHORIZING AN ALLOCATION OF HOUSING TAX CREDITS FOR THE COTTAGES AT MAIN DEVELOPMENT

WHEREAS, FDI-Cottages, LTD has proposed a development for affordable rental housing at 417 East Main, Bullard, Texas, named **The Cottages at Main (currently known as Bullard Elderly Apartments)**; and


WHEREAS, FDI-Cottages, LTD has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for **The Cottages at Main (currently known as Bullard Elderly Apartments)**;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BULLARD, TEXAS, THAT:

The City of Bullard acting through its governing body, hereby confirms that it supports the proposed **The Cottages at Main (currently known as Bullard Elderly Apartments)** located at 417 East Main Street, TDHCA #16116 and that this formal action has been taken to put on record the opinion expressed by the City of Bullard on February 9, 2016, and


Further Resolved that for and on behalf of the Bullard City Council, Doris Crockett, City Secretary, is hereby authorized, empowered, and directed to certify these Resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED by majority vote of the City Council on this the 9th day of February, 2016.

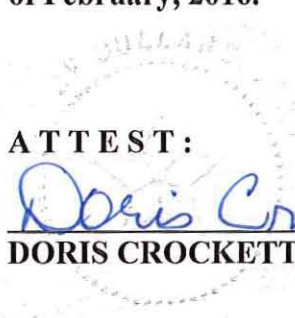


PAM FREDERICK, MAYOR

ATTEST:



DORIS CROCKETT, CITY SECRETARY



Bullard Resident Council, Inc.
417 East Main
Bullard, Texas 75757

February 10, 2016

Marni Holloway
Director of Multi Family Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

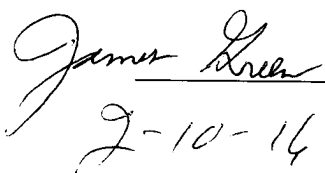
RE: The Cottages at Main (currently known as Bullard Elderly Apartments)
Application #16116

Ms. Holloway,

We are pleased to give our full support to FDI-Cottages, LTD. in its efforts to acquire and rehabilitate the Bullard Elderly Apartments located at 417 East Main, Bullard, Texas 75757. We are supporting this project because it will greatly benefit our community, preserve affordability and improve the overall quality of housing for the tenants.

We urge the Texas Department of Housing and Community Affairs to consider and approve application #16116, for The Cottages at Main.

Sincerely,

 , President
2-10-16

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package. Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name: The Cottages at Main (currently known as Bullard Elderly Apts)
Development Street Address: 417 E Main Street
Development City: Bullard
Development County: Smith
TDHCA # (for office use only):

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Bullard Resident Council
This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) Yes
If YES, provide the years that the organization made submissions prior to 2016: 2015
The Neighborhood Organization is a (select one of the following):

- Homeowners Association
 Property Owners Association
 Resident Council and our members occupy the existing development
 Other (explain): _____

As of **March 1, 2016**, this Neighborhood Organization is on record with (select one of the following):

- County
 Secretary of State
 Texas Department of Housing & Community Affairs (*if prior to January 29, 2016*)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: James Green
Title: President
Physical Address: 417 E Main Street
Mailing Address (if different from above):
City: Bullard ZIP Code: 75757
Phone: 903-894-4430 Email:

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	Eliese Blalock		
Title:	Secretary		
Physical Address:	417 E Main Street		
Mailing Address (if different from above):			
City:	Bullard	ZIP Code:	75757
Phone:	903-570-3574	Email:	

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits
for the above referenced development for the following reasons:

We are pleased to give our support for The Cottages at Main application. The planned rehab will greatly benefit our community and improve the quality of living for its residents.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

Documents were previously sent to Nicole Fisher on 1/26/2016.

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

James Green

1st Contact Signature

JAMES GREEN

1st Contact Printed Name

Eliese Blalock

2nd Contact Signature

Eliese Blalock

2nd Contact Printed Name

2-19-16

Date

President

Title

2-19-16

Date

Secretary

Title

Community Input Scoring Items

TDHCA#: 16117

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Boys and Girls Clubs of Los Fresnos

Name of Community Organization

Edward Barron

Contact Name

Support

Opposition

B. Los Fresnos Lions Club

Name of Community Organization

Mary Jaramillo

Contact Name

Support

Opposition

C. Los Fresnos Rodeo Committee, Inc

Name of Community Organization

Augustin Lopez Jr

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Committees:
Business & Industry, Chairman
State Affairs
Redistricting



René O. Oliveira
Texas House of Representatives
District 37

P. O. Box 2910
Austin, Texas 78768-2910
(512) 463-0640
FAX: (512) 463-8186
rene.oliveira@house.state.tx.us

855 W. Price Rd., Suite 22
Brownsville, Texas 78520
(956) 542-1828
FAX: (956) 542-1618

February 29, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing & Community Affairs
221 East 11th Street, Insurance Building Annex
PO Box 13941
Austin, TX 78711-3941

RE: Indian Lake Apartments Homes, 9% HTC application, TDHCA #16-117, on +- 15 acres of vacant land at Old Alice Road and Henderson, Town of Indian Lake, TX 78566

Dear Mr. Irvine:

I am writing to you as required by the enabling legislation under section 2306 of the Texas Government code related to funding by TDHCA. The development proposed for funding to TDHCA has the support of the local City council. The site is located within our district boundaries.

This letter is intended to meet the requirements of the State Representative as called for in the 2016 QAP for the purpose of scoring all the positive points applicable for a letter of support from the State Representative.

I support this development in my district. It is sponsored by a group that has done good work in the valley for many years. Please insure my letter of support is counted for the points for this application.

If I can be of further assistance or if you need something more please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "René O. Oliveira".

René O. Oliveira
State Representative
District 37

cc: Melissa R. Adami

STATE OF TEXAS
COUNTY OF CAMERON

Resolution # 012016-1

BE IT REMEMBERED, that on the 20th day of January the Board of Aldermen of the Town of Indian Lake, Texas met in regular session, and upon the request of the aldermen, the following item was placed on the agenda for consideration:

“Consideration and adoption of a resolution of support and firm financial contribution to Tx Indian Lake Apartments, LP.”

WHEREAS, TX Indian Lakes Apartments, L.P. has proposed a development of mixed income, affordable rental housing on +- 15 acres of vacant land at the corner of Henderson and Old Alice Road, see the legal description attached, named the Indian Lakes Apartment Homes, in the Town of Indian Lake; and

WHEREAS, TX Indian Lakes Apartments, L.P. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Indian Lakes Apartment Homes; and

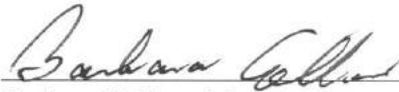
WHEREAS, the Town of Indian Lake hereby confirms and attests that the entire site location proposed by TX Indian Lakes Apartments, L.P. has been fully and completely annexed into the City limits of the Town of Indian Lake in accordance with State law as of March 2015.

THEREFORE BE IT RESOLVED, that the Town of Indian Lake, acting through its governing body, hereby confirms that it supports the proposed Indian Lakes Apartment Homes development at the corner of Henderson and Old Alice Road, Town of Indian Lake, Cameron County, TX and that this formal action has been taken to put on record the opinion expressed by the Town of Indian Lakes on January 20, 2016, and

BE IT FURTHER RESOLVED, that the Town of Indian Lake, acting through its governing body, hereby provides a firm commitment of development funding for the proposed Indian Lakes Apartment Homes development at the corner of Henderson and Old Alice Road, Indian Lakes, Cameron County, TX by granting a waiver of all impact and permit fees applicable to the development in the amount of \$9,000 but not less than the amount required for all the points under the UGLG scoring section of the 2016 QAP should the amount required be determined to be higher (but not more than \$15,000), all other fees and costs will apply above these amounts, and that this formal action has been taken to put on record the UGLG firm contribution or match from and by the Town of Indian Lake on January 20, 2016, and

BE IT FURTHER RESOLVED that for and on behalf of the Governing Body, the Mayor, Barbara Collum or her designee is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

ADOPTED, this the 20th day of January, 2016.



Barbara Collum, Mayor

ATTEST:



Amy Gonzalez, Town Secretary



BOYS & GIRLS CLUBS OF LOS FRESNOS

February 18, 2016

To Whom It May Concern,

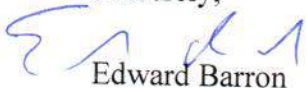
This letter is in support of the TX Indian Lakes, a development proposed for the Town of Indian Lake, Texas.

This 80 unit, multi-family development will provide much needed affordable housing to families in Cameron County. There is such a demand for quality, safe, affordable housing, particularly in the rural and suburban areas of our county, and this project will fill that need.

TX Indian Lakes, which has received the unanimous support of the Board of Aldermen of the Town of Indian Lake, will also provide much needed growth to the area, and help to expand the town's tax base.

Thank you for your consideration of this worthy project.

Sincerely,


Edward Barron
Executive Director

LOS FRESNOS LIONS CLUB
P. O. BOX 103
LOS FRESNOS, TX 78566

February 18, 2016

Ms. Elizabeth Henderson
Program Specialist III
Texas Department of Housing and Community Affairs
221 E. II th Street
Austin, TX 78701

Dear Ms. Henderson:

This letter should serve to confirm that the Los Fresnos Lion Club's active area includes both sites located at the NW comer of Old Alice Road and Henderson, Indian Lake, TX and 400 East 3rd Street, Los Fresnos, TX. The Lions Club serves both areas with food at Thanksgiving and Christmas, gifts for children at Christmas, and helps send handicapped children to summer camp. If you should need additional information please let me know.

Sincerely, 

LOS FRESNOS RODEO COMMITTEE, INC.
P. O. BOX 103
LOS FRESNOS, TX 78566

February 18, 2016

Ms. Elizabeth Henderson
Program Specialist III
Texas Department of Housing and Community Affairs
221 E. II th Street
Austin, TX 78701

Dear Ms. Henderson:

This letter should serve to confirm that the Los Fresnos Rodeo Committee's active area includes both sites located at the NW comer of Old Alice Road and Henderson, Indian Lake, TX and 400 East 3rd Street, Los Fresnos, TX. The Rodeo Committee serves all 4-H and FFA students in Cameron County, Texas which includes both areas. Additionally, the Rodeo Committee provides a rodeo, stock show, carnival and concerts.

If you should need additional information please let me know.

Sincerely,





Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711

To whom it may concern:

I am writing to extend my organization's full support for the new construction proposed for the Indian Lake Apartment Homes, located at the northwest corner of Henderson and Old Alice Road in Indian Lake, Texas in Cameron County. I understand that Indian Lakes will be considered for 9% low income tax credits from the Texas Department of Housing and Community Affairs in the 2015 competitive round.

I believe this project represents a magnificent opportunity to continue to meet the growing need for affordable housing in Cameron County. The amenities, location, and the tenant social services to be offered will continue to raise the standard of living for all of the families fortunate enough to call Indian Lakes home.

I fully support TX Indian Lakes Apartments, LP in its efforts to win tax credits and see this development to fruition in the coming year.

Please keep me aware of developments concerning this project.

Respectfully,

Enrique C. Juarez
President

Community Input Scoring Items

TDHCA#: 16118

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Interfaith Ministries

Name of Community Organization

Andrew M. Hoffman

Contact Name

Support
 Opposition

B. The Housing Corporation

Name of Community Organization

Tom Forrester Lord

Contact Name

Support
 Opposition

C. YMCA of Greater Houston

Name of Community Organization

Ray Purvis

Contact Name

Support
 Opposition

In addition to letters of support, this application received expressions of opposition in the form of 312 letters and 256 emails from area residents. While a copy of each of the letters is not included, representations of those letters and emails are included for your review.



STATE of TEXAS
HOUSE of REPRESENTATIVES

Harold V. Dutton, Jr.
District 142

Committees:
Juvenile Justice and Family Issues, Chair
Public Education
Sunset Advisory Commission

Resolution of Support
The Standard at Fall Creek, LP
TDHCA Application No.: 16118
Houston, TX

Matt Vruggink
6440 N. Central Expressway, Suite 900
Dallas, TX 75206

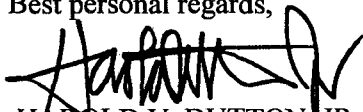
Re: TDHCA Resolution of Support

Dear Matt Vruggink,

I received the Public Notification for The Standard at Fall Creek located in the Houston, TX ETJ, more specifically on the southeast corner of Fall Creek Preserve Drive and Sam Houston Parkway East in Harris County in the 142nd district, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Best personal regards,



HAROLD V. DUTTON, JR.



STATE of TEXAS
HOUSE of REPRESENTATIVES

Harold V. Dutton, Jr.
District 142

Committees:
Juvenile Justice and Family Issues, Chair
Public Education
Sunset Advisory Commission

May 2, 2016

Ms. Marni Holloway
Director, Multifamily Finance Division
Texas Department of Housing & Community Development
P.O. Box 13941
Austin, Texas 78711-3941

Re: Application No. 16118; The Standard at Fall Creek

Dear Ms. Holloway:

Please find enclosed a copy of my letter which was previously sent in support of the above-referenced project. This letter was mailed on January 28, 2016, to the developer who has applied for funding under the 9% Competitive Housing Tax Credit. My support for this project was concluded after my staff met with the developer and after several telephone conversations to discuss my concerns about the project. For example, I was concerned about a housing policy that would exclude all ex-felons. The developer advised that rather than a blanket policy excluding all ex-felons from the housing complex, each ex-felon applicant would be reviewed on a case-by-case basis. However, in my subsequent meeting with the Fall Creek residents, I was advised that the developer stated rather emphatically to the Fall Creek residents that under no circumstances would any ex-felon be considered for residency in the complex. What I was told and what was said to the Fall Creek residents cannot both be true. Additionally, and perhaps even more critical to my support for the project, the developer advised that he had previously secured the support of the residents of the Fall Creek community. Any support for this project by the Fall Creek residents appears to have manufactured by the developer as I have not found even one Fall Creek resident in favor of the project. Moreover, the Fall Creek residents were in agreement that there has never been a meeting between the Fall Creek residents and the developer of this project despite any such statements to the contrary by the developer.

I recognize that letters of support cannot be changed or withdrawn pursuant to the Government Code §2306.6725(a)(2). However, despite my previous letter of support, ***I would like to register my total opposition to this project.*** I do not believe that the Legislature intended for letters of support based upon misrepresentations and untruths, particularly of this magnitude, to remain as the basis for awarding federal tax credits to developers. That would amount to forcing the State of Texas to remain a participant in a fraud even after it is discovered that such a fraud was committed. Additionally, there are allegations that this project's HUB status is more than just suspect and should be examined more closely.



STATE of TEXAS
HOUSE of REPRESENTATIVES

Harold V. Dutton, Jr.
District 142

Committees:

Juvenile Justice and Family Issues, Chair
Public Education
Sunset Advisory Commission

Finally, at a recent meeting with the Fall Creek residents, several changes to the competitive tax credit statute were identified that must be addressed in the next legislative session. Among the proposed changes are: (1) require a developer to provide notice to the affected residents where a proposed project is planned; (2) hold a public hearing with those residents; (3) certify to the Commission that these requirements have been met; (4) permit an affected homeowner's association to officially comment on a proposed project; and (5) where projects are wholly within a municipality's extraterritorial jurisdiction, discount or ignore letters from officials of that municipality.

Thank you for this opportunity to offer further comments on Application Number 16118 of the Standard at Fall Creek. If you desire to discuss this matter further or need additional information, please don't hesitate to contact me.

Best regards,

A handwritten signature in black ink, appearing to read "Harold V. Dutton, Jr.", written over a horizontal line.

HAROLD V. DUTTON, JR.

/me

Enclosure

cc: Tim Irvine
Executive Director-TDHCA

Honorable J. Paul Oxer, PE, Chair
Board- TDHCA

Honorable Carol Alvarado

Fall Creek HOA

City of Houston, Texas, Resolution No. 2016- 0007

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, TEXAS OR HAVING BEEN ANNEXED INTO THE CITY OF HOUSTON, TEXAS ONLY FOR LIMITED PURPOSES, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the Extraterritorial Jurisdiction of the City of Houston, Texas or having been annexed into the City of Houston, Texas only for limited purposes pursuant to an agreement between the City and the applicable municipal utility or other special purpose district, which provides that the areas remain in the Extraterritorial Jurisdiction of the City of Houston Texas for all other purposes, as set forth on Schedule I; and

WHEREAS, the City Council finds that each Applicant has advised that it intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project.

Section 3. That this Resolution shall take effect immediately upon its passage

and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2016.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is MAR 01 2016.



City Secretary

(Prepared by Legal Dept. Rene F. Bell)
Assistant City Attorney

(Requested by Neal Rackleff, Director, Housing and Community Development Department)

(LD File No. 0291500012001)

Schedule I

TDHCA Number	Project Name	Project Address	Applicant Name	County
16256	Chapman Crossings	N. Side of Water Works Blvd., E of N. Sam Houston Pkwy E.	Chapman Crossings at Harris County, Ltd.	Harris
16084	Cottages at Sheldon	900 block of Sheldon, Channelview	Cottages at Sheldon, Ltd.	Harris
16175	Crosby Meadows	304 Krenek	Crosby Meadows Housing, Ltd.	Harris
16118	Standard at Fall Creek	SEC Fall Creek Preserve Dr. and Sam Houston Pkwy	The Standard at Fall Creek, LP	Harris
16246	Gala at Four Corners	Old Richmond Road west of Sugarbridge Trail	Gala at Four Corners LP	Ft. Bend/LPA
16327	Gardens at Cinco Ranch	26000 block of FM 1093	The Gardens at Cinco Ranch, LP	Ft. Bend/LPA
16223	Magnolia Gardens	NEC of Skimmer Lane and W. Bellfort St.	Magnolia Partners LLP	Ft. Bend
16251	Provision at Clodine Road	SEC Boss Gaston Rd and Clodine Road	Provision at Clodine Road, LP	Ft. Bend

Resolution

Harris County, Texas

Whereas, **The Standard at Fall Creek, LP** has proposed a development for affordable rental housing at **SE Corner of Fall Creek Preserve Drive and Sam Houston Parkway East, Houston, TX 77396** named **The Standard at Fall Creek** in the jurisdiction of Harris County; and

Whereas, **The Standard at Fall Creek, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for **The Standard at Fall Creek**.

It is hereby

RESOLVED, that Harris County, acting through its governing body, hereby confirms that it **supports** the proposed **The Standard at Fall Creek** development located at **SE Corner of Fall Creek Preserve Drive and Sam Houston Parkway East, Houston, TX 77396/TDHCA# 16118** and that this formal action has been taken to put on record the opinion expressed by Harris County, and

FURTHER RESOLVED that for and on behalf of the Harris County Commissioners Court, Harris County Judge Ed Emmett, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Passed and Adopted this ____ day of FEB 23 2016 2016.

Approved this ____ day of FEB 23 2016 2016.

By: Ed Emmett em
County Judge Ed Emmett,
Harris County, Texas

Vote of the Court:

	Yes	No	Abstain
Judge Emmett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Locke	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Morman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Radack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Cagle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Presented to Commissioners' Court

FEB 23 2016
APPROVE ML
Recorded Vol. _____ Page _____

Humble I.S.D.

20200 Eastway Village Drive • P.O. Box 2000 • Humble, TX 77347
(281) 641-8001 • FAX: (281) 641-1050

Dr. Guy Sconzo
Superintendent

April 1, 2016

Mr. Tim Irvine, Executive Director
TDHCA
P.O. Box 13941
Austin, TX 78711-3941

Dear Mr. Irvine:

I want you to be aware of my opposition to The Standard at Fall Creek Project #16118. I am very concerned about our ability to properly serve all of the expected student growth in our district, particularly in that quadrant. All of our campuses along the N. Sam Houston Pkwy are very near, at or above student capacity, and absent The Standard at Fall Creek Project, our district will conservatively grow by an additional 13,500 students over the next eight years. At a minimum, eighty percent (80%) of that overall student growth is expected to occur in the quadrant of our district where The Standard at Fall Creek will be located.

In my view, it just does not make sense to add to our expected growth, when the needed operating and capital infrastructure needed is nowhere near in place.

Sincerely,



Guy M. Sconzo, Ph.D.
Superintendent of Schools



LAKE HOUSTON AREA CHAMBER

Where Business Matters

May 31, 2016

Mr. Tim Irvine, Executive Director
TDHCA
P.O. Box 13941
Austin, TX 78711-3941

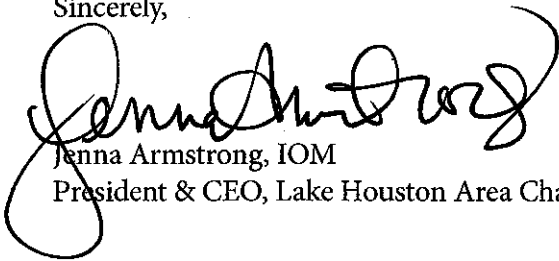
Dear Mr. Irvine:

On behalf of the Board of Directors of the Lake Houston Area Chamber of Commerce representing more than 1,000 area businesses, we wanted to inform you of our opposition to The Standard at Fall Creek Project #16118.

We are opposing this project due to the information misrepresented on the application as well as the application process not being followed as required. Furthermore, we echo the opposition stated in the letter from Humble ISD Superintendent, Dr. Guy Sconzo, regarding the additional strain it would put on Humble ISD campuses zoned for that development.

After listening to the concerns of our area businesses and community members, and hearing from Houston City Councilmember Dave Martin and Humble ISD School District officials about the misleading and deceptive responses on the application, the Lake Houston Area Chamber Board feels that the voice of opposition from our area businesses must be communicated.

Sincerely,



Jenna Armstrong, IOM
President & CEO, Lake Houston Area Chamber of Commerce

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LakeHouston.org | (281) 446-2128 | 110 West Main Street | Humble, TX 77338



2/15/2015

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: The Standard at Fall Creek TDHCA #16118

To whom it may concern,

Interfaith Ministries for Greater Houston is a large social service agency which meets human needs throughout Harris County. Our main services include Meals on Wheels for homebound seniors, Refugee Resettlement services, and Interfaith Dialogue. We also are active in a wide variety of other community issues and it is in that regard that we feel we can endorse the Standard at Fall Creek project.

While we do not specialize in housing issues we support the creation of affordable housing throughout Harris County would like to voice support for the **Standard at Fall Creek**, a **130 unit affordable development** located at the **SE Corner of Fall Creek Preserve Drive and Sam Houston Parkway East in Houston, TX.**

Most Sincerely,

Andrew M. Hoffman

Andrew M. Hoffman
Chief Operating Officer

Cc: Daniel L. Smith
The Standard at Fall Creek, LP
6440 N Central Expy #900
Dallas, TX 75206

*The Albert & Ethel Herzstein
Interfaith Center*

3303 Main Street.
Houston, TX 77002
Main - 713.533.4900
Fax - 713.520.4663
www.IMGH.org

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713-533-4901



United Way of Greater Houston

A United Way Agency

The Strength of Shared Beliefs



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

February 24, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
RE: The Standard at Fall Creek TDHCA #16118

Dear Mr. Irvine:

On behalf of the YMCA of Greater Houston, I am writing this letter to voice support for The Standard at Fall Creek - 130 units of affordable housing to be located on the SE Corner of Fall Creek Preserve Drive and Sam Houston Parkway in Houston, Texas 77396, in Harris County. Please accept this letter in support of the aforementioned project.

The mission of the YMCA of Greater Houston is to strengthen community. We believe this development will help further that purpose by giving individuals access to needed affordable housing in the area. As one of Houston's leading nonprofit organizations, we support this project and the economic, cultural and social value it brings with it.

If I can be of further help in this matter, please let me know.

Sincerely,

Ray Purvis
Vice President, Collaborations & Community Engagement
YMCA of Greater Houston
ray.purvis@ymcahouston.org
713-758-9121



YMCA Mission: To put Judeo-Christian principles into practice through programs that build healthy spirit, mind and body for all. Everyone is welcome.



**FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

April 7, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
RE: The Standard at Fall Creek TDHCA #16118

Dear Mr. Irvine:

I would like to follow-up on the letter sent to you on February 24, 2016 related to the YMCA of Greater Houston's support of The Standard at Fall Creek. Upon further reflection and investigation, I respectfully rescind my letter of support for the aforementioned project.

Thank you for your time. If you need any additional information, please contact me.

Sincerely,

Ray Purvis
Senior Vice President
YMCA of Greater Houston
ray.purvis@ymcahouston.org
713-758-9121

The Housing Corporation

2211 Norfolk, Suite 740 - Houston, Texas 77098

NON-PROFIT HOUSING CORPORATION OF GREATER HOUSTON

February 16, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
RE: The Standard at Fall Creek TDHCA #16118

Dear Mr. Irvine:

Please accept this letter in support of the development of The Standard at Fall Creek.

This project will provide 130 units of affordable housing and will be located in Harris County at Fall Creek Preserve Drive and Sam Houston Parkway, Houston, Texas 77396.

The Housing Corporation is a non-profit organization that is active in the community of Houston with a primary purpose of providing affordable housing for a variety of low income populations in the Houston/Harris County area.

If I can be of further help in this matter, please let me know.

A handwritten signature in blue ink, reading "Tom Forrester Lord", is written over a horizontal line. The signature is fluid and cursive.

Tom Forrester Lord
President
The Housing Corporation
Tomflord@aol.com
713-526-9470

OPPOSITION LETTER

Texas Department of Housing and Community Affairs
Multifamily Finance Division
P.O. Box 13941
Austin, TX 78711-3941
Fax: (512) 475-0764
Email: sharon.gamble@tdhca.state.tx.us

Re: The Standard at Fall Creek Low Income Apartment Proposal Project #16118

Dear Ms. Gamble,

It has come to my attention that a developer by the name of Clay D. Likover of Ojala Holdings has submitted in an application for tax credits with the Texas Department of Housing and Community Affairs for The Standard of Fall Creek Low Income Apartment Proposal Project #16118 located on the SE Corner of Fall Creek Preserve Dr. & Sam Houston Parkway East, Humble, TX 77396.

I would like to take this opportunity to express my concerns and opposition to the approval of this application. My concerns and opposition to this application are as follows:

- The proposed development is actively opposed by the Humble ISD Superintendent Guy Sconzo, United States Congressman Gene Green, MUD 49 and State Representative Harold Dutton.
- Although he initially supported the development, Mr. Dutton has since submitted a letter to the TDHCA in opposition. As set forth in Mr. Dutton's opposition letter, the developer made numerous false statements in order to induce Mr. Dutton's support. Specifically, the developer lied about their proposed felony policy and also lied when he stated that the development had the support of the Fall Creek Residents.
- The application statements regarding public transportation are false. There is no public transportation. Because the area is not within the Metropolitan Transit Authority boundaries, there will not be any access to public transportation for the foreseeable future. When the residents' cars flood because they are situated in a flood plain (see bullet point below for details), the bus will not be an option to get to work or school.
- The application statements regarding pedestrian access are false. There are no sidewalks or pedestrian access. The only roadway to the site is the 50 mph Sam Houston Tollway access road with no sidewalks that is not safe for pedestrians and certainly not children to walk or ride bikes on.
- The application statements regarding the closest elementary school being Fall Creek Elementary are false. The development is counting on the school being zoned to Fall Creek Elementary and using the rating to get points and leaving out the closest schools – Ridge Creek, Park Lakes and North Belt - because they are not highly rated. But there are three closer elementary schools -- Ridge Creek, Park Lakes and North Belt, none as highly rated. As set forth in Dr. Guy Sconzo's opposition letter, the schools are above capacity. Fall Creek Elementary is at 120% capacity and there was already a proposal to rezone the proposed development away from Fall Creek.
- The developer's statements at a MUD 49 meeting are false. The developer specifically stated that he had met with the school district and had its support, which was a lie.
- Area daycares are not accepting programs such as NCI vouchers.
- Area medical providers are limited in acceptance of Medicaid and CHIP which will limit options of residents.
- The track record of this developer at other low income housing developments that it owns and manages is very poor.
- MUD 49 has not issued a utility commitment to provide sewer or water service and there is no guarantee that sufficient water and sewage capacity will be available. While MUD 49 did issue a commitment to the current landowner, it covered a much larger tract. Because the landowner is subdividing the tract and this apartment complex is claiming the right to most of the available utilities for the whole tract, the rest of the tract will be severely limited in how it can develop with only a limited amount of water capacity available. The developer did not even approach MUD 49 about getting utility service until March -- well after they filed their application with the TDHCA.

- Because the proposed development will only have a taxable value based upon the income it generates, the rest of MUD 49 taxpayers will have to subsidize for these services. This burden can be more equitably spread among the taxpayers of a larger entity such as the City of Houston but is an oppressive burden on a small taxing entity like MUD 49.
- The proposed development is immediately adjacent to high voltage power lines and two proposed buildings are just a few feet away.
- The proposed development is immediately adjacent to two petrochemical pipelines and two proposed buildings are just feet away.
- The proposed development is immediately adjacent to proposed MUD 49 water plant site
- The proposed development is in close proximity to reserved oil/gas drilling site set aside after the mineral rights were severed from the surface rights years ago.
- The proposed development is being built in the 100 year flood plain. The developer has chosen to leave the parking lots and driveways in the flood plain with no raising, risking the flooding of residents' cars and leaving them out of work if their cars are flooded. Given the number of other projects vying for funding, why should the government subsidize development in the flood plain?
- The proposed development is also being built across a drainage easement that will be directed into culverts and appears risky for flooding even of the buildings themselves.
- The Sam Houston Tollway is the only access road to the proposed development and is subject to flooding. The Tollway during the April 2016 flood disaster and closes when there is only three (3) inches of rain at Garners Bayou and Beltway 8 (next to the development). There is no access to Fall Creek Preserve to provide a way to head west, causing residents to be trapped in their apartments during periods of flooding. The TxDot recognizes the flood risk and installed the "Road May Flood" sign as you travel east on the Sam Houston Tollway Access Road just east of Wilson Road towards the proposed development.
- Accepting the proposed development will undermine the priority of the TDHCA in providing meaningful participation by a Historically Underutilized Business, as Michael Casias, who is registered as a HUB, will only own 0.007% of the project after 99.99% of the project is sold to undisclosed investors.

Sincerely,

Signature:

Name:

Address:

A Rubin
 Adriana N. Rubin
 8311 CAROLINE Ridge Dr.
 Humble TX 77396

Dear Sharon Gamble:

I am writing to present my opposition to project #16118, The Standard, in Humble, TX, near Beltway 8. I am opposed to this project for the following reasons and request this project be stopped.

The closest mass transit is several miles away. This is a huge deterrent for low income individuals to become self-supporting

This location is not a major job center preventing these residents from becoming gainfully employed.

The nearest grocery store is across a dangerous intersection where multiple accidents have occurred including a recent death. No sidewalks are present and individuals would be at high risk of getting hit by a motor vehicle.

Nearby doctors' offices are not accepting Medicaid or any other government insurance plans.

These apartments will have a much lower appraised value due to the rent restrictions, robbing MUD 49 of its tax base. As a small Utility district, it is an undue burden to have the costs of serving this subsidized complex borne only by the few residents off Mud 49 when they could be more equitably spread out if the project was in a larger utility service area in an incorporated area like the City of Houston or the City of Humble.

There is an opportunity cost of not being able to offer more housing with the same tax credits if used on less expensive land than the proposed space.

The Fall Creek Elementary School is already overcrowded with multiple classroom trailers. The Woodcreek Middle School is already overcapacity and the high school, SummerCreek is close to capacity with no plans to build other middle and high schools nearby in this area. The relief school, Ridge Creek Elementary was built a couple of years ago and is close to being over capacity. There are no new relief schools planned for this area now.

The Humble ISD superintendent, Guy Sconzo, is in opposition to this project due to limited resources.

There is a lack of amenities within walking distance.

The property is in a 100 year flood plain and there is no plan to put the parking out of the flood plain.

There is no nearby daycare accepting government subsidized care making it extremely difficult for parents to become or stay gainfully employed. Additionally there are waiting lists at the nearby daycare centers.

Affordably price apartments and houses are already abundant in the area.

The neighborhood was never approached on the project and is in strong opposition.

Joseph Deeb

Fall Creek Resident

To Whom it May Concern:

As residents of Fall Creek, we are writing to present our strong opposition to application 16118, The following bulleted list represents our top concerns regarding this proposed development:

- 1) The proposed development is declaring zoning to Fall Creek Elementary School (FCE) in an effort to use the school's high rating to get points. However, there are three (3) elementary schools that are in closer proximity to the proposed development that the application is not declaring zoning to as they are not as highly rated. These schools are Ridge Creek, Park Lakes, and North Belt Elementary Schools. Not only are these schools rated lower than FCE, the closest school to the development, Park Lakes, did not even meet standard requirements. With that said, FCE is currently at 120% capacity, and there was already a proposal to rezone other nearby apartment sites away from FCE. Humble ISD rezones new developments as they are built, and this development will more than likely be zoned into a lower rated school because there is no additional room at FCE. Therefore, the zoning the development is declaring on its application in order to receive a higher point total will most likely not come to fruition.

Furthermore, the Fall Creek master planned community has not yet completed building all planned homes that will be zoned to FCE. These additional homes will create even more strain on FCE's already depleted and limited resources. Therefore, the school will not be able to accommodate the influx of children from the proposed development. As parents of an upcoming FCE student, and a still growing family, this is very concerning.

- 2) There are currently four (4) large apartment complexes in front of and surrounding Fall Creek. Adding a fifth complex will take away valuable land that could be used for commercial or retail businesses. As residents, we would prefer to see more businesses that we could support, and that could accommodate the job force already available in the area.

Additionally, the limited number of commercial and retail businesses in the area equate to a limited number of available jobs. This would present a significant problem for potential residents of the new development who are interested in securing local work.

- 3) In the application for the development, the developer stated that there is public transportation accessible to the development. However, it should be noted that the area is not within the Metropolitan Transit Authority (MTA) boundaries, and there is no access to public transportation now or in the foreseeable future.
- 4) The proposed development site is within the 100 year flood plain. The complex will be raised above the plain; however, the residents' parking lots and driveways will not. When the parking lots flood, residents will be left with damaged or destroyed vehicles and no transportation to and from work or school as there is no available public transportation.

- 5) To date, MUD 49 has not issued a utility commitment to provide water or sewer service to the proposed development. MUD 49 did issue a commitment to the current landowner, but it covered a much larger tract. The landowner is subdividing the tract and this apartment complex is claiming the right to most of the available utilities for the entire tract. This would render the remainder of the tract useless for further development as it would be severely limited in terms of water hookups and capacity. MUD 49 is asking for a land plan for the entire tract as it did not consider that the land would be divided, and the utility commitment was unevenly parceled out when it made its water plant expansion decisions. As of now, there is no guarantee that sufficient water and sewer capacity is even available for the project. The developer did not approach MUD 49 or perform due diligence regarding obtaining utility service for the proposed development until March 2016, which was well after the application was filed with the TDHCA.

In addition to the points detailed above, below are other significant points brought to our attention by other Fall Creek residents that we agree with and find very concerning:

- 6) The proposed development is immediately adjacent to high voltage power lines, and two (2) of the proposed units are only mere feet away.
- 7) The proposed development is immediately adjacent to two (2) petrochemical pipelines, and two (2) of the proposed units are only mere feet away.
- 8) The proposed development is immediately adjacent to the proposed MUD 49 water plant site.
- 9) The proposed development is in close proximity to a reserved oil / gas drilling site set aside after the mineral rights were severed from the surface rights several years ago.
- 10) The proposed project is slotted to be built across from a drainage easement that will be directed into culverts. This fact, along with the 100 year flood plain point mentioned above, appears to increase the risk of flooding, not only in the development's residential parking lots and driveways, but also in the residential buildings themselves. Due to the elevated risk of flooding and destruction, it appears to be a risky choice for government subsidy and funding. There are many additional projects seeking government funding that appear to be safer and less risky choices.
- 11) The only access to the site is the one way Sam Houston Tollway access road which is subject to flooding. It was closed due to flooding during the April 18th event when only 3.00 inches of rain fell at Garners Bayou and Beltway 8 next to the site. The site does not have access to Fall Creek Preserve to provide an outlet to head west. Residents will be trapped in their apartments when the roads flood, and will not be able to get to work and school. The TxDOT recognizes the flood risk and installed the "Road May Flood" sign as you travel east on the Sam Houston Tollway Access Road just east of Wilson Rd towards the proposed development site.
- 12) There are no sidewalks or pedestrian access as promised by the developer in the application. The only roadway to the site is the 50mph Sam Houston Tollway access road with no sidewalks. This provides an unsafe environment for pedestrians, especially for resident children wishing to walk or ride bikes on or around the proposed development.

13) Unrelated to the sustainability of the site, the project will only have a taxable value based on the income it generates. That income will only be about 2/3 of the taxable value of non-subsidized projects that charge higher rents. This puts a higher tax burden on the rest of MUD 49's tax payers to cover the slack in funding to provide services to the new apartment complex. This burden can be more equitably spread among the taxpayers of a larger entity such as the City of Houston, but is an oppressive burden on a small taxing entity like MUD 49.

Several public figures have expressed their vehement opposition to this development, including Congressman Gene Green; Humble ISD Superintendent Guy Sconzo; and Representative Harold Dutton. Although Representative Dutton originally supported the proposed project, his support was based on inaccuracies and lies presented to him by the developer. Dutton recently submitted a second letter withdrawing his support of the project and citing the developer's lies and inaccuracies as his reasoning for opposing the project.

Commissioner Jack Cagle has also stated that he was lied to by the developer regarding certain key information that would lead potentially lead to a go / no-go decision for the project. Additionally, the developer stated on his application that he had the support of the community, which is a blatant lie. The Fall Creek community was never approached by the developer to discuss options, and was not notified of the plans for the project until well after the application was submitted to the TDHCA.

My family, as well as the majority of the community, is vehemently against the project for the reasons stated above. These misrepresentations by the developer to elected officials and the families of Fall Creek speak volumes regarding his credibility and honesty. This is not the man I would want government funding to be granted to for these reasons.

After reviewing the information above, we strongly urge you to stop application 16118, The Standard at Fall Creek, from moving forward and to reject this project. Thank you for your consideration.

Philip W. Kearny

Concerned Fall Creek Homeowner – Shadow Brook Village

We are writing to present our strong opposition to application 16118, The Standard at Fall Creek. As residents of Fall Creek, the following list our top concerns regarding this development:

- 1) The development is declaring to be zoned to Fall Creek Elementary School (FCE) in an effort to use the school's rating to get points. There are three closer elementary schools to the property, however, which are not as highly rated as FCE. The closer elementary schools are Ridge Creek, Park Lakes, and North Belt. Not only are these schools rated lower than FCE, the closest school to the development, Park Lakes, did not meet standard requirements. Fall Creek Elementary is currently at 120% capacity and there was already a proposal to rezone the apartment site away from FCE. Humble rezones new development as it occurs and Humble ISD will most likely be rezoning this area to a lower rated school because there is no room at FCE.

In addition, Fall Creek has not completed building and the added homes will put even more stress on FCE, even without the student boom the Standard at Fall Creek could potentially cause. As parents of two upcoming FCE students and a still growing family, this alarms us.

- 2) There are currently 4 large apartment complexes in front of Fall Creek. Adding a 5th complex will take away valuable land that could be used for commercial business. As residents, we would prefer to see more businesses we could patron in our community.
- 3) The developer stated there is public transportation accessible to the development but the area is not within the Metropolitan Transit Authority boundaries. Therefore there will not be any access to public transportation for the foreseeable future.

The area is also being developed in the 100 year flood plain. The complex will be raised above the plain but the parking lots and driveways will not. When the parking lots flood and the residents are left without vehicles, there will be no public transportation available to them to get to and from work.

Below are other significant points brought to our attention by other residents with which we also agree and for which we would like to express our concern:

- 1) Apartments are immediately adjacent to high voltage power lines and two proposed buildings are only feet away.
- 2) Apartments are immediately adjacent to two petrochemical pipelines and two proposed buildings are just feet away.
- 3) Apartments are immediately adjacent to proposed MUD 49 water plant site.

- 4) Apartments are in close proximity to a reserved oil/gas drilling site set aside after the mineral rights were severed from the surface rights years ago.
- 5) The project is also being built across a drainage easement that will be directed into culverts and appears risky for flooding even of the buildings themselves. Given the number of other projects vying for funding, why should the government subsidize development in the flood plain?
- 6) The only access to the site is the one way Sam Houston Tollway access road which is subject to flooding. It was closed during the April 18th event when only 3.00 inches of rain fell at Garners Bayou and Beltway 8 next to the site. The site does not have access to Fall Creek Preserve to provide a way to head west. Residents will be trapped in their apartments when the road floods and will not be able to get to jobs and schools. TxDot recognizes the flood risk and installed the "Road May Flood" sign as you travel east on the Sam Houston Tollway Access Road just east of Wilson Rd towards the site.
- 7) There are no sidewalks or pedestrian access as promised by the developer in the application. The only roadway to the site is the 50mph Sam Houston Tollway access road with no sidewalks. This provides an unsafe environment for pedestrians, especially for children wishing to walk or ride bikes.
- 8) To date, MUD 49 has not issued a utility commitment to provide water or sewer service to the project. MUD 49 did issue a commitment to the current landowner but it covered a much larger tract. The landowner is subdividing the tract and this apartment complex is claiming the right to most of the available utilities for the whole tract, which could leave the rest of the tract severely limited in how it can develop with only a limited amount of water capacity available. MUD 49 is asking for a land plan for the entire tract since it did not contemplate that the land would be divided, and the utility commitment was unevenly parceled out when it made its water plant expansion decisions. As of now, there is no guarantee that sufficient water and sewer capacity is even available for the project. The developer did not even approach MUD 49 about getting utility service until March, well after they filed their application with the TDHCA.
- 9) Unrelated to the sustainability of the site, the project will only have a taxable value based on the income it generates. That income will only be about 2/3 of the taxable value of non-subsidized projects that charge higher rents. This puts a higher tax burden on the rest of MUD 49's tax payers to take up the slack in funding to provide services to the new apartment complex. This burden can be more equitably spread among the taxpayers of a larger entity such as the City of Houston but is an oppressive burden on a small taxing entity like MUD 49.

Several public figures have expressed their opposition to this development, including Congressman Gene Green, Humble ISD Superintendent Guy Sconzo, and Representative Harold Dutton who originally supported the project. Dutton recently submitted a second letter withdrawing his support based on the fact that the developer lied to him. Commissioner Cagle has also stated that the developer lied to him. Additionally, the developer stated on his application that he had the support of the community which is absolutely false. As a community, Fall Creek did not even learn of this project until after the application

was submitted and we, as a community, strongly oppose it. These misrepresentations speak volumes as to the credibility of the developer.

We urge you to please stop application 16118, The Standard at Fall Creek, from moving forward. Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Robert LaCour", with several overlapping loops and a horizontal line at the end.

Robert LaCour

Fall Creek – Wynnwood Village

Texas Department of Housing and Community Affairs
Attn: Multifamily Housing Division
P.O. Box 13941
Austin, Texas 78711-3941

April 5th, 2016

Re: The Standard at Fall Creek Low Income Apartment Proposal Project #16118

Dear Sir or Madam

I am sending this letter to ask for you to rescind your support to the proposed The Standard at Fall Creek Low Income Apartment Proposal Project #16118 being considered for the SE Corner of Fall Creek Preserve Dr. & Sam Houston Parkway East, Humble, TX 77396.

As you may be aware, the applicant Clay D. Likover, is proposing the construction of 120 low income apartment units with a tax credit request of one million five hundred thousand dollars (\$1.5M). My reasons for opposing his application are as follows:

1. The applicant listed has not made reasonable attempts to reach out to the communities, business and other stakeholders affected by the development. To date, I am not aware of the applicant coming into my community to educate, inform or advertise anyone of his intentions.
2. Existing stakeholders from community have not been consulted in site selection. Reasons for selecting the proposed area and benefits for businesses and residents in the vicinity of the project have not been advertised to my knowledge. The developers should contact the stakeholders not during the application process for a project, but at least a year prior to submitting an application.
3. The proposed increase in housing density with the 120 units would impose an undue burden on emergency response and public infrastructure services which already have been operating with limited resources. Specifically the local:
 - a. Volunteer fire services (constrained budget and headcount);
 - b. Law enforcement and Sheriff's patrol (constrained budget and headcount);
 - c. Public transportation network (there are limited to no bus routes servicing the proposed location); and
 - d. Public schools (constrained budget and already overloaded headcount).
4. The proposed development will reduce the space available for the business community to expand in the location. The apartments are to be sited in the immediate vicinity of a growing business area. The resulting competition for space will discourage new business development in the area and encourage existing businesses to relocate to where expansion is possible. The direct implication of this is lower future employment and by extension tax revenues for our community.

5. The new apartment development will hinder future home ownership. Less land will be available for building single family homes in the region and will discourage families interested in owning homes in the area.

6. The proposed development will have an adverse impact on housing values.

7. Low income apartments depress local median household income and increase turnover in owner occupied housing units within 1 km of these projects. As with #4, this will negatively impact the tax base for the locale.1

8. Given the prolonged local, state and federal budget funding shortfalls, I believe the requested tax credits (\$1.5M as listed above), could be better utilized if applied to encourage local business development and single family home ownership initiatives.

As a resident of the Fall Creek community in Humble, I am very concerned about the sustainable development of our community and utilization of resources. Clearly The Standard at Fall Creek Low Income Apartment Proposal Project #16118, and future similar developments are not in the best long term interest of the residents, business owners, and other local stakeholders.

I urge you to use the resources at your disposal (including sending a formal letter of opposition to the Texas Department of Housing and Community Affairs) to oppose the proposed development. Please send a formal letter of opposition to the Texas Department of Housing and Community Affairs (the "TDHCA"). Your decision will definitely affect the health and future of this community. I thank you for your time and anticipate your response.

Sincerely,

Corey Z. Raynor

Suzanne M. Raynor

Corey Z & Suzanne M Raynor
14718 Golden Bough Lane, Humble, TX 77396
raycands@yahoo.com
(832) 412 2722

From: [KAH](#)
To: [Sharon Gamble](#)
Subject: The Standard at Fall Creek Low Income Apartment Proposal
Date: Monday, June 13, 2016 12:29:42 AM

June 12, 2016

Texas Department of Housing & Community Affairs
Multifamily Finance Division
P O Box 13941
Austin, TX 78711-3941

Email: sharon.gamble@tdhca.state.tx.us

Re: The Standard at Fall Creek Low Income Apartment Proposal Project #16118

Dear Ms. Gamble,

It has come to my attention that developer Clay D. Likover of Ojala Holdings has submitted in an application for tax credits with the Texas Department of Housing and Community Affairs for "The Standard of Fall Creek Low Income Apartment Proposal Project #16118" located on the southeast corner of Fall Creek Preserve Drive and Sam Houston Parkway East, Humble, TX 77396.

I would like to take this opportunity to express my concerns and opposition to the approval of this application. My concerns and opposition to this application are as follows:

- The proposed development is actively opposed by the Humble ISD Superintendent Guy Sconzo, United States Congressman Gene Green, MUD 49 and State Representative Harold Dutton.
- The infrastructure will simply not support another high density housing project.
- The intersection of Wilson Road and Beltway 8 is already congested to a frustrating extent requiring several light cycles to proceed through the intersection.
- There are limited supporting businesses like grocery stores in the area and there is no public transportation to other shopping areas.
- The applicant has not made reasonable attempts to reach out to the communities, businesses and stakeholders that might be affected with this project.
- Although he initially supported the development, Mr. Dutton has since submitted a letter to the TDHCA in opposition. As set forth in Mr. Dutton's opposition letter, the developer made numerous false statements in order to induce Mr. Dutton's support. Specifically, the developer's deceptions about their proposed felony policy and the support of Fall Creek Residents.
- The application statements regarding public transportation are false. There is no public transportation. Because the area is not within the Metropolitan Transit Authority boundaries, there will not be any access to public transportation for the foreseeable future. In weather related situations, resident automobile flooding due to flood plain locale, MTA will not be an option to get to work or school.
- The application statements regarding pedestrian access are false. There are no sidewalks or pedestrian access areas. The only roadway to the site is the **fifty mile per hour** Sam Houston Tollway access road. The frontage road is not safe for pedestrians and certainly not for children to walk or ride bikes on.
- The application statements regarding the closest elementary school being Fall Creek Elementary are false. The development is counting on the school being zoned to Fall Creek Elementary and using the rating to get points and leaving out the closest schools – Ridge Creek, Park Lakes and North Belt - because they are not highly rated. As set forth in Dr. Guy Sconzo's opposition letter, the schools are above capacity. Fall Creek Elementary is at 120% capacity, has installed additional temporary classrooms on the site and there was already a proposal to rezone the proposed development away from Fall Creek.
- The developer's statements at a MUD 49 meeting are false. The developer specifically stated that he had met with the school district and had its support, which was false.
- Area Daycare Centers are not accepting programs such as NCI vouchers.
- Area medical providers are limited in acceptance of Medicaid and CHIP which will limit options of residents.

- The track record of this developer at other low income housing developments that it owns and manages is very poor.
- MUD 49 has not issued a utility commitment to provide sewer or water service and there is no guarantee that sufficient water and sewage capacity will be available. While MUD 49 did issue a commitment to the current landowner, it covered a much larger tract. Because the landowner is subdividing the tract and this apartment complex is claiming the right to most of the available utilities for the whole tract, the rest of the tract will be severely limited in how it can develop with only a limited amount of water capacity available. The developer did not even approach MUD 49 about getting utility service until March (*well after they filed their application with the TDHCA*).
- Because the proposed development will only have a taxable value based upon the income it generates, the rest of MUD 49 taxpayers will have to subsidize for these services. This burden can be more equitably spread among the taxpayers of a larger entity such as the City of Houston but is an oppressive burden on a small taxing entity like MUD 49.
- The proposed development is immediately adjacent to high voltage power lines and two proposed buildings are just a few feet away.
- The proposed development is immediately adjacent to two petrochemical pipelines and two proposed buildings are just feet away.
- The proposed development is immediately adjacent to proposed MUD 49 water plant site
- The proposed development is in close proximity to reserved oil/gas drilling site set aside after the mineral rights were severed from the surface rights years ago.
- The proposed development is being built in the one-hundred year flood plain. The developer has chosen to leave the parking lots and driveways in the flood plain with no rising, risking the flooding of residents' cars and leaving them without transportation to work if cars are flooded. Given the number of other projects vying for funding, why should the government **subsidize development in the flood plain?**
- The proposed development is also being built across a drainage easement that will be directed into culverts and appears risky for flooding even of the buildings themselves.
- The Sam Houston Tollway is the only access road to the proposed development and is subject to flooding. The Tollway during the April 2016 flood disaster and closes when there is only three (3) inches of rain at Garners Bayou and Beltway 8 (next to the development). There is no access to Fall Creek Preserve to provide a way to head west, causing residents to be trapped in their apartments during periods of flooding. The TxDot recognizes the flood risk and installed the "Road May Flood" sign as you travel east on the Sam Houston Tollway Access Road just east of Wilson Road towards the proposed development.
- Proposed project would impose undue burden on emergency response and public infrastructure operating on limited resources; volunteer fire services (constrained budget and headcount), law enforcement patrols, Sherriff response time, etc.
- Will reduce space available for existing business community to expand; generating a larger tax base
- Adverse impact on Fall Creek and surrounding home values
- Accepting the proposed development will undermine the priority of the TDHCA in providing meaningful participation by a Historically Underutilized Business, as Michael Casias, who is registered as a HUB, will only own 0.007% of the project after 99.99% of the project is sold to undisclosed investors.

As a resident of Fall Creek community in Humble, Texas, I am very concerned about the sustainable development of our community and utilization of resources. Clearly, The Standard at Fall Creek (proposal #16118), and future similar developments are not in the best long term interest of the residents, business owners and other local stakeholders.

I vehemently oppose such a project until such time the affected community is involved in the decision process.

Sincerely,

Kenneth Holder, M.D.
 7405 Stonebridge Creek Lane
 Humble TX 77396
 713.539.3059

-
 -
 -

From: [Gramma Tyler](#)
To: [Sharon Gamble](#)
Subject: Proposed Standard at Fall Creek development
Date: Tuesday, April 05, 2016 3:26:15 PM

As a resident of Fall Creek I ask you to vote against the proposed low income housing development, Standard at Fall Creek. The proposed location is in an unincorporated area of Harris County that has no access to public transportation, limited job opportunities and limited affordable day care facilities. We are located in the Humble ISD where the schools are underfunded and overcrowded. There are other factors that make this site inappropriate but these are some that were misrepresented in the application. Please give this development a no vote.

Thank you
Marion Tyler

Community Input Scoring Items

TDHCA#: 16121

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Central Texas Youth Services

Name of Community Organization

Keith Wallace, Executive Director

Contact Name

Support
 Opposition

B. Children's Special Needs Network (CSNN)

Name of Community Organization

Molly Clark, Executive Director

Contact Name

Support
 Opposition

C. Central Texas Council of Governments

Name of Community Organization

Richard McGhee, Director

Contact Name

Support
 Opposition

D. Heart of Central Texas Independent Living Center (hoctil)

Name of Community Organization

Peggy Cosner, Executive Director

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

TEXAS HOUSE OF REPRESENTATIVES



MOLLY S. WHITE

STATE REPRESENTATIVE · DISTRICT 55

February 22, 2016

Emanuel Glockzin
P.O. Box 3189
Bryan, TX 77805

Dear Mr. Golckzin,

I received the public notification for Commerce Street Apartments located in the city of Belton and House District 55, which I am proud to represent. I am pleased to lend my support to this development at this time in my home town.

This 80 unit apartment complex will provide housing at an affordable rate to my constituents. Belton has several luxury housing projects catering to the retirement population and to the financially established. As grateful as we are for these housing options, we Beltonians have observed a need for housing designed for low income families. Whether these apartments are used by young families still developing skills and expertise in the workforce or for families that have a level of income that prevents them from applying elsewhere in Belton, I believe a development like Commerce Street Apartments would fill a need for the constituents of House District 55.

Sincerely,

A handwritten signature in blue ink, appearing to read "Molly S. White".

Molly S. White
State Representative, HD 55



RESOLUTION NO. 2016-08-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS,
REGARDING COMMERCE STREET APARTMENTS AT COMMERCE STREET FOR
SUPPORT AND LOCAL POLITICAL SUBDIVISION FUNDING.**

Whereas, Commerce Street Apartments, Ltd has proposed a development for a Multi Family affordable unit complex located on Commerce Street, named Commerce Street Apartments, in the City of Belton, Bell County, Texas;

Whereas, Commerce Street Apartments, Ltd has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Commerce Street Apartments;

Whereas, Chapter 380 of the Texas Local Government Code authorizes municipalities to administer programs to establish and provide for the making of loans and grants of public funds for the purpose of promoting state and local economic development and to stimulate business and commercial activity in the municipality; and

Whereas, the City Council has considered the matter, and deems it in the public interest to authorize this position of support.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, THAT:

Part 1: The City of Belton, acting through its governing body, hereby confirms that it supports the proposed development of Commerce Street Apartments, located on Commerce Street in the City of Belton, Bell County, Texas, and its application to the TDHCA.


Part 2: The City of Belton, acting through its Governing Body, for the purposes of Local Political Subdivision Funding, will waive the first \$5,000 of building permit fees.

Part 3: That for and on behalf of the Governing Body, Mayor Marion Grayson is hereby authorized, empowered, and directed to certify these resolutions to TDHCA. This formal action has been taken to put on record the opinion expressed by the City of Belton on 9th day of February, 2016.

Part 4: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.


PASSED AND APPROVED this the 9th day of February, 2016.

THE CITY OF BELTON, TEXAS

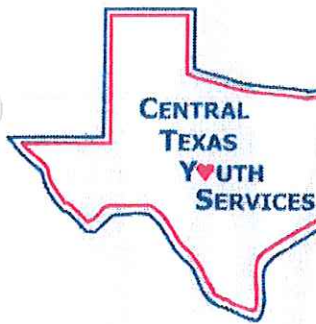


Marion Grayson, Mayor

ATTEST:



Amy M. Casey, City Clerk



ADMINISTRATION
204 North East Street • Suite A
P.O. Box 92 • Belton, Texas 76513-3133
(254) 939-3466 • Fax (254) 939-2103

**EMERGENCY SHELTER
ASSESSMENT CENTER & 24-HOUR CRISIS CARE**
601 Parmer Avenue • Killeen, Texas 76541
(254) 634-2085 • 1-800-421-TEEN (8336) • FAX (254) 634-1049

Mission: Assist troubled children, youth and families toward development of their full potential through provision of quality community-based services.

www.centraltexasyouthservices.org

BELTON

**Transition Center &
Drop in Center**
204 North East St
Belton, TX 76513
Phone: (254) 933-2707
Fax: (254) 939-2103

February 11, 2016

KILLEEN

Option House
601 Parmer Ave.
Killeen, TX 76541
Phone: (254) 634-2085
Fax: (254) 634-1049

To: Texas Department of Housing and Community Affairs (TDHCA)

**Independent Living
Program**

1604 North Park St
Killeen, TX 76541
Phone/Fax: (254) 554-6427

I am writing to support the application of Commerce Street Apartments, Ltd for the Housing Tax Credit funding through the Texas Department of Housing and Community Affairs (TDHCA), to build a 80 unit affordable housing development off of Commerce Street in Belton, Texas. This development will provide an affordable housing option to low income families in Belton.

**Transitional Living
Program**

1507 Bundrant Dr Apt 1
Killeen, TX 76543
Phone: (254) 634-0117
Fax: (254) 634-5362

Central Texas Youth Services Bureau is a community-based local nonprofit organization that has served abused children and homeless youth throughout the Central Texas area for the past 45 years. Our administration office and Drop-In Center is located in downtown Belton, Texas. We operate the only state licensed emergency shelter in Central Texas that provides residential services for children and youth ages 3-17 years; which is located in Killeen, Texas. We operate a Transitional Living Program, Maternity Group Home, and Independent Living program for older homeless youth and youth aging out of state foster care in Killeen Texas. In Waco Texas we operate another Transitional Living Program and Maternity Group home. In the counties of Bell, Coryell, and McLennan we also work with street youth and youth victimized by human trafficking, sex trafficking, and forced labor. All of our services are provided at no cost to the child, youth and family; and available 24/7/365. Access to services may be through one of our 350+ Safe Place Sites scattered throughout Central Texas, by calling our hot line (800-421-TEEN), through agency or self-referral.

**Street Outreach for Survival
Program**

204 North East Street Ste A
Belton, TX 76513
Phone: (254) 217-1977
Fax: (254) 939-2103

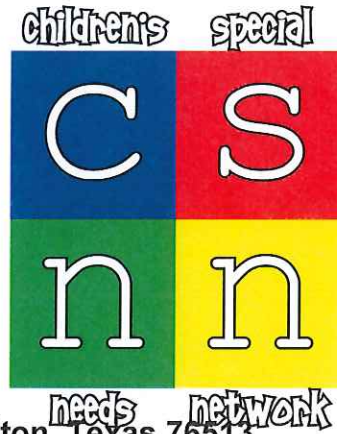
WACO

**Maternity Group Home
Program**
1200 Bagby Ave. Apartment 1
Waco, TX 76706
Phone/Fax: (254) 732-2725

Sincerely,

Keith Wallace
Executive Director





204 N. East St. Suite F, Belton, Texas 76513
(254) 933-7597
www.special-children.org

February 24, 2016

To: Texas Department of Housing and Community Affairs (TDHCA).

I am writing to support the application of Commerce Street Apartments, Ltd for the Housing Tax Credit funding through the Texas Department of Housing and Community Affairs (TDHCA), to build a 64 unit affordable housing development off of Commerce Street in Belton, Texas. This development will provide an affordable housing option to low income families in Belton.

The Children's Special Needs Network (CSNN) is a non-profit organization based in Belton, Texas that assists families and professionals in providing services for children in Central Texas who are diagnosed with physical or psychological special needs. The CSNN provides a wide range of direct services and connects families with medical, educational, and social service resources in their communities. It also serves as a conduit, advocating on behalf of children in need and calling on churches, health care providers, schools, and others to rally around some of the most needy members of our Central Texas communities. The charitable organization was formed in 1990 to provide needed services to children regardless of diagnosis, condition, age, income, or residence.

Sincerely,

Molly Clark
Executive Director
Children's Special Needs Network



To: Texas Department of Housing and Community Affairs (TDHCA).

I am writing to support the application of Commerce Street Apartments, Ltd for the Housing Tax Credit funding through the Texas Department of Housing and Community Affairs (TDHCA), to build a 80 unit affordable housing development off of Commerce Street in Belton, Texas. This development will provide an affordable housing option to low income families in Belton.

The Central Texas Aging, Disability & Veterans Resource Center (ADVRC) is a single point of entry to access support programs and benefits. It serves as a highly trusted and valued place where people of **all incomes and ages** can turn for information on the full range of long-term support options based upon **individual choice**.

Sincerely,

A handwritten signature in blue ink that reads "Richard McGhee". The signature is written in a cursive style with a long, sweeping tail.

Richard McGhee, Director
Area Agency on Aging of Central Texas
A Partner Agency of the Central Texas Aging, Disability & Veterans Resource Center
PO Box 729
2180 North Main Street
Belton, Texas 76513
254/770-2344 or 1-855/937-2372
www.centraltexasadvrc.org

222 E. Central Ave.
P.O. Box 636
Belton, TX 76513
(800) 326-4921
(254) 933-7487
(254) 933-7466 FAX



www.hoctlc.org

1105 Wooded Acres
Suite 220
Waco, TX 76710
(254) 754-7050
(254) 754-7054 FAX

February 26, 2016

Texas Department of Housing and Community Affairs
Director of Multi Finance Production Division
P.O. Box 13941
Austin, Texas 76711-3941

RE: Constitution Place Court
Belton, Texas

To Whom It May Concern;

On behalf of HOCTIL, a non-profit, 501(c) (3) community-based, non-residential, service and advocacy organization, we support Housing Tax Credit funding through to build a 64 unit affordable housing development off of Commerce Street in Belton, Texas.

HOCTIL services are designed to assist individuals with managing barriers, provide options, choice, and supporting individual with disabilities and chronic illness through Life Transitions to live a quality of life. One of our initiatives is to increase affordable, accessible and integrated housing within our communities. Most of our consumers are in need of affordable housing and this development will provide an affordable housing option the citizens in Belton.

We support the application of Commerce Street Apartments, Ltd for the development in Belton, Texas.

Sincerely,

Peggy Cosner

Peggy Cosner
Executive Director

Community Input Scoring Items

TDHCA#: 16124

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Balcones Haus Resident Association

Name of Community Organization

Jane Foster

Contact Name

- Support
 Opposition

B. New Braunfels Chamber of Commerce

Name of Community Organization

Michael Meek

Contact Name

- Support
 Opposition

C. Comal County Senior Citizens' Foundation

Name of Community Organization

Ken Lowery

Contact Name

- Support
 Opposition

D. First Baptist New Braunfels

Name of Community Organization

Norm Hills

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition



DOUG MILLER

CAPITOL
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0325
FAX (512) 463-6161
DOUG.MILLER@HOUSE.STATE.TX.US

STATE REPRESENTATIVE • DISTRICT 73
COMAL • GILLESPIE • KENDALL

February 16, 2016

DISTRICT
407 W. Mill St.
NEW BRAUNFELS, TEXAS 78130
(830) 625-1313
FAX (830) 625-1747

Jean Latsha
Director of Multifamily Programs
Texas Dept. of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

RE: Balcones Haus Apartments
246 Loma Vista
New Braunfels, TX 78130

Dear Ms. Latsha,

As the State Representative for New Braunfels, I am concerned with housing matters involving my district. In particular, the issue of affordable housing for the workforce in the district is becoming more important as the economy begins to recover and housing prices begin to rise again.

It has come to my attention that the Balcones Haus Senior Housing Limited Partnership has applied to your department for Housing Tax Credits to assist them in proposed renovation of the senior apartment complex in New Braunfels.

I believe that this type of affordable housing can be extremely beneficial to my district and I would like to give my support for these efforts. I hope that you and the TDHCA Board will look favorably upon their application.

Regards,

Rep. Doug Miller
Texas House of Representatives
District 73

RESOLUTION NO. 2016-R 07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS (“CITY”), IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2016 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY BALCONES HAUS SENIOR HOUSING LIMITED PARTNERSHIP, FOR THE REHABILITATION OF BALCONES HAUS APARTMENTS; AND DECLARING AN EFFECTIVE DATE,

WHEREAS, Balcones Haus Senior Housing Limited Partnership (“Applicant”) has requested funding support from the City of New Braunfels to rehabilitate an existing thirty-nine (39) unit affordable senior rental housing community named Balcones Haus Apartments located at 246 Loma Vista, Comal County, Texas (the “Development”); and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for an allocation of 2016 Competitive 9% Housing Tax Credits (“HTC”) for the rehabilitation of Balcones Haus; and

WHEREAS, pursuant to the rules that govern the allocation of HTCs by TDHCA, an applicant who provides a resolution of support from the governing body of a local political subdivision to the Development will improve the overall success of its application;

WHEREAS, pursuant to the rules that govern the allocation of HTCs by TDHCA, an applicant who provides a resolution from the governing body of a local political subdivision agreeing to commit a di minimis amount of funding assistance to the Development will improve the overall success of its application;

WHEREAS, the Applicant has requested a commitment of required funding assistance for a di minimis amount for its application in the form of a grant, reduced fees or contribution of other value for the benefit of the Development from the City of New Braunfels for its application to TDHCA for the rehabilitation of Balcones Haus; and

WHEREAS, all the members of the City Council of the City are elected officials;

NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1: That the City of New Braunfels, acting through its governing body, hereby confirms that it supports the proposed rehabilitation of Balcones Haus by Balcones Haus Senior Housing Limited Partnership located at 246 Loma Vista and that this formal action has been taken to put on record the opinion expressed by the City of New Braunfels, Texas on February 8, 2016; and

SECTION 2: That the City of New Braunfels, will commit a funding amount of a di minimis amount to the Development with reduced permitting fees valued up to \$0,005.00. Should the project be selected for funding. The form of commitment by the City of New Braunfels will be determined at a later date; and

SECTION 3: That notwithstanding anything herein to the contrary, the funding commitment by the City of New Braunfels, shall be contingent on the Applicant’s receipt of commitment of HTCs for the Development from TDHCA; and

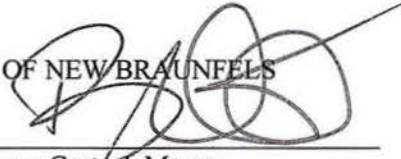
SECTION 4: That the City of New Braunfels, acting through its governing body, hereby confirms that the proposed renovations at Balcones Haus at 246 Loma Vista, New Braunfels, Texas contributes most significantly to the concerted revitalization efforts under the Morningside Area Revitalization Plan of the City of New Braunfels; and

SECTION 5: That for and on behalf of the Governing Body, the City Secretary is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and

SECTION 6: City of New Braunfels is not a related party to the Applicant, and any funding assistance committed by the City to the development of Balcones Haus pursuant to this resolution will not have been provided to the City by the Applicant or any related party to the Applicant.

PASSED, ADOPTED AND APPROVED this 8th day of February, 2016.

CITY OF NEW BRAUNFELS

By: 
Barron Casteel, Mayor

ATTEST:


Patrick Aten, City Secretary





Greater New Braunfels Chamber of Commerce, Inc.

Mailing Address:
P.O. Box 311417
New Braunfels, TX 78131

Physical Address:
390 South Seguin Avenue
New Braunfels, TX 78130

(830) 625-2385
Info@InNewBraunfels.com
ChamberInNewBraunfels.com

February 2, 2016

VIA EMAIL (marni.holloway@tdhca.state.tx.us)

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Balcones Haus Apartments
246 Loma Vista
New Braunfels, TX 78130

Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Balcones Haus Apartments, a 39-unit affordable multifamily development for seniors located at 246 Loma Vista in New Braunfels. We understand that Balcones Haus Senior Housing LP will submit a tax credit application to your agency for this proposed renovation.

We are excited that the facility is interested in making improvements to its complex. We appreciate the willingness to make these improvements for its residents and the community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at the below number.

I have also attached a copy of our Texas tax exemption status and provided a link to our [latest newsletter](#) and [web address](#) (rated the #1 Chamber website in Texas) to show our commitment to the New Braunfels community.

Sincerely,

Michael Meek, CECD
President

cc: Tracey Fine (tfine@nationalchurchresidences.org)

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package. Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name:	Balcones Haus Apartments
Development Street Address:	246 Loma Vista
Development City:	New Braunfels
Development County:	Comal
TDHCA # (for office use only):	

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Balcones Haus Resident Association

This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) No

If YES, provide the years that the organization made submissions prior to 2016: _____

The Neighborhood Organization is a (select one of the following):

Homeowners Association

Property Owners Association

Resident Council and our members occupy the existing development

Other (explain): _____

As of **March 1, 2016**, this Neighborhood Organization is on record with (select one of the following):

County

Secretary of State

Texas Department of Housing & Community Affairs (*if prior to January 29, 2016*)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name:	Jane Foster		
Title:	President		
Physical Address:	246 Loma Vista, Unit 202		
Mailing Address (if different from above):			
City:	New Braunfels	ZIP Code:	78130
Phone:	830-387-4426	Email:	No email

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	Rose Marie Benadides		
Title:	Secretary / Treasurer		
Physical Address:	246 Loma Vista, unit 316		
Mailing Address (if different from above):			
City:	New Braunfels	ZIP Code:	78130
Phone:	210-315-1695	Email:	No email

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits

for the above referenced development for the following reasons:

Balcones Haus Apartments is over 25 years old and we support the application for tax credits so that funding can be obtained to renovate and update our building. We want this building to be improved as it will directly impact our daily lives with a more modern, efficient and beautiful building to live in and for future residents that will live here. Please Note Balcones Haus Resident Assoc submitted documentation to be put on record with TDHCA on January 13, 2016 via fax to Nicole Fisher. The packet is also included here.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

The boundary of our association is the building and parcel itself containing 39 units.
Loma Vista St to the east, Balcones Haus Parking lot to the south, Balcones Haus property line to the west, Balcone Haus Property line to the north. See map with details.

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**



1st Contact Signature

Jane Foster

1st Contact Printed Name



Date

President


Title



2nd Contact Signature

Rose Marie Benadides

2nd Contact Printed Name



Date

Secretary / Treasurer

Title



COMAL COUNTY SENIOR CITIZENS' FOUNDATION

"Enriching the Lives of Aging Adults"

February 4, 2016

Marni Halloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Balcones Haus Apartments
246 Loma Vista
New Braunfels, TX 78130

Dear Ms. Halloway,

We would like to express our support for the application for Low Income Housing Tax Credit (LIHTCs) by the Balcones Haus Apartments in New Braunfels, Texas. Comal County Senior Citizens Foundation offers programs to seniors and disabled adults in the New Braunfels community and we understand the importance of affordable housing. We encourage quality affordable housing accessible to working families.

The Comal County Senior Citizens' Foundation mission is to enrich the lives of aging adults. Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need.

We encourage you to support this application for tax credits to preserve the existing senior affordable apartment community, Balcones Haus Apartments. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Ken Lowery
Executive Director
Comal County Senior Citizens' Foundation



Community Input Scoring Items

TDHCA#: 16128

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Lions Club

Name of Community Organization

Ron Lajoie

Contact Name

Support

Opposition

B. Greater Randolph Area Services Program, Inc - a United Way Agency

Name of Community Organization

Jay Higginson

Contact Name

Support

Opposition

C. YMCA

Name of Community Organization

Fredy Degollado

Contact Name

Support

Opposition

D. Cibolo, Schertz and Selma Area Chamber of Commerce

Name of Community Organization

Maggie Titterington

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



The State of Texas House of Representatives

JOHN KUEMPEL DISTRICT 44 • GUADALUPE & WILSON COUNTIES

January 25, 2016

Ms. Linda Brown
Principal
Casa Linda Development Corporation and
Economic Strategic Solutions, Inc.
2010 Kessler Parkway
Dallas, TX 75208

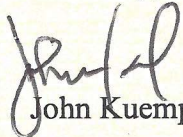
RE: Support for 2016 Housing Credit Application- TDHCA #16128; *Borgfeld Manor* in Cibolo, Texas

Dear Ms. Brown:

I received the Public Notification for Borgfeld Manor, a proposed 2016 TDHCA housing tax credit application, located in the city of Cibolo, Texas and the 44th House District, which I represent.

I am pleased to lend my support to this Development which will serve the constituents of my district.

Sincerely,


John Kuempel

JK:bg



"City of Choice"

RESOLUTION NO. 1526

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS
SUPPORTING A PROPOSED AFFORDABLE ELDERLY DEVELOPMENT AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City benefits from the availability of Elderly affordable housing for its residents of lower economic means; and,

WHEREAS, Borgfeld Housing, L.P. (to be formed) and its affiliates (the "Applicant") propose to build an affordable Elderly Development, Borgfeld Manor (the "Affordable Housing") in the City of Cibolo to be located at the NW corner of W. Borgfeld Road and Dobie Blvd. and is expected to be named "Borgfeld Manor"; and

WHEREAS, the Applicant submitted a pre-application and intends to submit a final application for financing for the Affordable Housing, including 2016 9% Competitive Low Income Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS THAT:

SECTION ONE. The City Council of the City of Cibolo hereby confirms its support for the development and construction of the Affordable Housing described above and that this formal action has been taken to put on record the opinion expressed by the City on this date.

SECTION TWO. The City Council of the City of Cibolo hereby supports the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Affordable Housing pursuant to the 2016 Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

SECTION THREE. This Resolution was READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Cibolo, Texas at which a quorum was present. This Resolution shall become effective immediately upon its passage.

FURTHER RESOLVED that for and on behalf of the Governing Body, Mr. Robert Herrera, City Manager, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this 12 day of January, 2016 at a Regular Meeting of the City Council of the City of Cibolo, Texas.



CITY OF CIBOLO

A handwritten signature in black ink, appearing to read "E. Dunn" followed by a flourish.

By: Allen Dunn
Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "Peggy Cimics".

Peggy Cimics, TRMC
City Secretary



SCHERTZ-CIBOLO LIONS CLUB

February 10, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Borgfeld Manor TDHCA #16128

Dear Mr. Irvine:

Please accept this letter of support for the 2016 housing tax credit application, Borgfeld Manor. We are confident the proposed affordable housing Elderly Development to be located northwest of Borgfeld Road and Dobie Boulevard will provide much needed affordable housing for our community.

Schertz-Cibolo Lions Club is a non-profit organization serving the needs in Cibolo, Guadalupe County, Texas. We have tax exempt status and are not a government entity. We are an active member organization providing a number of services to the area in which the site is located. Our primary purpose is the overall betterment of the community as a whole. Attached I have provided material about our organization, its services and membership. We network with other non-profits, churches and businesses to identify and to address needs.

I am available to you should you require additional information or have any questions about our organization. Thank you for your kind attention. We look forward to hearing a positive outcome of this application process for the Borgfeld Manor development.

Sincerely,

Ron Lajoie, President 2015-2016
Schertz-Cibolo Lions Club

Attachments

- Evidence of Tax Exempt Status
- Material describing our services

C: Linda S. Brown, Casa Linda Development Corporation



Greater Randolph Area Services Program, Inc.

250 Donalan Converse, Texas 78109 (210) 658-6351 Fax (210) 566-2341

Jay Higginson
President / CEO

February 2, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Borgfeld Manor TDHCA #16128

Dear Mr. Irvine:

Please accept this letter of support for the 2016 housing tax credit application, Borgfeld Manor. We are confident the proposed affordable housing Elderly Development to be located northwest of Borgfeld Road and Dobie Boulevard will provide much needed affordable housing for our community.

The Greater Randolph Area Service Program is a United Way non-profit organization serving the needs of Seniors residing in Cibolo, Guadalupe County, Texas and adjacent communities. We have tax exempt status and are not a government entity. We are an active member organization providing a number of services to the area in which the site is located. Our primary purpose is the overall betterment of the community as a whole. Attached I have provided material about our organization, its services and membership. We network with other non-profits, churches and businesses to identify and to address needs.

I am available to you should you require additional information or have any questions about our organization. Thank you for your kind attention. We look forward to hearing a positive outcome of this application process for the Borgfeld Manor development.

Sincerely,

Jay Higginson

Attachments

- Evidence of Tax Exempt Status
- Material describing our services

C: Linda S. Brown, Casa Linda Development Corporation





FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

ADVOCACY

February 11, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Borgfeld Manor TDHCA #16128

Dear Mr. Irvine:

Please accept this letter of support for the 2016 housing tax credit application, Borgfeld Manor. We are confident the proposed affordable housing Elderly Development to be located northwest of Borgfeld Road and Dobie Boulevard will provide much needed affordable housing for our community.

The Schertz Family YMCA is a non-profit organization serving the needs in Cibolo, Guadalupe County, Texas. We have tax exempt status and are not a government entity. We are an active member organization providing a number of services to the area in which the site was located. Our primary purpose is the overall betterment of the community as a whole. Attached I have provided material about our organization, its services and membership. We network with other non-profits, churches and businesses to identify and to address needs.

I am available to you should you require additional information or have any questions about our organization. Thank you for your kind attention. We look forward to hearing a positive outcome of this application process for the Borgfeld Manor development.

Sincerely,

Fredy Degollado
District Vice President

ymcasatx.org

YMCA Mission: To put Judeo-Christian principles into practice through programs that build healthy spirit, mind and body for all.



February 2, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Borgfeld Manor TDHCA #16128

Dear Mr. Irvine:

Please accept this letter of support for the 2016 housing tax credit application, Borgfeld Manor. We are confident the proposed affordable housing Elderly Development to be located northwest of Borgfeld Road and Dobie Boulevard will provide much needed affordable housing for our community.

The Chamber is a non-profit organization serving the needs in Cibolo, Schertz and Selma in Guadalupe County, Texas. We have tax-exempt status and are not a government entity. We are an active member organization providing a number of services to the area in which the site is located. Our primary purpose is to serve, promote, and enhance economic success for the overall betterment of the community as a whole. Attached I have provided material about our organization, its services and membership. We network with other non-profits, churches, and businesses to identify and to address needs.

I am available to you should you require additional information or have any questions about our organization. Thank you for your kind attention. We look forward to hearing a positive outcome of this application process for the Borgfeld Manor development.

Sincerely,

Maggie Titterington, President
The Chamber (Schertz, Cibolo & Selma Area)

Attachments

- Evidence of Tax Exempt Status
- Material describing our services

C: Linda S. Brown, Casa Linda Development Corporation

Community Input Scoring Items

TDHCA#: 16130

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Rotary Club of San Saba

Name of Community Organization

Jody Fauley, President

Contact Name

Support

Opposition

B. Keep San Saba Beautiful

Name of Community Organization

Shayna Norris

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

TEXAS HOUSE OF REPRESENTATIVES



J.D. Sheffield
District 59

February 18, 2016

THF San Saba, Ltd
C/O Texas Housing Foundation
Mr. Mark A. Mayfield, President
1110 Broadway
Marble Falls, Texas 78654

Dear Mr. Mayfield,

I received the Public Notification for the Cottages at San Saba (TDHCA Application Number: 16130) located in the City of San Saba and Texas House District 59, which I represent.

I am pleased to lend my support to the Cottages at San Saba development which will serve the constituents in my District.

Please contact my office should you have any questions or if I can be of further assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read "J.D. Sheffield".

J.D. Sheffield, D.O.



RESOLUTION NO. 2016-05

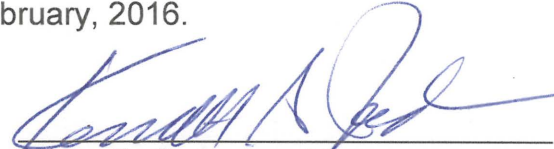
WHEREAS, THF San Saba, Ltd. has proposed a development for affordable rental housing located at approximately **206 North Harkey St.** being named the **Cottages at San Saba in the City of San Saba**; and

WHEREAS, THF San Saba, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Cottages at San Saba.

NOW THEREFORE BE IT RESOLVED, that the **City of San Saba**, acting through its governing body, hereby confirms that it **supports** the proposed **Cottages at San Saba development located at approximately 206 North Harkey St, San Saba, Texas with TDHCA Application No. 16130** and that this formal action has been taken to put on record the opinion expressed by the City of San Saba on February 8, 2016, and furthermore agrees to provide support from the city in a form to be determined later and in an amount with a value greater than \$100 or such greater amount as determined to be de minimis by the Texas Department of Housing and Community Affairs.

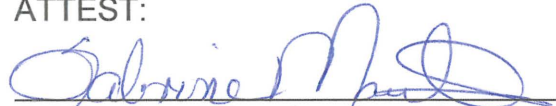
FURTHER RESOLVED, that for and on behalf of the Governing Body, **Ken Jordan, Mayor** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and approved this 8th day of February, 2016.



Kenneth G. Jordan, Mayor
City of San Saba

ATTEST:



Sabrina Maulsby, City Secretary
City of San Saba



February 12, 2016

THF San Saba, Ltd
C/O Texas Housing Foundation
Mark A. Mayfield, President
1110 Broadway
Marble Falls, TX 78654

Re: Cottages at San Saba, TDHCA # 16130 – A multifamily affordable housing development for families in San Saba, TX

Dear Mr. Mayfield:

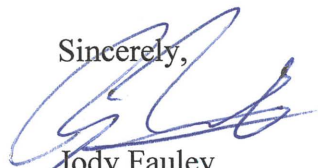
On behalf of Rotary Club of San Saba, I would like to express our support for your proposed Cottages at San Saba affordable housing development to be located in San Saba, Texas.

Rotary Club of San Saba is a tax-exempt organization that serves the San Saba community and we are aware of the need for more affordable rental housing. We are pleased to have your interest in helping the City of San Saba address that need. We firmly believe that the proposed development will enrich the lives of many families, particularly those of the children, and serve as a catalyst for future positive change in the community.

We are aware of the need for additional affordable housing in the community and feel that Cottages at San Saba will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,



Jody Fauley
President
Rotary Club of San Saba

Keep San Saba Beautiful



February 11, 2016

THF San Saba, Ltd
C/O Texas Housing Foundation
Mark A. Mayfield, President
1110 Broadway
Marble Falls, TX 78654

Re: Cottages at San Saba, TDHCA # 16130 – A multifamily affordable housing development for families in San Saba, TX

Dear Mr. Mayfield:

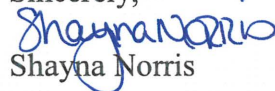
On behalf of Keep San Saba Beautiful, I would like to express our support for your proposed Cottages at San Saba affordable housing development to be located in San Saba, Texas.

Keep San Saba Beautiful is a tax-exempt organization that serves the San Saba community and we are aware of the need for more affordable rental housing. We are pleased to have your interest in helping the City of San Saba address that need. We firmly believe that the proposed development will enrich the lives of many families, particularly those of the children, and serve as a catalyst for future positive change in the community.

We are aware of the need for additional affordable housing in the community and feel that Cottages at San Saba will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,


Shayna Norris

Executive Director Keep San Saba Beautiful

325-372-5144
P. O. Box 788 San Saba, TX 76877

Community Input Scoring Items

TDHCA#: 16131

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Plateau Senior Pride

Name of Community Organization

Hazel Olson

Contact Name

- Support
 Opposition

B. Meals on Wheels of Johnson and Ellis Counties

Name of Community Organization

Vinsen Faris

Contact Name

- Support
 Opposition

C. Cleburne Chamber of Commerce

Name of Community Organization

Cathy Marchel

Contact Name

- Support
 Opposition

D. Texas Neighborhood Services

Name of Community Organization

Bradley Manning

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

TEXAS HOUSE of REPRESENTATIVES



DEWAYNE BURNS DISTRICT 58

February 16, 2016

VIA EMAIL (marni.holloway@tdhca.state.tx.us)

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Plateau Ridge Apartments
701 McAnear St
Cleburne, TX 76033

Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Plateau Ridge Apartments, a 49 unit affordable multifamily development for seniors located at 701 McAnear Street in Cleburne. We understand that Plateau Ridge Senior Housing LP will submit a low income housing tax credit application to your agency for this proposed renovation.

Again, we are very pleased to lend our support to renovate this affordable housing community.

Sincerely,

A handwritten signature in cursive script that reads "DeWayne Burns".

DeWayne Burns
Texas State Representative, District 58

Cc: Tracey Fine (tfine@nationalchurchresidences.org)



RESOLUTION

NO. RS02-2016-19

A RESOLUTION FROM THE CITY COUNCIL OF THE CITY OF CLEBURNE, TEXAS IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2016 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY PLATEAU RIDGE SENIOR HOUSING LIMITED PARTNERSHIP, FOR THE REHABILITATION OF PLATEAU RIDGE APARTMENTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Plateau Ridge Senior Housing Limited Partnership (“Applicant”) has requested funding support from the City of Cleburne to rehabilitate an existing 49 unit affordable senior rental housing community named Plateau Ridge Apartments located at 701 McAnear Street, Cleburne, Johnson County, Texas (the “Development”); and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for an allocation of 2016 Competitive 9% Housing Tax Credits (“HTC”) for the rehabilitation of Plateau Ridge; and

WHEREAS, pursuant to the rules that govern the allocation of HTCs by TDHCA, an applicant who provides a resolution of support from the governing body of a local political subdivision to the Development will improve the overall success of its application;

WHEREAS, pursuant to the rules that govern the allocation of HTCs by TDHCA, an applicant who provides a resolution from the governing body of a local political subdivision agreeing to commit a di minimis amount of funding assistance to the Development will improve the overall success of its application; and

WHEREAS, the Applicant has requested a commitment of required funding assistance for a di minimis amount for its application in the form of a grant, reduced fees or contribution of other value for the benefit of the Development from the City of Cleburne for its application to TDHCA for the rehabilitation of Plateau Ridge; and

WHEREAS, pursuant to §2306.6703(a)(4), Texas Administrative Code, we acknowledge that the City of Cleburne has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and authorize the allocation of tax credits; and

WHEREAS, 100% of the members of the City Council of the City are elected officials;

NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF CLEBURNE, THAT:

SECTION ONE. That the City of Cleburne, acting through its governing body, hereby confirms that it supports, approves construction and authorizes tax credits to the proposed

rehabilitation of Plateau Ridge by Plateau Ridge Senior Housing Limited Partnership located at 701 McAnear Street and that this formal action has been taken to put on record the opinion expressed by the City of Cleburne in Johnson County on February 23, 2016.

SECTION TWO. That the City of Cleburne, will commit a funding amount of a minimis amount to the Development of waiving or reducing the Building Permit Fee up to and including \$1,000.00 should the project be selected for funding.

SECTION THREE. Notwithstanding anything herein to the contrary, the funding commitment by the City of Cleburne, shall be contingent on the Applicant's receipt of commitment of HTC's for the Development from TDHCA.

SECTION FOUR. That the City of Cleburne, acting through its governing body, hereby confirms that the proposed renovations at Plateau Ridge at 701 McAnear Street, Cleburne, Texas contributes most significantly to the McAnear Creek Area Revitalization Plan in the City of Cleburne.

SECTION FIVE. That, as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Cleburne, Johnson County, Texas has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

SECTION SIX. That the City of Cleburne, Johnson County, Texas hereby supports the proposed Plateau Ridge Apartments, and confirms that its governing body has voted specifically to approve the construction and/or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4).

SECTION SEVEN. That for and on behalf of the Governing Body, Scott Cain, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

SECTION EIGHT. City of Cleburne is not a related party to the Applicant, and any funding assistance committed by the City to the development of Plateau Ridge pursuant to this resolution will not have been first provided to the City by the Applicant or any related party to the Applicant.

SECTION NINE. This Resolution shall become effective immediately upon its passage.

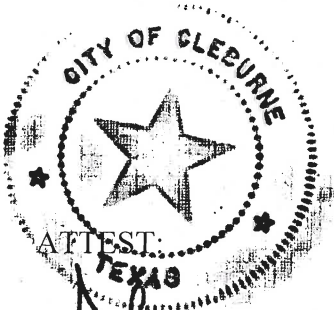
PASSED AND APPROVED this the 23rd day of February, 2016 at a Regular Meeting of the City Council of the City of Cleburne, Texas.

CITY OF CLEBURNE

BY:



Scott Cain, Mayor



Shelly Doty

Shelly Doty, City Secretary

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package. Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name: Plateau Ridge Apartments
 Development Street Address: 701 McAnear Street
 Development City: Cleburne
 Development County: Johnson
 TDHCA # (for office use only):

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Plateau Senior Pride
 This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) N
 If YES, provide the years that the organization made submissions prior to 2016:

The Neighborhood Organization is a (select one of the following):

- Homeowners Association
- Property Owners Association
- Resident Council and our members occupy the existing development
- Other (explain):

As of March 1, 2016, this Neighborhood Organization is on record with (select one of the following):

- County
- Secretary of State
- Texas Department of Housing & Community Affairs (if prior to January 29, 2016)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: Sylvia Boese
 Title: President
 Physical Address: 701 McAnear St, unit 801
 Mailing Address (if different from above):
 City: Cleburne ZIP Code: 76033
 Phone: 817-556-3609 Email: No email

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	Hazel Olson		
Title:	Secretary		
Physical Address:	701 McAnear Street, Unit 701		
Mailing Address (if different from above):			
City:	Cleburne	ZIP Code:	76033
Phone:	817-296-2966	Email:	Curry0130@hotmail.com

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

Plateau Senior Pride supports the application for tax credits to TDHCA. Our property is over 25 years old and in need of significant updates and repairs.

We look forward to having our apartments and community building renovated so that we can preserve our home for both current and future residents.

We fully support Plateau Ridge's application for tax credit funding.

Please Note Plateau Senior Pride Resident Association submitted documentation to be put on record with TDHCA on January 21, 2016 via fax to Nicole Fisher. The packet is also included here.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

The boundaries of Plateau Senior Pride include the 12 apartment buildings and one community building that makes up Plateau Ridge. The boundary is Princeton Pl on the south, McAnear Street on the east, site boarder line to the west And site border line to the north. See attached map for details.

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

Sylvia Boese
1st Contact Signature

Sylvia Boese
1st Contact Printed Name

Jan 28, 2016
Date

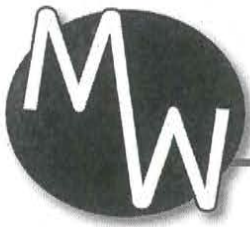
President
Title

Hazel Olson
2nd Contact Signature

Hazel Olson
2nd Contact Printed Name

01 - 28 - 2016
Date

Secretary
Title



Meals-on-Wheels

OF JOHNSON AND ELLIS COUNTIES

Serving the Children of Yesterday

February 3, 2016

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Plateau Ridge Apartments
701 McAnear St
Cleburne, TX 76033

Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Plateau Ridge Apartments, a 49 unit affordable multifamily development for seniors located at 701 McAnear Street in Cleburne. We understand that Plateau Ridge Senior Housing LP will submit a tax credit application to your agency for this proposed renovation.

Meals-on-Wheels of Johnson and Ellis Counties is a community benefit organization. Meals-on-Wheels serves needy homebound elderly and disabled persons providing home-delivered meals, daily personal contact, and support for individuals and their families throughout a 1,400 square mile area which encompasses the community of Cleburne.

We appreciate the willingness of National Church Residences to make these much needed improvements for its residents and the community of Plateau Ridge. We are pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for an allocation of housing tax credits. If you need additional information, you may contact me at 817-558-2840 or victoria@mowjec.org.

Sincerely,

Vinsen Faris
Executive Director

Cc: Tracey Fine (tfine@nationalchurchresidences.org)
Enclosures: Tax Exemption Status form, Bread Basket – Fall 2015



February 5, 2016

VIA EMAIL (marni.holloway@tdhca.state.tx.us))

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Dear Ms. Holloway,

We at the Cleburne Chamber of Commerce would like to express our support for the proposed renovation of Plateau Ridge Apartments, a 49-unit affordable multifamily development for seniors located at 701 McAnear Street in Cleburne. We understand that Plateau Ridge Senior Housing LP will submit a tax credit application to your agency for this proposed renovation.

Senior housing is much-needed in Cleburne, and we appreciate this facility's willingness to make improvements for its residents and the community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at the below number.

I am also sending a copy of our Texas tax exemption status and a calendar of events from our website to show our involvement and commitment to the Cleburne community.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Marchel".

Cathy Marchel
President/CEO
Cleburne Chamber of Commerce
817-645-2455



Texas Neighborhood Services

A Community Action Agency providing Services to Children and the Community!
P. O. Box 1539, Weatherford, Texas 76086
Phone: 817.598.5700 • Fax: 817.598.5777
Helping People. Changing Lives.

Erath County ★ Hood County ★ Jack County ★ Johnson County ★ Navarro County
Palo Pinto County ★ Parker County ★ Somervell County ★ Wise County

VIA EMAIL (marni.holloway@tdhca.state.tx.us)

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Plateau Ridge Apartments
701 McAnear St
Cleburne, TX 76033

Dear Ms. Holloway,

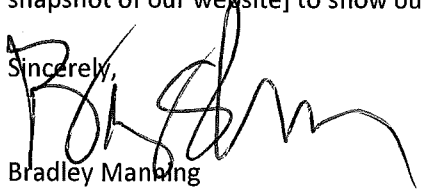
We would like to express our support for the proposed rehabilitation of Plateau Ridge Apartments, a 49 unit affordable multifamily development for seniors located at 701 McAnear Street in Cleburne. We understand that Plateau Ridge Senior Housing LP will submit a tax credit application to your agency for this proposed renovation.

We are excited that the facility is interested in making improvements to its complex. We appreciate the willingness to make these improvements for its residents and the community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits. If you need additional information, you may contact me at the below number.

I have also attached a copy of our Texas tax exemption status and [latest newsletter, calendar of events, snapshot of our website] to show our commitment to the Cleburne community.

Sincerely,


Bradley Manning
Executive Director

Cc: Tracey Fine (tfine@nationalchurchresidences.org)

Community Input Scoring Items

TDHCA#: 16142

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Linden United Methodist Church

Name of Community Organization

James McMillan

Contact Name

Support
 Opposition

B. First Baptist Church

Name of Community Organization

Jackie Stanfield

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



CHRIS D. PADDIE
TEXAS HOUSE OF REPRESENTATIVES
DISTRICT 9

February 17, 2016

Marlon Sullivan
Cass County Communities
PO Box 847
Linden, Texas 75563

Dear Mr. Sullivan,

RE: Spring Creek Apartments Application #16142

The Spring Creek Apartments development in the city of Linden is located in State House district 9, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in cursive script that reads "Chris Paddie".

Representative Chris Paddie
District 9

RESOLUTION NO. 01-16

WHEREAS, Cass County Communities II has proposed a development for affordable housing at 305 Hwy 8 North named Spring Creek Apartments in Linden, Cass County; and

WHEREAS, Cass County Communities II has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Spring Creek Apartments.


It is hereby

RESOLVED, that the city of Linden, acting through its governing body, hereby confirms that it supports the proposed Spring Creek development located at 305 Hwy 8 North and that this formal action has been taken to put on record the opinion expressed by the city of Linden on January 11, 2015, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Clarence Burns, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

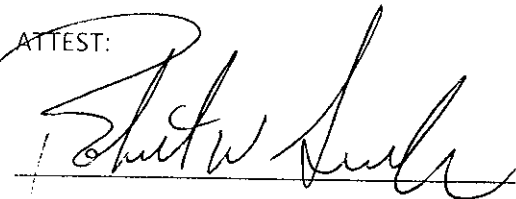
PASSED AND APPROVED, this 11th day of January, 2016

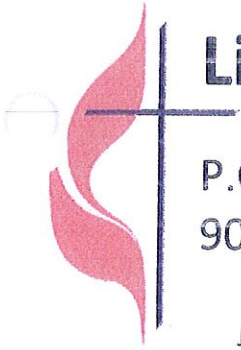
CITY OF LINDEN, TEXAS

A handwritten signature in black ink, appearing to read "Clarence Burns", written over a horizontal line.

Mayor

ATTEST:

A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be "Robert W. Smith".



Linden United Methodist Church

P.O. Box 338. 400 E. Rush Street. Linden, Texas 75563
903.756.5981

James R. McMillan, Pastor

Marlon Sullivan
P.O. Box 847
Linden, Texas 75563

January 21, 2016

Dear Marlon,

One of the greatest needs in our community is for quality affordable housing that provides a clean and safe environment for families.

I believe that your efforts to rehabilitate the Spring Creek Apartments located at 305 Highway 8, Linden, Texas will accomplish this task. Therefore I pleased to offer my endorsement of this Project.

Sincerely,

James R. McMillan
Pastor

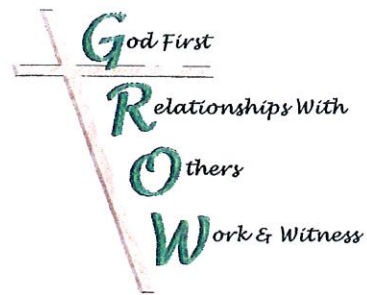
First Baptist Church

**P. O. Box 179
Linden, TX 75563
(903) 756-5517**

Bro. Jackie Stanfield, Pastor

Email – Jds2985@aol.com

www.fbclinden.org



January 22, 2016


Marlon Sullivan
P. O. Box 847
Linden, TX 75563

Dear Marlon,

In regard to possible rehabilitation of Spring Creek Apartments, located at 305 Hwy. 8 North, Linden, TX.

I recognize the need for affordable housing in Linden, TX and applaud the work of both TDHCA and Cass County Communities in their efforts to provide clean, safe, affordable housing to those in need in Linden. I am pleased to support this development.

Sincerely,


Jackie Stanfield

Community Input Scoring Items

TDHCA#: 16149

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Atlanta First United Methodist Church

Name of Community Organization

Debra Grider

Contact Name

Support
 Opposition

B. First Baptist

Name of Community Organization

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

Community Input Scoring Items

TDHCA#: 16150

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. [Aubrey 380 Area Chamber of Commerce](#)

Name of Community Organization

[Melissa Geiger](#)

Contact Name

Support
 Opposition

B. [The Shepherd's Storehouse](#)

Name of Community Organization

[Luther Slay](#)

Contact Name

Support
 Opposition

C. [Meals on Wheels Denton County](#)

Name of Community Organization

[Deborah Robertson](#)

Contact Name

Support
 Opposition

D. [Apartment Life](#)

Name of Community Organization

[Michelle Smith](#)

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

HOUSE OF REPRESENTATIVES



PAT FALLON
DISTRICT 106

February 16, 2016

TDHCA
Multifamily Finance Division
Attention: Marni Holloway
P.O. Box 13941
Austin, TX 78711

Re: Support for Palladium Aubrey Senior Living, Development Number 16150

Dear Ms. Holloway,

Please accept this letter as my official support to the request for Housing Tax Credits issued by the Texas Department of Housing and Community Affairs for Palladium Aubrey Senior Living in Aubrey, Development Number 16150.

Please contact my office should you require anything else on this matter.

Regards,

A handwritten signature in black ink, appearing to read "Pat Fallon".

Pat Fallon, Member
Texas House of Representatives
Denton County

CAPITOL OFFICE:
ROOM E1.312 • P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
PH (512) 463-0694
FAX (512) 463-1130



PAT.FALLON@HOUSE.STATE.TX.US

DISTRICT OFFICE:
100 W. ELDORADO PKWY.
LITTLE ELM, TEXAS 75068-5060
PH (469) 362-0500
FAX (469) 362-0540

CITY OF AUBREY, TEXAS

RESOLUTION NO. 732-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS APPROVING A HOUSING TAX CREDIT PROGRAM PROPOSAL WITH PALLADIUM AUBREY SENIOR LIVING, LTD., FOR A SENIOR MULTIFAMILY DEVELOPMENT LOCATED AT THE EAST SIDE OF HIGHWAY 377 AND HIGHMEADOW ROAD; AND DECLARING AN EFFECTIVE DATE

RECITALS

WHEREAS, Palladium Aubrey Senior Living, Ltd. has proposed to construct and maintain a development for affordable rental housing for seniors at the east side of Highway 377 and Highmeadow Road immediately south of Palladium Aubrey named Palladium Aubrey Senior Living, Ltd. in the City of Aubrey; and

WHEREAS, Palladium Aubrey Senior Living, Ltd. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Housing Tax Credits for Palladium Aubrey Senior Living;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS:

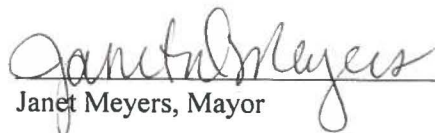
THAT as provided for in 10 Texas Administrative Code §11.3(b), it is expressly acknowledged and confirmed that the City of Aubrey has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

THAT the City of Aubrey hereby supports the proposed Palladium Aubrey Senior Living, and confirms that its governing body has voted specifically to approve the construction of the Development, subject to Palladium Aubrey Senior Living, Ltd.'s compliance with all City ordinances and regulations and the approval of all required development permits, and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4); and

THAT for and on behalf of the Governing Body, the City Secretary is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and

THAT this resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED on this the 15th day of December, 2015.


Janet Meyers, Mayor

ATTEST:


Jenny Huckabee, City Secretary





DATE: February 9, 2016

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Aubrey Senior Living (Application #16150) – located on the east side of Highway 377 and adjacent to the south side of Highmeadow Road, City of Aubrey, Denton County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2016 application round of Housing Tax Credits for the proposed Palladium Aubrey Senior Living apartment community, located on the east side of Highway 377 and adjacent to the south side of Highmeadow Road, City of Aubrey, Denton County, Texas.

The Aubrey 380 Area Chamber of Commerce is a tax-exempt organization and has the overall betterment, development, and improvement of the community as a whole as our primary purpose. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Aubrey Senior Living site is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Geiger".

Melissa Geiger
President, Board of Directors

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)

THE SHEPHERD'S STOREHOUSE

1189 SOUTH HWY 377

P. O. BOX 826

PILOT POINT, TX 76258

PHONE: 940-686-2620

February 11, 2016

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Proposed Palladium Aubrey Senior Living (Application #16150) located on the east side of Highway 377 and adjacent to the south side of Highmeadow Road, City of Aubrey, Denton County, Texas

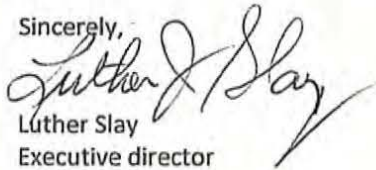
Mrs. Holloway,

I am writing this letter of support for the 2016 application round of Housing Tax Credits for the proposed Palladium Aubrey Senior Living apartment community located in Aubrey, Texas.

The Shepherd's Storehouse is a tax-exempt 501c3 food pantry located in Pilot Point, TX, serving all of the north east Denton County. Our organization is granted our exempt status under the Federal Identification # 75 227 6185 We assist families with food, clothes, utility help, medical needs and emergency housing. We are fully aware of the needs in the area of housing in our area for senior. This proposed project is long overdue and we very strongly support the project.

The Palladium Aubrey Senior Living site is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions for us, please feel free to contact us at the above address or phone number.

Sincerely,



Luther Slay
Executive director

February 10, 2016

Sharon Gamble
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support for the Palladium Celina Senior Living

Dear Ms. Gamble,

I am writing this letter to voice my support for Texas Department of Housing and Community Affairs Tax Credit Application #16150, Palladium Aubrey Senior Living, to be located on the Southeast Quadrant of Highway 377 and Highmeadow in Aubrey, TX.

SPAN Inc. / Meals on Wheels Denton County is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of helping seniors live as fully and independently as possible . We believe that there is a need for housing that is affordable to senior citizens of modest means and this development will help meet that need.

I believe that the proposed development in needed and would be an asset to the community.

Sincerely,



Deborah Robertson
Executive Director



January 20, 2016

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Aubrey Senior Living (Application #16150) – located on the east side of Highway 377 and adjacent to the south side of Highmeadow Road, City of Aubrey, Denton County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2016 application round of Housing Tax Credits for the proposed Palladium Aubrey Senior Living apartment community, located on the east side of Highway 377 and adjacent to the south side of Highmeadow Road, City of Aubrey, Denton County, Texas.

Apartment Life, Inc. is a tax-exempt organization and has the overall betterment, development, and improvement of the community as a whole as our primary purpose. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Aubrey Senior Living site is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Michelle Smith
Vice President, Client Relations
Apartment Life, Inc.

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)



Community Input Scoring Items

TDHCA#: 16154

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. [Songhai Bamboo Roots Association](#)

Name of Community Organization

[Darlene M Golden](#)

Contact Name

Support

Opposition

B. [LULAC Herencia Council 4297](#)

Name of Community Organization

[AnaLuisa Carrillo-Tapia](#)

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

TEXAS HOUSE OF REPRESENTATIVES



JIMMIE DON AYCOCK
STATE REPRESENTATIVE
DISTRICT 54

CAPITOL OFFICE:
SUITE GW.18
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0684

KILLEEN DISTRICT OFFICE:
2916 ILLINOIS AVE.
KILLEEN, TEXAS 76543
254-690-1752

February 6, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Hyde Estates, TDHCA #16154

Dear Mr. Irvine,

I am writing to show my support for Hyde Estates, a proposed affordable rental housing community to be located near the SEC of FM 3470 and Cunningham Rd., in Killeen, Texas.

My district includes the area where the development site is located and I believe the City of Killeen will benefit from the availability of quality affordable housing like Hyde Estates. I therefore support Hyde Estates and TDHCA Application No. 16154.

Sincerely,

A handwritten signature in black ink that reads "Jimmie Don Aycock".

Jimmie Don Aycock
State Representative
House District 54



COMMITTEES: PUBLIC EDUCATION, CHAIR · DEFENSE & VETERANS' AFFAIRS
REPRESENTING BELL AND LAMPASAS COUNTIES
DISTRICT54.AYCOCK@HOUSE.STATE.TX.US

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS, EXPRESSING SUPPORT FOR THE APPLICATION OF KILLEEN HYDE ESTATES, LP, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2016 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS AND FOR THE DEVELOPMENT OF HYDE ESTATES TO BE LOCATED ON LAND NEAR THE SEC OF FM 3470 AND CUNNINGHAM ROAD, IN KILLEEN, TEXAS

WHEREAS, Killeen Hyde Estates, LP, and its affiliates (the "Applicant") has brought to the City of Killeen a proposal to develop an affordable rental housing community named Hyde Estates to be located on land near the SEC of FM 3470 and Cunningham Rd., in Killeen, Texas.

WHEREAS, the Applicant has advised that it intends to file an application to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2016 Competitive 9% Housing Tax Credits ("HTC") for the construction and development of Hyde Estates.

WHEREAS, pursuant to §11.9(d)(1) of the Qualified Allocation Plan, the rules that govern the HTC program ("QAP"), and in accordance with the Texas Government Code §2306.6710(b), an application may qualify for seventeen (17) points with a resolution of support from the governing body of the municipality in which the proposed development site is located.

WHEREAS, the Applicant has requested from the City Council of the City of Killeen support for its application to TDHCA and for the development of Hyde Estates.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS, that:

1. The City of Killeen, acting through its governing body, hereby confirms that it supports the proposed development of Hyde Estates for affordable rental housing, at its proposed location on land near the SEC of FM 3470 and Cunningham Rd., in Killeen, Texas, and supports the filing of HTC Application # 16154 by the Applicant with TDHCA and hereby recognizes that this formal action has been taken to put on record the opinion expressed by the City of Killeen as of the date of this Resolution.

2. The City of Killeen acting through its governing body hereby authorizes, empowers, and directs Scott Cosper, Mayor, to execute this resolution on behalf of the City of Killeen and to certify these resolutions to TDHCA.

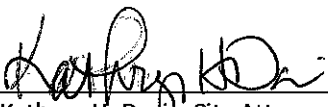
DULY RESOLVED by the City Council of the City of Killeen, Texas, on this the 23rd day of February, 2016.

APPROVED:



Scott Cosper, Mayor

APPROVED TO FORM:



Kathryn H. Davis, City Attorney

ATTEST:



Dianna Barker, City Secretary



BOA ME NA ME MMOA WO
"Help me and let me help you"
Symbol of cooperation and interdependence

February 10, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Hyde Estates, TDHCA #16154

Dear Mr. Irvine,

Please let this letter serve to acknowledge that **SONGHAI BAMBOO ROOTS ASSOCIATION** is aware of and supports Hyde Estates, a proposed affordable rental housing community to be located near the SEC of FM 3470 and Cunningham Rd., in Killeen, Texas. We also support the 9% competitive housing tax credit application being filed by the Applicant with the Texas Department of Housing and Community Affairs in connection with the Project.

SONGHAI BAMBOO ROOTS ASSOCIATION is a tax exempt organization whose mission is to provide sustainable and measurable educational and musical programs dedicated to the preservation of the cultural richness of the Africans within the Diaspora, West Indies and Africans abroad. The programs are geared towards reducing negative influence and teaching youth to take responsibility for their actions. Please see the attached information on our mission and tax exempt status. Our organization serves the community of Killeen, Texas.

We support the effort by the Applicant to provide quality affordable housing in Killeen, Texas and I believe the City of Killeen will benefit from the availability of quality affordable housing like Hyde Estates. I therefore support Hyde Estates and TDHCA Application No. 16154.

If you desire any additional information please feel free to contact us at (254)681-8861 or info@sbrca.org

Sincerely,

Darlene M. Golden
Director



**LULAC Herencia (Heritage) Council 4297
AnaLuisa Carrillo-Tapia President
PO Box 1683
Killeen, Texas 76540**

February 22, 2016

Re: Support for Hyde Estates, TDHCA#16154

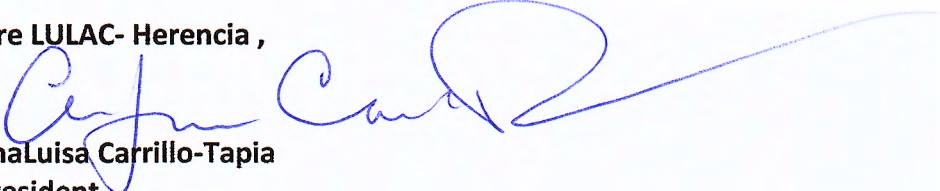
LULAC-Herencia Council # 4297 Killeen, Texas. Hereby makes public notice that we support the proposed Hyde Estates Affordable Housing Community to be located near the Sec of 3470 and Cunningham Rd. in Killeen, Texas . We are also supporting the 9% competitive housing tax credit application filed with the Texas Department of Housing and Community Affairs in conjunction with the proposed upcoming Housing Community.

The City of Killeen boasts in the motto that we are a City without limits , We ask that we as a community live up to this Motto , by allowing quality affordable housing for families that are at a financial disadvantage .

LULAC is a National grass roots organization that supports equality for housing, education and civic responsibility.

" We all move forward together or not at all" Cesar Chavez

We are LULAC- Herencia ,


**AnaLuisa Carrillo-Tapia
President**

LULAC-Herencia Council # 4297

Community Input Scoring Items

TDHCA#: 16159

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Garland Chamber of Commerce

Name of Community Organization

Paul Mayer

Contact Name

- Support
 Opposition

B. Garland Area Habitat for Humanity

Name of Community Organization

Christine Hockin-Boyd

Contact Name

- Support
 Opposition

C. Apartment Life

Name of Community Organization

Michelle Smith

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition



CAPITOL OFFICE
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0244
(512) 463-9967 FAX

KENNETH SHEETS
TEXAS HOUSE OF REPRESENTATIVES
DISTRICT 107

DISTRICT OFFICE
6301 GASTON AVE.
SUITE 536
DALLAS, TEXAS 75214
(214)370-8305
FAX (214)370-8475

February 19, 2016

Palladium Garland
C/O Tom Huth
13455 Noel Road, Suite 400
Dallas, TX 75240

Dear Tom Huth,

I received the Public Notification for Palladium Garland located in the City of Garland and the 107th District, which I represent.

The purpose of this letter is to express my support for Palladium Garland which will serve the constituents in my District. After conferring with the city leadership in Garland, I will reiterate their desire that 20% of the project's units be set at market rate as this will better serve the area.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Sheets".

Representative Kenneth Sheets
State Representative, District 107
P.O. Box 2910
Austin, TX 78768

RESOLUTION NO. 10236

A RESOLUTION OF THE CITY OF GARLAND, TEXAS IN SUPPORT OF A PROPOSED HOUSING TAX CREDIT MULTI-FAMILY DEVELOPMENT.

WHEREAS, Palladium Garland, Ltd. has proposed a development for affordable rental housing on the south side of Interstate 30 in the Garland, Texas and

WHEREAS, Palladium Garland, Ltd. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits to be called Palladium Garland for a development located on a 9 acre tract on the south side of Interstate 30 in Garland, Texas; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF GARLAND, TEXAS THAT:

SECTION ONE, that the City of Garland Texas hereby supports the proposed development located on the south side of Interstate 30 and that this formal action has been taken to put on record the opinion expressed by the City of Garland on February 16, 2016, and

SECTION TWO, that for and on behalf of the City of Garland, Mayor Douglas Athas is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs

SECTION THREE, This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this the 16th day of February 2016.

THE CITY OF GARLAND, TEXAS

BY: _____

Mayor

ATTEST:

Blayne Rene' Dowl
City Secretary



From: [Williams, Councilman BJ](#)
To: [Sharon Gamble](#)
Cc: [Guerin, Will](#)
Subject: Affordable Rental Housing Application - (Thomas E. Huth, Palladium Group)
Date: Sunday, April 03, 2016 12:19:48 PM

ATTN: Marni Holloway
Director, Multi-family Finance
Texas Dept. of Housing and Community Affairs

I have reviewed and support the subject application request, with the condition that under no circumstances may the number of proposed market rate units (42) be reduced below 30% of the total number of units being proposed (140), as specified in the application.

Councilman B. J. Williams
District 4 - Garland, Texas

Sent from my iPad



January 15, 2016

520 N. Glenbrook Drive
Garland, TX 75040
Office 972 272-7551
Fax 972 276-9261
www.garlandchamber.com

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Garland (Application #16159) – located on the south side of Interstate 30 and east of Northwest Drive, City of Garland, Dallas County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2016 application round of Housing Tax Credits for the proposed Palladium Garland apartment community, located on the south side of Interstate 30 and east of Northwest Drive, City of Garland, and Dallas County, Texas. ✓

Garland Chamber of Commerce is a tax-exempt organization and has the overall betterment, development, and improvement of the community as a whole as our primary purpose. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Garland site is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Paul Mayer".

Paul Mayer

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)



2/9/2016

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Mrs. Holloway,

Please accept this letter of support for the proposed Palladium Garland (Application #16159) located on the south side of I-30 and east of Northwest Drive in Garland, Texas.

Garland Area Habitat for Humanity's mission "Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope." As a local affiliate it is our desire to ensure everyone has a decent place to live thus the support for Palladium Garland is a good initiative.

I trust that careful consideration will be given towards this effort. If you have any questions, please feel free to contact me.

Regards,

A handwritten signature in black ink that reads "Christine Hockin-Boyd".

Christine Hockin-Boyd
Executive Director



January 20, 2016

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Garland (Application #16159) – located on the south side of Interstate 30 and east of Northwest Drive, City of Garland, Dallas County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2016 application round of Housing Tax Credits for the proposed Palladium Garland apartment community, located on the south side of Interstate 30 and east of Northwest Drive, City of Garland, Dallas County, Texas.

Apartment Life, Inc. is a tax-exempt organization and has the overall betterment, development, and improvement of the community as a whole as our primary purpose. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Garland site is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Michelle Smith
Vice President, Client Relations
Apartment Life, Inc.

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)



Community Input Scoring Items

TDHCA#: 16160

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Texarkana Chamber of Commerce

Name of Community Organization

Warren L. Allen

Contact Name

Support
 Opposition

B. Ralph Waits

Name of Community Organization

Sunrise Rotary Club

Contact Name

Support
 Opposition

C. United Way of of Greater Texarkana

Name of Community Organization

Mark L. Bledsoe

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



GARY VANDEAVER
DISTRICT 1

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

January 27, 2016

Nash Senior Village, Ltd.
ATTN: Mr. Jeremy Mears
404 E. Worth Street
Grapevine, TX 76051

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Nash Senior Village in Nash, Texas, TDHCA Application No. 16160

Dear Mr. Mears:

I received your information on Nash Senior Village, which is to be located on the South side of New Boston Road between Clark Lane and Collins Road in Nash, Texas in Bowie County. As the Texas State Representative of District 1 in which Nash is located, I see an increasing need for affordable housing in my district.

I would like to express my support for this application. The City of Nash, like many other communities, is experiencing a shortage of quality affordable housing. Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents at this complex. This proposed project will make a very positive impact in our community.

If you have questions regarding my support of this proposed development, please contact me at (512) 463-0692.

Sincerely,

A handwritten signature in black ink that reads "Gary VanDeaver".

Rep. Gary VanDeaver, House District 1



RESOLUTION NO. R01-16

A RESOLUTION OF SUPPORT FOR THE PROPOSED NASH SENIOR VILLAGE

WHEREAS, Nash Senior Village, Ltd. has proposed a 100 unit development for senior affordable rental housing located within the City of Nash, Texas, to be called Nash Senior Village; and

WHEREAS, Nash Senior Village, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Nash Senior Village;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Nash, Texas that:

Section 1. The City Council of the City of Nash hereby acknowledges and confirms that the City of Nash has more than twice the state average of units per capita supported by Housing Tax Credits as provided for in §11.3(b) of the Housing Tax Credit Program Qualified Allocation Plan.

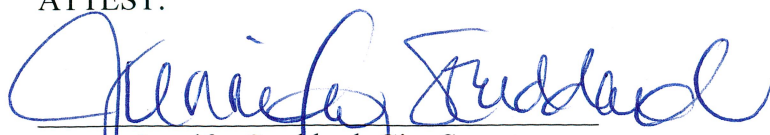
Section 2. The City Council of the City of Nash hereby confirms that it (i) supports the proposed Nash Senior Village development (TDHCA #16160) located in the City of Nash proposed by Nash Senior Village, Ltd., (ii) approves the construction of the development, and (iii) approves an allocation of Housing Tax Credits for this development pursuant to the Texas Government Code §2306.6703(a)(4).

Section 3. This resolution shall become effective from and after the date of its passage by City Council.

PASSED AND APPROVED by the City Council on this the 11th day of January, 2016.


Robert H. Bunch, Mayor

ATTEST:


Jennifer Studdard, City Secretary



February 5, 2016

Nash Senior Village, Ltd.
c/o: Jeremy Mears
404 E. Worth Street
Grapevine, TX 76051

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Nash Senior Village in Nash, Texas, TDHCA Application No. 16160

Dear Mr. Mears,

The purpose of this letter is to express our support for the **Nash Senior Village** housing development, TDHCA application No. **16160**, located at New Boston Road in between Clark Lane and Collins Road in Nash, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by Nash Senior Village, Ltd.

As both the City of **Nash** and Bowie County continue to grow, there is a greater need for affordable housing for seniors at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. **Nash Senior Village** could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

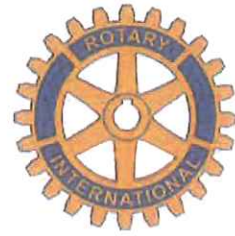
The Texarkana USA Chamber of Commerce is a civic non-profit located at 819 N. Stateline Avenue Texarkana, TX. As part of the neighborhood and community in which **Nash Senior Village** will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Allen".

Warren L. Allen
President & CEO
Texarkana USA Chamber of Commerce

Texarkana Sunrise Rotary Club



February 12, 2016

Nash Senior Village, Ltd.
c/o: Jeremy Mears
404 E. Worth Street
Grapevine, TX 76051

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Nash Senior Village in Nash, Texas, TDHCA Application No. 16160

Dear Mr. Mears,

The purpose of this letter is to express our support for the **Nash Senior Village** housing development, TDHCA application No. **16160**, located at New Boston Road in between Clark Lane and Collins Road in Nash, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by Nash Senior Village, Ltd.

As both the City of **Nash** and Bowie County continue to grow, there is a greater need for affordable housing for seniors at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. **Nash Senior Village** could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The Texarkana Sunrise Rotary Club is a non-profit service club located at 1200 N. Kings Hwy, Nash, Texas. As part of the neighborhood and community in which **Nash Senior Village** will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

A handwritten signature in blue ink that reads "Ralph Waits". The signature is written in a cursive style with a large initial "R" and a long, sweeping tail.

Ralph Waits

President Sunrise Rotary Club

Post Office Box 106
214 Spruce Street
Texarkana, Texas 75501
tel 903.794.3105
fax 903.793.6320
uwgrtexark@cableone.net
www.texarkanaunitedway.org

February 9, 2016

Nash Senior Village, Ltd.
c/o: Jeremy Mears
404 E. Worth Street
Grapevine, TX 76051



RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Nash Senior Village in Nash, Texas, TDHCA Application No. 16160

Dear Mr. Mears,

The purpose of this letter is to express our support for the **Nash Senior Village** housing development, TDHCA application No. **16160**, located at New Boston Road in between Clark Lane and Collins Road in Nash, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by Nash Senior Village, Ltd.

As both the City of Nash and Bowie County continue to grow, there is a greater need for affordable housing for seniors at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. **Nash Senior Village** could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The United Way of Greater Texarkana is a non-profit located at 214 Spruce Street, Texarkana, TX 75504. As part of the neighborhood and community in which **Nash Senior Village** will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark L. Bledsoe".

Mark L. Bledsoe, President/CEO
United Way of Greater Texarkana

LIVE UNITED™

Community Input Scoring Items

TDHCA#: 16161

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Capital Idea

Name of Community Organization

Steve Jackobs

Contact Name

Support

Opposition

B. Greater Austin Asian Chamber of Commerce

Name of Community Organization

Marina Ong Bhargava

Contact Name

Support

Opposition

C. Front Steps

Name of Community Organization

Mitchell Gibbs

Contact Name

Support

Opposition

D. Skillpoint Alliance

Name of Community Organization

Margo Dover

Contact Name

Support

Opposition

E. Sustainable Food Center

Name of Community Organization

Ronda Rutledge

Contact Name

Support

Opposition

F. Any Baby Can

Name of Community Organization

Kathleen Hopkins

Contact Name

Support

Opposition

In addition, the Department received 83 emails of opposition and a petition of opposition from area residents signed by 1,066 individuals. Information is included for your review.

RESOLUTION NO. 20160211-005

WHEREAS, Saigebrook Development, LLC., or an affiliated entity, (“Applicant”) has proposed a development for affordable rental housing at 3300 Oak Creek Drive to be called the Elysium Park Apartments (“Development”) in the City of Austin; and

WHEREAS, Applicant has advised that it intends to submit application #16161 to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2016 Competitive 9% Low Income Housing Tax Credits for the Development;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

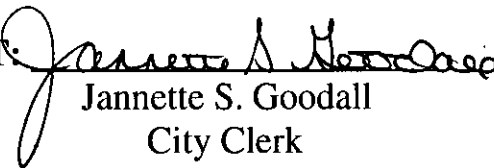
The City of Austin, acting through its governing body, the Austin City Council, hereby confirms that it supports the proposed application #16161.

BE IT FURTHER RESOLVED:

For and on behalf of the City Council, Jannette S. Goodall, City Clerk, is hereby authorized, empowered and directed to certify this resolution to TDHCA.

ADOPTED: February 11, 2016

ATTEST:


Jannette S. Goodall
City Clerk

February 15, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Elysium Park
Application # 16161

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Elysium Park," to be located at 3300 Oak Creek Drive, in Austin, Texas, Travis County.

Capital IDEA is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Steve Jackobs
Executive Director



February 18, 2016

Board Chair

Paul Kim

**Immediate Past
Chair**

Rashed Islam

Chairs Emeritus

Ali Khataw

Jim Yatsu

Executive

Committee

Daniel Chi

Kuntal Sindha

Board Members

Sam Bakir

Richard Jung

Fayez Kazi

Robert Lee

Sun Je Lee

Ying McGuire

Viviene Ngo

Dan Warth

Derek Su

**Advisory Board
Members**

Angelos Angelou

Geoffrey Connor

Lee Leffingwell

Catherine Morse

Jimmy Ferguson

Brandon Janes

Daniel Hodges

Dr. Gregory Vincent

Executive Director

Marina Bhargava

TDHCA

Tim Irvine

221 East 11th Street

Austin, TX 78701

RE: Elysium Park Application #16161

Dear Mr. Irvine,

The Greater Austin Asian Chamber of Commerce (GAACC) is writing this letter to voice our support for the Texas Department of Housing & Community Affairs tax credit application for a proposed affordable housing development named *Elysium Park*, to be located at 3300 Oak Creek Drive in Austin, Texas, Travis County.

GAACC is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of advocating for, educating and connecting the Asian Pacific American business public, ultimately for the betterment of the overall population.

The need for housing in Austin that is affordable to citizens of modest means is undisputed and this development will help meet that need.

Sincerely,

Marina Ong Bhargava
Executive Director



February 17, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Elysium Park
Application # 16161

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Elysium Park," to be located at 3300 Oak Creek Drive, in Austin, Texas, Travis County.

Front Steps is a tax exempt/civic/nonprofit organization that serves the community in which the development site is located with a primary purpose of housing those experiencing homelessness. By establishing a spectrum of affordable housing stock in our community, lower-income individuals, homeless or not, gain greater opportunities to achieve housing stability, income security and healthier futures. We believe the Elysium Park Application #16161 helps address the spectrum of needs.

We appreciate the goal of housing creators to make Austin affordable – for everyone!

Sincerely,

Mitchell Gibbs
Front Steps Executive Director
512-305-4156



**BUILDING
HUMAN
CAPITAL**

February 19, 2016

TDHCA

Tim Irvine

221 East 11th Street

Austin, TX 78701

RE: Elysium Park

Application # 16161

Dear Mr. Irvine:

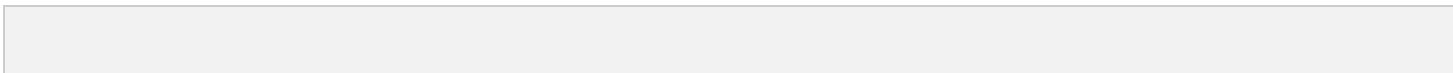
I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Elysium Park," to be located at 3300 Oak Creek Drive, in Austin, Texas, Travis County.

Skillpoint Alliance is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Margo Dover

Executive Director





SUSTAINABLE FOOD CENTER

Board of Directors

Ralph Hasson, Board Chair
Robyn Lewis, Co-Chair Elect
Brian Gordon, Co-Chair Elect
Fayruz Benyousef, Past Chair
Ian McAbeer, Treasurer
Cheray Ashwill, Secretary
Amon Burton
Phil DeMarie
Carrie Dyer
Laura Estes
Margaret Garcia
Tracey Haas
Kristi Katz
Erika Levack
Mellie Price
Cassandra Quinn
Roberto Rodriguez
Steve Semelsberger
Colin Wallis

Advisory Council

Will Allen
Growing Power, Inc.
Lucia Athens
Austin Chief Sustainability Officer
Wendell Berry
Author
John-Michael Cortez
Mayor Adler's Chief of Staff
Honorable Lloyd Doggett
U.S. Congress
Jim Hightower
Author/Commentator
Richard Linklater
Filmmaker
Mike Martinez
Former Austin City Council
Will Meredith
Meredith Family Investments
Tom Philpott
Writer for Mother Jones
Michael Pollan
Author/Professor
Robin Rather
Collective Strength
Anne Robertson
Healthy Child, Healthy World
Dr. Eduardo Sanchez, M.D.
American Heart Association
Eric Schlosser
Author
Eugene Sepulveda
Entrepreneurs Foundation
Jennifer Vickers
Community Investment Corp.
Alice Waters
Chez Panisse

February 22, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Elysium Park
Application # 16161

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Elysium Park," to be located at 3300 Oak Creek Drive, in Austin, Texas, Travis County.

Sustainable Food Center is a non-profit organization with roots dating back to the 1970s in Austin, TX. We aim to cultivate a healthy community by strengthening the local food system and improving access to nutritious, affordable. As there is a need for nutritious, affordable and sustainably produced food, there is also a real need for housing that is affordable to citizens of modest means and this development will help meet that need.

Ronda Rutledge
Executive Director
ronda@sustainablefoodcenter.org



Any Baby Can

Board of Directors

Greg Van Wyk, Chair
Chus Moose, Vice Chair
Brian Bugness, Secretary
Robin Ingati, Treasurer

Matt Burns
Marjorie Clifton
Edmund Fuentes
Shateeqa Garzatan
Michelle Gooch, M.D.
Ed Katgbo
TiWanna Kenney
Jay Lamy
Kathy Landauer
John Loyd, M.D.
Laraine McIntyre, RNC, OB
Wade Morgan
Leo Ortega
Rob Peterson
Eileen McPhillips Postner
Ruth Reclus, Ph.D.
Karen Sheratt
Julie Stevenson
Shelley Szucs
Anna Torma
Juan Tormoe

Andy Miller, MHSE, MCHES
President and CEO

February 26, 2015

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Elysium Park
Application # 16161

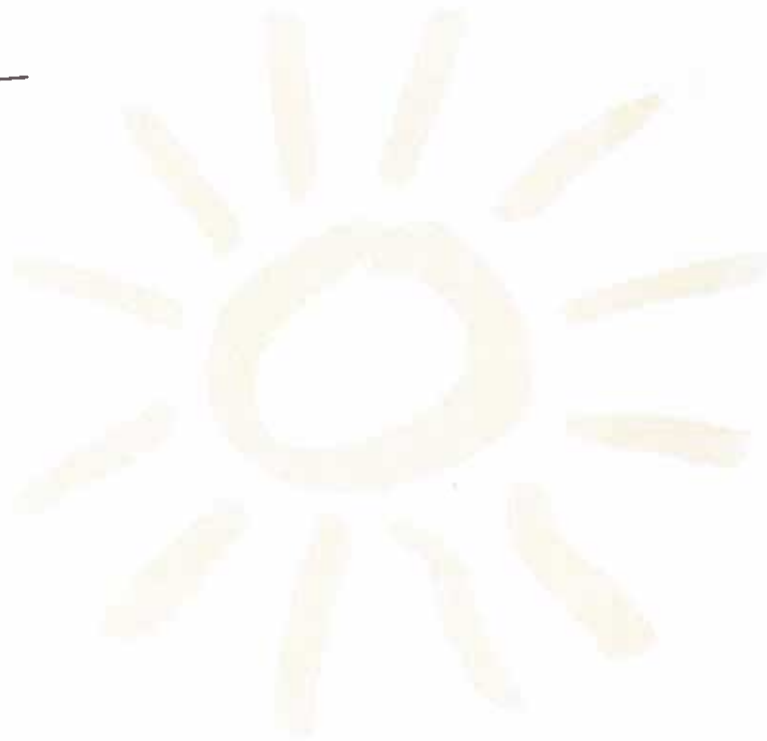
Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Elysium Park," to be located at 3300 Oak Creek Drive, in Austin, Texas, Travis County.

Any Baby Can is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Kathleen Hopkins
Chief Operations Officer



Shar ☐☐ ☐ a ☐ ☐ le

☐☐☐ ☐
Se ☐t ☐
T ☐☐
S ☐☐☐ect ☐

Cindy Schmidt ☐cnsdds☐ gmail.com☐
Thursday, April 28, 2016 10:43 AM
Marni Holloway; Sharon Gamble
Opposition to Elysium Park, application ☐16161

Dear Ms Holloway and Ms Gamble,

I am writing to express my concern regarding the proposed housing development Elysium Park at 3300 Oak Creek Dr, Austin, Texas. Our interest in safety and the ecological impact of the project are paramount in our resistance to the project.

We own property adjacent to the proposed site and have grave concerns about the planned construction. Our acreage has had numerous difficulties with flooding during the past 40 years of ownership. Regardless of efforts to remedy the flooding concerns, we still experience problems during heavy rains. The housing development proposed for the property next door would create a large footprint on that site, shedding even more water to nearby land and increasing the probability of flooding in the area. We own rental sites on our property and have worry that it will put our renters at risk if water levels increase excessively during heavy rains.

An additional burden of vehicle traffic on the two residential streets now used would be a difficulty for the entire neighborhood. There are only two routes to enter and exit the property which now serves 860 homes and additional street traffic would be a difficulty for the existing residents.

With the construction of multi level residence buildings, many people, including children, would be pedestrians in the area. The train that runs along Mopac is an extreme hazard in that regard. Several years ago, a man was killed by that train while crossing the track adjacent to our property. He was in a vehicle and that crossing has now been closed. The train tracks would still be completely accessible to pedestrians living in the housing proposed. Another death, caused by proximity, is needless! Particularly, if a child is killed by the train.

We are making a sincere request in asking you not to grant the tax credits for this project for the reasons sited above, For the current residents and future potential residents of the project, it appears to be an undesirable site for the proposed building and occupation by additional families as a home or residence. Thank you for consideration of our concerns.

Kind Regards,

Cindy N. Schmidt

Shar ☐☐ ☐a ☐☐le

☐r ☐☐ ☐
Se ☐t ☐ Aaron Figg figgleaf ☐ gmail.com ☐
T ☐☐☐ Wednesday, April 20, 2016 2:27 PM
☐c ☐ Marni Holloway; Sharon Gamble
S ☐☐☐ect ☐ northwoodtreasurer ☐ gmail.com
Opposition to Elysium Park, application number 16161

To whom it may concern;

My name is Aaron Figg and I live at 3701 Northfield Rd Austin, Tx 78727.

My family is against the proposed housing development at Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX.

The site is clearly not appropriate for apartments and we ask you to not grant the tax credits to this project. As I am sure many others in the neighborhood have mentioned, the location is unsuitable because of possible increases in flooding nearby and downstream, this part of Austin geology sits on limestone and karst which often has caves and underground voids and this geology would not be suitable for heavy multi story buildings. Additionally, there are only 2 usable streets to enter and exit this area and apartments would add more traffic to the nearly 860 homes that already use these two streets. The main street where this development is proposed has a railroad crossing, which is highly dangerous for children who may live at the apartment, and even further will add to traffic congestion for residents trying to enter or exit when the railroad crossing is down. Traffic will certainly backup onto the Mopac feeder when the railroad crossing is down as well, which will add to an already serious problem with this feeder road. If your traffic studies have missed these key elements, I highly suggest extending that effort.

Additionally, we are new residents in the area (moved last week), and are appalled that this development is even under consideration. This green space is what makes this neighborhood special, and being a home-grown Austinite I can certify that Austin historically cherishes its green spaces, especially environmentally sensitive spaces such as this. This development would destroy the green space and all the wildlife and ecology that exists there. My family moved from downtown Austin to raise our family in Northwood because of its location, tranquility, and because it is a well established and safe neighborhood. This development puts all of these benefits severely at risk.

Again, my family is against the proposed housing development at Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX.

I look forward to your response and attention to this matter.

--
Aaron Figg

Carolyn Isbell [mailto:disbell@austin.rr.com]
Tuesday, April 12, 2016 2:26 PM
Sharon Gamble
FW: Opposition to Elysium Park, application number 16161
Scan0050.pdf

Importance: High

From: Carolyn Isbell [mailto:disbell@austin.rr.com]
Sent: Tuesday, April 12, 2016 8:14 AM
To: 'marni.holloway@tdhca.state.tx.us'; 'sharon.gamble@tdhca.state.tx.us'
Cc: 'Council Member Leslie Pool'; 'Representative Celia Israel'; 'Zimmerman, Don'; 'Ora.Houston@austintexas.gov'; 'Steve.Adler@austintexas.gov'; 'Delia.Garza@austintexas.gov'; 'Sabino.Renteria@austintexas.gov'; 'Gregorio.Casar@austintexas.gov'; 'Ann.Kitchen@austintexas.gov'; 'Ellen.Troxclair@austin.texas.gov'; 'Kathie.Tovo@austintexas.gov'; 'Sherri.Gallo@austintexas.gov'
Subject: Opposition to Elysium Park, application number 16161
Importance: High

First of all, let me begin by stating that I am aware of and sensitive to the need for affordable housing in Austin especially as the cost of living in Austin is becoming prohibitive to many of its existing and new residents. However, my husband and I have owned a home in the proposed area for Elysium Park for over 20 years and have many overall concerns regarding the location of this Development.

Elysium Park would be placed in a location that would be dangerous to new residents living in the housing subdivision as they will be "literally hemmed/pinned in" by a 100 year flood zone (with a large drainage easement that flows swiftly with large rains and at times flood), active railroad tracks and inadequate street ingress and egress. Will the City of Austin, TDHCA, Developer, etc. assume the possible liability/lawsuits of these new residents by placing them in an unsafe area? Again, the need for subsidized housing is high but it needs to be at a location that is beneficial, not detrimental to its residents. The affordable housing residents deserve to have a safe place to live and not "pegged" into a location by a Developer who can perhaps acquire the land at a lesser price because of extenuating, compromising issues. Likewise, affordable housing developments should not be subject to an "unfit" location for the sake of expediency. I think it's a safe assumption that the Texas Department Housing Community Affairs and City of Austin desire to provide safe, affordable housing for its residents. To make affordable housing work in Austin there needs to be success stories, not horror stories.

- 1) Flood zone- Elysium Park will be built mere feet from a 100 year flood plain. This flood plain is such a concern to City of Austin-Watershed Protection Department that we were recently mailed a brochure from them entitled "Know the Dangers of Flooding" (see attached). It boggles my mind that Apartments with a high density of people would be built next to what turns into a raging, small river during heavy rains. Evacuation of 385 apartments (actual residents 770 plus?) because of flooding would be difficult- being hampered further by the railroad crossing and limited street access could make it disastrous. Also, I'm assuming residents would need flood insurance. Does renter's insurance allow for loss of contents due to floods or will the Developer need to provide additional insurance? Will FEMA be notified of this Development? What are FEMA's guidelines regarding this type of Development in/next to a Flood Zone?
- 2) Elysium Park would also be placed inside and in very close distance to railroad tracks that **have to be crossed** to exit the Development. There has already been a recent death at one of these

crossings near the proposed Elysium Park. Again, hard to understand the reasoning of placing a highly populated community containing children within such close proximity to active, operating railroad tracks. Are there any regulations in regards to building high density housing next to existing railroad tracks?

- 3) Surface/flood water being diverted differently causing water flow patterns to change. There obviously will be impact downstream from the very large complex Elysium Park will be. Places that normally don't flood may. Who is responsible for possible damages to residences/businesses by the changed flow of surface/flood water? Also, it would most likely affect nearby Water Park Road which is notorious for flooding making it an even more dangerous road to drive during heavy rain/flooding.
- 4) Surface water flow changes also cause environmental concerns. How will the increased pollution from surface water be dealt with as it impacts other areas? Is this under the jurisdiction of the Austin-Watershed Protection Department? Is it also the Watershed Department's responsibility to inspect this land and make sure any development falls within compliance/regulations?
- 5) Wildlife concerns- there is an abundance of deer and other wildlife in this highly wooded area. Are there any safeguards in place for them? Will the land in question be inspected to insure there are no endangered species? Is this the responsibility of SOS? Does it need to be brought to their attention or a similar agency?
- 6) Large, mature trees will need to be cut down. The City of Austin has ordinances protecting trees past a certain size. Will this be enforced? If not, how will adequate impervious ground cover percentages be achieved? With such a large development on a small piece of land (385 units on 7 acres) it does not seem possible. Will there be enough green space to mitigate storm water runoff?
- 7) The limestone earth in this area is too porous to support the weight of multi-story apartment buildings. This was discovered when apartment buildings were proposed on the present day location of Preston Oaks (adjacent to Northwood), a single family subdivision. The apartments had to be scaled down to single family housing because of caves and the porous limestone. Again, a danger to future residents if a multi-family building is constructed on land that cannot support the weight.
- 8) There are no safe routes/walkways for residents to walk for employment, grocery shopping, etc. The nearest grocery store would entail crossing Parmer and Mopac which is notoriously congested. Same for the nearest pharmacy (Walgreen's). There are no major employers within safe walking/biking distance. There are no nearby bus routes. Residents are subject to unnecessary risk because of the existing infrastructure or lack thereof.
- 9) Longtime residents in Northwood along Pegasus Street will be subject to a four story building virtually in their backyard. Recently, the Austin City Council voted to phase out most forms of short term rentals. One of the determining factors was cited as the Council being respectful of the "sanctity of residential housing". This philosophy is not consistent with the homeowners who reside on Pegasus and other nearby streets in Northwood. Why is their "sanctity of residential housing" not being considered as it was for other Austin citizens?

The proposed Elysium Park subdivision location is **NOT** a win/win for future residents, existing residents or the City of Austin. Affordable housing needs to be addressed but it needs to be done in the best interest of

the people it will benefit. As the saying goes- “if you are going to do something – do it right”. Don’t let others be the victims of expediency.

For all these reasons and others I didn’t list, **please do not grant the housing tax credits to this project.**

Thank you for your time and attention.

Respectfully,

Carolyn Isbell
Concerned citizen and taxpayer
McNeil Neighborhood- adjacent to Northwood

□□□□□□**T**□**A**□□□□ □□**T**□□: This email and any file transmitted with it are subject to the laws and policies regulating confidentiality related to communications with the intended recipients and therefore considered confidential. The contents of this transmission are intended for the use of the individuals or entity to which the e-mail is addressed. Improper copying or dissemination of this email is prohibited and may result in legal action. If you are not one of the named recipients or otherwise have reason to believe you have received this message in error please contact the Sender at 512-923-6262.

Sharon Gamble

From
Sent
To
Cc
Subject

Sherry [sherry@nemeth@yahoo.com]
Tuesday, April 12, 2016 10:37 AM
Sharon Gamble
Nancy Lemmons Grialva
Opposition to Elysium Park app 16161

Dear Ms Gamble,

As a almost 30 year resident of the Northwood subdivision I am concerned that the location of the proposed apartment complex "Elysium park" is unsuitable. The geology of the site is in an area that is prone to flooding. I am also aware of caves & voids in the area of limestone and karst that may very well prove to be unsuitable for multistory buildings.

Additionally my experience with public transportation at the site is abysmal at best. When my children were taking public transportation to get home from school the cap metro bus line by, what was then, cool river stopped running with no notice! They didn't have enough ridership to keep the route running. Two young teens left stranded without warning! My contact with them resulted in a "so sorry but too bad".

Another serious concern is the traffic in and out of the neighborhood. With the existing zoning any traffic would be opposite of the neighborhood. Any high density housing in this area would severely affect the two entrance/exits to the neighborhood. Please note only one (Parmer&Silvercreek) has a light and allows for a left turn. The other near the proposed project has no light, railroad tracks (the scene of fatalities already) and traffic running at at least 50mph. Trying to pull out is hard enough but trying to get in while cars are sitting in the flow of traffic waiting for a train is already risky without adding so many more residents.

I don't believe using tax credits for this site is the best use of those monies and am against the proposed development of Elysium Park. I believe there are other sites that are more appropriate for this project.

Respectfully yours,
Sherry Nemeth
4600 Oak Creek Dr
Austin, TX 78727

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Shar

Set
T
Subject

Brent Annear [brent.annear@texmed.org]
Monday, April 11, 2016 10:07 PM
Sharon Gamble
Opposition to [Elysium Park], application number 16161

Ms. Gamble:

I am writing in opposition to the proposed housing development “Elysium Park,” application number 16161 at 3300 Oak Creek Dr. in Austin, Texas.

I am a 10-year resident of the Northwood Neighborhood in North Austin, in which this development would be built. Please do not grant the tax credits for this project. I imagine these tax credits are precious, and I assume your office seeks to spend these precious resources wisely. The proposed site, part of a small single-family home neighborhood, is a poor choice for an apartment complex. My primary concern is traffic, but also potential flood impact due to the site overlapping and bordering a creek, and ecological issues.

Northwood’s infrastructure is not sufficient for dense development. The entire neighborhood has just over a dozen streets in its entirety, and the street on which this complex would be built is not a major thoroughfare (we have no such thoroughfares), it’s an un-striped neighborhood street lined with houses. If this were built, it would add what, 30 percent more cars, and suddenly you have traffic jams and safety threats not just for current residents, but for the prospective new apartment residents as well. I’m convinced it’d be a bad deal for everyone – except for the developer.

Cars are the only viable way for these hundreds of prospective new tenants to travel, just like us. Northwood is not served by public transportation. The nearest grocery store is nearly two miles away on the other side of a freeway and a 4-lane divided major artery (Parmer). The nearest drug store, while closer, is across that major street. Ours is not a pedestrian-friendly neighborhood in terms of accessing anything. Additional traffic will be unsafe at the railroad crossing too, which is very near the proposed complex. We’ve already had one recent fatal car-train collision half-mile up the track. How can this development not lead to risking more?

The developer’s first proposed plan indicated the buildings would not exceed 3 stories. Then they submitted revised plans to your office, with 4-story buildings. These are not the actions of a prospective good neighbor; they’re the actions of an out-of-state developer who has found a niche business model to use our tax dollars to earn money. This comes at our expense – both financially and in our case, in quality of life. I’ve yet to hear a single Northwood neighbor endorse this project. It is a bad idea because it does not fit in this little space, Northwood.

For our neighborhood this a quality of life and safety issue. I’m convinced that for the developer it’s only about making money at taxpayer expense. As a long-time resident and taxpayer I ask that you please deny their request in this proposal.

Thank you,

Brent Annear
4402 Bridlewood Drive, Austin, Texas 78727 (In Northwood)

Improving the Health of All Texans

Texas Medical Association
www.Texmed.org
401 W. 15th Street
Austin, TX 78701

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Lisa Graf (lisaxgraf ☐ gmail.com ☐
Sunday, April 10, 2016 1:52 PM
Marni Holloway; Sharon Gamble
northwoodtreasurer ☐ gmail.com
Opposed to Elysium Park, application 16161

Ms. Holloway,

I am against the proposed housing development Elysium Park, application # 16161 at the 3300 block Oak Creek Dr. in Austin Texas because this site is no appropriate for apartments.

The location is unsuitable because of possible increases in flooding nearby and downstream; this part of Austin geology sits on limestone and karst which often has caves and underground voids occupied by endangered species; this geology would not be suitable for heavy multi story buildings.

There are safety issues due to traffic, trains and flooding; There are only 2 usable streets to enter and exit this area; apartments would add more traffic to the nearly 860 homes that already use these two streets.

Additionally there may be as many as 4 stories on the planned apartment complex - with balconies! These balconies will overlook peoples backyards and even give visual access into the private rooms of peoples homes; their living rooms, bathroom, and bedrooms. This will be an increased safety risk in our neighborhood. In addition, the people who currently live in what will surely become very undesirable homes, will consider leaving - they already are - I've talked to some. Then our neighborhood will have homes that are difficult to sell, owners will have to decide if they want to sell at a loss. There may be homes vacant for quite a while as home owners decide which of two bad options to pursue. With everything going on in the economy, it is horrible to see the city contributing to a further decrease in people's savings and what is a part of most people's retirement plan. 401ks and investment values are plunging enough as it is without the city contributing to another financial negative for a neighborhood with a significant amount of middle aged residents who are trying to save for retirement since we know social security will not be there for us.

Since Austin is committed to increasing green space and parks, this area would be perfect for that since there are no parks north of Parmer.

Thank you,

Lisa Graf
13102 Council Bluff Drive
Austin, TX 78727
(512) 917-9837

☐r ☐☐ ☐ Kerri Reeves ☐kerrilreeves☐ yahoo.com☐
Se ☐t☐ Sunday, April 03, 2016 4:07 PM
T ☐☐ Marni Holloway
☐c☐ northwoodtreasurer☐ gmail.com
S ☐☐☐ect☐ Opposed to Elysium Park application ☐ 16161

Dear Ms. Holloway,

I am writing to you with my concerns pertaining to application # 16161, for the proposed Elysium Park apartment complex. The address of this project is located at 3300 Oak Creek Drive in Austin. My concerns along with many of my neighbors pertain to the small size of this property for this type of project. Below are my specific concerns.

Increased traffic through our quiet neighborhood. The volume of cars leaving this proposed complex will have a dramatic effect on our neighborhood putting children and residents at risk. Although this property is very close to the frontage road of Mopac, I feel that most residents within this proposed complex would choose the alternative route via Oak Creek Drive to Silver Creek in order to access Parmer Lane where there is a stop light. The likelihood that prospective residents would choose this route instead of the entrance onto the frontage of Mopac is due to the number of potential residents leaving this complex during peak hours. This will cause a back-up in traffic due to the short distance between the entrance to the Elysium Park complex to the railroad tracks then having to wait at a stop sign at the frontage of Mopac. I foresee residents of this proposed complex speeding through our neighborhood putting at great risk the children walking to the bus stop and residents who like to walk in the morning.

Property size is too small for this type of project with limited access in and out of the complex. A multi-family complex is just not the appropriate project for this piece of property.

Environmental threat will be increased due to projected run off into the surrounding creeks. Northwood has two creeks that run through our neighborhood. Adding this size of multi-family project at this specific location will have a negative impact for those of us living down stream. The Northwood neighborhood along with the businesses and homes just South of Parmer Lane will be impacted. The heavy rains received during 2015 caused the highest water flow through our creek (Walnut Creek) during any previous event in the last 23 years. This type of project could be the catalyst that impacts many homes and businesses in our area.

Ms. Holloway, I URGE you to oppose the approval of this application. I also request that you consider visiting this specific site to see for yourself why I and many of my neighbors have concerns with the Elysium Park apartment project. I think if you see it you will understand where we are coming from with our expressed concerns. A multi-family complex at this location is not the answer. I thank you for your time to read my concerns.

Respectfully,

Kerri Reeves
12703 Cantle Trail
Northwood Subdivision
Cell: 512-656-7351

Share

From
Sent
To
Cc
Subject

Kevin Sasaki [ksasaki@att.net]
Friday, April 01, 2016 11:04 PM
Marni Holloway
northwoodtreasurer@gmail.com
Opposed to Elysium Park, application 16161 at 3300 Oak Creek Dr in Austin Tx

Dear Ms. Holloway,

We are writing you to express our opinion on the Elysium Park development. We feel this site is not appropriate for apartments and are against the proposed development for the following reasons:

- 1. Traffic and safety:** This area is not located near a convenient bus stop or train station as the developer has indicated. There is a train crossing on Oak Creek and just north of this location one person has already been killed. There is little room for cars coming off of the southbound frontage road of Mopac onto Oak Creek and when the crossing gate is closed there is only room for one car at that stop and this causes multiple cars to stack up in the one lane of traffic. There has been several instances of near collisions to the cars waiting to get into the neighborhood. There are only two ways to get in and out of Northwood. One being the frontage road off Mopac and the other off of Parmer Lane. We are concerned this would put many other cars coming and going through this crossing and into the main streets therefore adding additional traffic coming into Oak Creek and into our neighborhood. This would just not be safe for anyone including residents of these proposed apartments.
- 2. Floodplain:** There is a creek which runs parallel to this proposed development putting it in a floodplain. Concern about runoff or flooding which could be harmful to the environment. We are also concerned this could become like the Onion Creek area, just too much development in the wrong place.
- 3. Property Values:** We have concerns that putting affordable housing apartments in this area will result in property values dropping. Many neighbors in our neighborhood have spent many years paying for homes and putting our hearts and souls into maintaining our property. We do not want to have our property drop in value as we have plans on retiring in these homes and eventually leaving them to our children as assets. The residents in these affordable housing developments do not have financial interest in a rental home, this is not an investment to them. While we are understanding of people needing an affordable place to live this particular property is just not the right place for apartments.

We are asking you to not grant the housing tax credits to this project and appreciate you taking the time to hear our concerns.

Sincerely,
Kevin and Brenda Sasaki
Northwood residents

Share

From
Sent
To
Subject

Fred Fasel [fredfasel@att.net]
Friday, April 01, 2016 9:23 AM
Marni Holloway
Opposed to Elysium Park , application #16161

Dear Ms. Holloway,

I'm writing to express my strong opposition to the Elysium Park apartment complex. The site of the proposed apartment complex is not appropriate for multi-family development because it will degrade the integrity of an existing and older Austin neighborhood.

The problem is that the complex, as presently planned, will add 600 automobile trips to quiet residential neighborhood streets, Oak Creek and Silver Creek. One of the top priorities of the Austin Neighborhood Council is to "Preserve Neighborhood Character." A sudden addition of 600 automobile trips per day to these two streets certainly undermines a Neighborhood Council's priority as it adversely impacts the character of Northwood Neighborhood by greatly increasing traffic through the neighborhood several fold.

This is a case in which a for-profit corporation is ignoring the priorities of the Austin Neighborhood Council and the wishes of Northwood residents for its own benefit. It isn't right that a few well heeled people can so adversely impact hundreds of families that have heavily invested in their neighborhood. And, it isn't right that they are helped by a government agency that makes the interests of all stakeholders a priority.

You are in a position to halt this negative situation by not granting the housing tax credits. The residents of Northwood are not opposed to the spirit of affordable housing in our "backyard", but we are opposed to a development that has been designed with no regard to the adverse impact it has on traffic on residential streets of our neighborhood.

Thank you for listening and helping us resolve this situation in a way that preserves the character of Northwood.

Fred Fasel
12900 Oak Bend Drive
Austin, Texas

Sharon Gamble

From: Cate Oslovor [cateo345@gmail.com]
Sent: Thursday, March 31, 2016 5:15 PM
To: Sharon Gamble
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, app #16161

Dear Ms. Gamble:

I am writing to let you know that, like the majority of my neighbors, I am against the Elysium Park plan (app # 16161) to build apartments in my neighborhood. I will work with my neighbors to do whatever we can to protect our neighborhood from the negative impacts this project will have on us and on any people who might end up living in the apartments should they ever be built. The expected problems created by this project include traffic and flooding. For potential apartment residents who may need public transportation, there are many limitations and risks in accessing any public transport as there are limited sidewalks and street lights in the area, and to reach any bus stops or stores, residents have to cross multiple lanes of high-speed traffic at only two marked crosswalks.

The property is currently not zoned for residential housing (especially not high density), since our neighborhood fought in the past to have it zoned to its current light industrial designation. This plan has us fighting again to maintain the designation as is.

Neighborhood residents have met with the developer on multiple occasions and have found that information shared by the developer has often not matched what is now found in the official application documents. This makes me question the integrity of the developer and whether they can be trusted. Perhaps there are more honest, trustworthy developers with plans that are more appropriate for this type of development to which you can award the tax credits?

Sincerely,
Deborah Oslovor
4500 Bridlewood Dr.
Austin, TX 78727
512-733-5751

Shareable

From

Sent

To

CC

Subject

Gary Lilja <glilja@austin.rr.com>

Wednesday, March 30, 2016 7:28 AM

Marni Holloway

northwoodtreasurer@gmail.com

Opposed to Elysium Park application #16161

I hereby register my opposition to the above referenced development at 3300 Oak Creek Drive in Austin, TX. The current plan does not follow the original proposal submitted by the developer of this tract and has been modified in such a way as to be a great detriment to our neighborhood.

Gary Lilja
4506 Bridlewood Drive
Austin, TX 78727

Shareable

From

Subject

To

Content

Subject

Richard Mc Collum rich451@aol.com

Monday, March 28, 2016 5:32 PM

Marni Holloway

northwoodtreasurer@gmail.com

Opposed to Elysium Park - Application 16161

I am opposed to the Elysium Park Apartment complex and request that you deny housing tax credits for the project. My main concern is for the large amount of additional vehicle traffic that would run through Northwood. Northwood is a quiet, mature single-family housing area where many residents, including me, walk dogs, ride bicycles, push baby strollers, etc. through the neighborhood. Building high-density housing with hundreds of units on Oak Creek Drive is a terrible fit for the area. I believe traffic at Oak Creek @ Mopac and Silver Creek @ Parmer (the only 2 main entry-exit points for Northwood) would become troublesome. I also think safety and noise issues will be impacted in a negative manner for the residents here.

Sincerely,

Richard McCollum
12512 Palfrey Drive
Austin, TX 78727-3017
rich451@aol.com

Shareable

From

norman helgren [nhelgren1@yahoo.com]

Sent

Monday, March 28, 2016 1:23 PM

To

Marni Holloway

Copy

northwoodtreasurer@gmail.com; Anna Helgren

Subject

Opposed to Elysium Park, application 16161

This e-mail and any files transmitted with it are confidential. If you have received this e-mail by mistake, please notify the sender immediately by e-mail. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.

Share

From
Sent
To
Subject

Megan Parra [megparra@gmail.com]
Monday, March 28, 2016 10:51 AM
Marni Holloway
Opposition to Elysium Park, application number 16161

Dear Ms. Holloway,

I am a resident of the Reserve at Northwood, 12602 Palfrey Dr. I am emailing you to voice my opposition to the proposed housing development Elysium Park, 3300 Oak Creek Dr in Austin, TX. My concern related to this development is the addition of residential traffic to the two entrances/exits from our neighborhood. Especially on a Monday-Friday the only way to really get out of our neighborhood safely and avoid the traffic on Mopac frontage is to go to the light at Silvercreek sending traffic through the neighborhood.

I would prefer for the land to continue to be zoned commercial so it won't create more residential traffic.

Thank you.

Megan Parra

Sharon Gamble

From

Sent

To

cc

Subject

Murray Jones <murrayinaustin@gmail.com>

Thursday, March 24, 2016 2:29 PM

Sharon Gamble

Marni Holloway

Opposition to Elysium Park, application # 16161

Hello Sharon,

I just wanted to let you know that I am against the proposed housing development Elysium Park Application # 16161 at 3300 Oak Creek Drive in Austin Texas. This site is not appropriate for apartments. Please do not grant tax credits for this project.

Regards,

Murray Jones

3804 Beaconsdale Drive

Austin, Texas 78727

(512) 293-0638

Sharon Gamble

From
Sent
To
Subject

Andrea Guak <andreastarkey@yahoo.com>
Wednesday, March 23, 2016 10:44 AM
Sharon Gamble
Opposition to Elysium Park, application number 16161

Share

From

Sent

To

CC

Subject

Ronald Roberts [ronald.roberts@hds.com]

Wednesday, March 23, 2016 8:43 AM

Marni Holloway

Sharon Gamble

Opposition to Elysium Park, application # 16161

My name is Ron Roberts and I own and live in a home at 3803 Northfield Road, Austin, TX 78727. I am opposed to the commitment of public funds for the Elysium Park application number 16161 at 3300 Oak Creek Drive in Austin, TX for the following reasons:

- The site is home to wildlife that will be displaced.
- Oak Creek has a railroad crossing that at times with current traffic load backs up onto the Mopac frontage road and will get worse with the increased traffic load
- Oak creek is subject to flooding and may be negatively impacted by the development
- Nearly 100 apartments will add significantly more traffic to and through this neighborhood of over 800 homes.

Please use this input in your consideration of public funding supporting this development.

Thank you.

Ron Roberts

Cell: (512) 373-5199

From Donna Blumberg [donnablumberg@gmail.com]
Sent Tuesday, March 22, 2016 4:24 PM
To Marni Holloway; Sharon Gamble
Cc Nancy Lemmons Grialva
Subject opposed to Elysium Park, application number 16161 (links to photos & video illustrating reasons)

Hello,

Along with many others who live in this corner of Parmer/MoPac, I oppose apartments on the undeveloped tract of Oak Creek, for which application 16161 is requesting HTCs. The site is not suitable for any apartments; affordability is not an issue.

The site is not suitable or safe for apartments due to

- proximity of the railroad tracks and frontage road to the apartments
- increased traffic exiting and entering the neighborhoods on the 2 usable streets currently used by residents of nearly 900 homes
- possible increase in flooding at and near the apartments and downstream due to the additional impervious cover
- possible (probable?) surface caves and subterranean voids in the limestone karst terrain that is throughout this part of Austin; not a good foundation for heavy multi story buildings

You may not have seen the videos and images of flooding, both adjacent to the site and downstream. I've attached links to them for your convenience; they and other links are available on our website on this Oak Creek Apartments Resources Summary page <http://northwoodna.com/2016/03/04/oak-creek-apartments-resources-summary/>

We attended the Feb. 11 meeting of the Austin City Council, when a resolution to write a letter in favor of the HTC was being considered. We stated our opposition to the resolution and our reasons why (see the links below); despite our objections a majority of the Council voted for the resolution. Video of that meeting is also available on the above Apartments Resources Summary page, as is video of the Feb. 24 meeting where Saigebrook presented their plans to Northwood and nearby neighborhoods. Nearly 140 people attended; the video shows the strong opposition.

Saigebrook has requested the site be rezoned as MF-4. Northwood neighborhood and others are actively working to oppose that zoning.

▪ [Video of May 2015 flood](#)

(south side of Parmer - 1/2 mile south of the site)

▪ [Video of Oak Creek Drive being flooded](#)

(adjacent to the apartments)

▪ [Flooding slides shown to City Council during Feb 11 meeting](#) - one branch of Walnut Creek flows under Oak Creek. these slides show

- flooding of Walnut Creek under the Oak Creek Drive bridge next to the apartment site ,
- a high water rescue at that same location
- another tributary of Walnut Creek that joins this one immediately south of Parmer also floods; the additional impervious cover of the apartments may increase the flooding downstream, putting existing homes at risk.

For all of the above reasons, please do not award the tax credits to this project.

Thank you
Donna Blumberg
13025 Silver Creek Drive
Austin, TX78727

Sharon Gamble

From

John Lang <dlang20032003@yahoo.com>

Sent

Tuesday, March 22, 2016 2:51 PM

To

Sharon Gamble

cc

northwoodtreasurer@gmail.com

Subject

Opposition to Elysium Park, Application number 16161

Microsoft Word Document

Sharon Gamble

From

Ann Caroline Leifeste [ann.leifeste@gmail.com]

Sent

Tuesday, March 22, 2016 2:36 PM

To

Sharon Gamble

Subject

I am in opposition to the Northwood Apartment Complex

on Oak Creek. It would impact our neighborhood in many ways, including crime and traffic. Thank you, Ann Leifeste
3506 Palomar Lane, Austin 78727

☐r☐☐ ☐
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T☐☐
S☐☐ect☐

Susan Collier ☐susan.collier☐ gmail.com☐
Tuesday, March 22, 2016 1:27 PM
Sharon Gamble
Opposition to Elysium Park, application number 16161.

Hello Ms Gamble,

My name is Susan Collier. I live at 12812 Silver Creek Dr in the Northwood neighborhood of Austin, TX.

I am sending this email to you because I am against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. This site is inappropriate for a dense apartment building for a number of reasons: flooding, traffic, and safety of its occupants and the existing residents of Northwood, the Reserve, McNeil Estates, and Preston Oaks neighborhoods.

Flooding: The large tract of land Saigebrook Development hopes to change zoning for is partially in the 100-year floodplain. Water crests over Oak Creek Drive at the edge of this tract of land. There was even a water rescue there last year during the Memorial Day 2015 floods. (We flood A LOT up in North Austin.) Essentially the only entrance/exit to Elysium Park will be on Oak Creek Drive just west of the water rescue site. All residents will be very close to this dangerous place. I also worry about the Walnut Crossing neighborhood just across Parmer Lane from Northwood. They are downstream of the floodplain that cuts through Northwood and Elysium Park. If you are not familiar with Walnut Crossing, it's right near three chronic flooded streets in Austin: Water's Park Road, Adelphi Drive, and O'Neal Road. Some Walnut Crossing properties are already partially or wholly in the 100-year floodplain. If Elysium Park is allowed to go forward, the loss of natural ground cover might cause worse flooding downstream, causing more properties to be put inside a redrawn floodplain. We don't want another Onion Creek buyout in Austin; these people are our friends, neighbors, and my children's schoolmates.

Traffic: Northwood, as well as the Reserve, McNeil Estates, and Preston Oaks neighborhoods are served by two major streets: Oak Creek Drive and Silver Creek Drive (my street). Oak Creek exits onto the a right-only frontage road for Mopac (loop 1) South. Silver Creek Drive exits at Parmer Lane (fast-moving 6-lane street) at our only stoplight. Traffic during morning commute is alright, backing up a light or two to exit the neighborhood at Parmer Lane. I can only imagine how this will become a major painpoint once 146 expected new cars are added to the mix via Elysium Park's plans. The developers keep telling us that they're saving us from bad industrial developers, but most businesses will not feature lots of outbound traffic between 6:45 and 8:30 AM. I don't want exiting my driveway and neighborhood to become a miserable experience! There are no other ways out of this pocket of the world if you want to head east or south!

Safety: Also, Silver Creek and Oak Creek are both very wide streets. When there isn't traffic, people tend to drive very fast on both of these roads. As it is, my children will never learn to ride bicycles in our neighborhood. Oak Creek Drive has a curve in it that makes visibility difficult. It's not easy to cross that street, especially with children. This problem is made worse by the fact that much of the neighborhood does not have sidewalks. I know that for affordable housing, the developer has to verify that the housing must be close to supermarkets, pharmacies, and bus stops for those without cars. The nearest supermarket/pharmacy is the HEB on the corner of Parmer Lane and Mopac North. I plan to walk the trip very soon. Google Maps tells me it is 0.9 miles from the Elysium Park site. The walk consists of walking along the southbound Mopac feeder road, crossing across the southbound feeder road, over the Mopac overpass, across the northbound feeder road, and then across all 6 lanes of Parmer Lane. Could you imagine doing that with children? Horrible! The requirement for the bus stop proximity is something that Saigebrook Development knows they cannot satisfy so they're going to submit some loophole paperwork. There is no nearby bus stop.

Thank you for your time and attention. If you have any further questions or need clarification, email me here or call me at 512-965-0066.

Sincerely,
Susan Collier

Sharon Gamble

From
Sent
To
Subject

Craig Ingram [craigmingram@gmail.com]
Tuesday, March 22, 2016 12:21 PM
Sharon Gamble
Opposition to Elysium Park, application number 16161

Dear Sharon Gamble,

My name is Craig Ingram and I live at 4509 Oak Creek Drive. I am writing to express my opposition to the proposed housing development 'Elysium Park', application number 16161 at 3300 Oak Creek Dr. in Austin, TX. This site is not appropriate for an apartment complex due to safety (traffic, flooding), public school finance/overcrowding and environmental concerns. I urge you not to grant tax credits to the developer for this project.

Sincerely,

Craig Ingram
4509 Oak Creek Drive
Austin, TX 78727

Sharon Gamble

Sharon Gamble
Settlement
Trust
Subject

John Baggett john@ladv.org
Tuesday, March 22, 2016 10:58 AM
Sharon Gamble
Opposition to Elysium Park, TDHCA application number 16161

Shareable

From

Set

To

cc

Subject

Annie Arnold <neededfab@gmail.com>

Monday, March 21, 2016 11:33 AM

Marni Holloway

northwoodtreasurer@gmail.com

Opposition to Elysium Park, application number 16161

Shareable

From: Larmon and Becky Maddox [mailto:lmaddox4@austin.rr.com]
Sent: Saturday, March 19, 2016 5:09 PM
To: Marni Holloway
Cc: NorthwoodTreasurer@gmail.com
Subject: Opposition to Elysium Park, app. 16161

We have lived in the Northwood neighborhood since 1984 and we are against the proposed housing development Elysium

Park, application number 16161, at 3300 Oak Creek Drive, in Austin, TX. This site is not appropriate for apartments.

Please do not grant the tax credits to this project.

Larmon and Rebecca Maddox
3906 Beaconsdale Dr.
Austin, TX 78727

Share

From: Tina Ross <tinalross@icloud.com>
Sent: Saturday, March 19, 2016 2:58 PM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161

Sent from my iPad

Begin forwarded message:

From: Tina Ross <tinalross@icloud.com>
Date: March 19, 2016 at 2:53:55 PM CDT
To: marni.holloway@tdca.state.tx.us
Cc: northwoodtreasurer@gmail.com
Subject: **Opposition to Elysium Park, application number 16161**

Dear Marni Holloway,

My name is Tina Ross

My home address is 12813 Poquoson Drive, Austin Texas, located in the Northwood neighborhood.

I am writing to ask you not to grant tax credits to the proposed housing project Elysium Park, application 16161 at 3300 Oak Creek Drive in Austin TX. This site is not appropriate for apartments. There are many issues and concerns around flooding, traffic, railroad crossing safety, lack of public transportation in and out of the area, safety along major traffic arteries to get to amenities such as grocery stores, public transportation, etc. There is not enough room for this apartment complex. There will not be enough parking spaces for the intended residents. AISD middle school and high school is very crowded. There was a large apartment complex just recently built close to Wells Branch parkway and the traffic is even more congested.

For these reasons, I am opposed to this proposed development and ask you to please support the neighborhoods that have concerns around this project by denying tax credits for this project.

Thank you very much.

Sincerely,
Tina Ross

Sent from my iPad

☐r☐☐ ☐ hkf fojtasek [fojtasek☐ email.com☐
Se☐t☐ Friday, March 18, 2016 12:33 PM
T☐☐ Marni Holloway
☐c☐ northwoodtreasurer☐ gmail.com
S☐☐☐ect☐ Opposition to Elysium Park, application number 16161."

Ms Holloway,

My name is Heather Fojtasek of 12709 Palfrey Dr. I have been a resident of Northwood neighborhood since 1985.

I want you to know I am **against** the proposed housing development **Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX.**

For reasons and issues around safety, traffic, flooding, train tracks, school overcrowding, underground cave formations, wildlife and rare bird yearly migratory visits, this site is not appropriate for apartments.

This is a unique pocket neighborhood in which access to/from comes **only** from two major high speed traffic arteries.

It is not like other neighborhoods such as Milwood with multiple avenues in and out.

There is no access to public transportation without crossing these arteries as is gaining access to public amenities such as stores, libraries, etc.

Foot traffic to reach these amenities would be along high speed traffic and crossing multiple lanes of traffic. Increased traffic in this small neighborhood would bring on a whole new set of problems for which there would be no solution.

When Palfrey was extended several years ago, the increased traffic created many problems - many animals and pets have been killed by cars and there have been and often are near misses of cars coming close to hitting children and others,(I have a small daughter), neighbors have sadly experienced animosity from other neighbors over traffic issues. Several wonderful neighbors moved away because of the increased traffic and safety issues. This comes from building a few houses, not apartments. Nothing against new neighbors, it is just how a quiet neighborhood was affected with an increased population and all that goes with it.

I hate to think how a four story apartment complex will affect the people of Northwood.

The train track causes traffic to back up on the access road of Mopac to enter Northwood as there is only room for one car to wait on Oak Creek while the train passes.

Flooding is a real issue when the creek swells and this places people (children) in very close proximity to flood waters.

The integrity of the greenbelt should be maintained in this location as it is all along the creek in both directions.

On Google maps, up and down this creek, there are no large developments built as close to the creek as this would be should it be allowed.

This proposed apartment development is not well thought out as to the impact it will have on the above mentioned issues.

Please do not grant the requested tax credits to this project.

Sincerely,

Heather Fojtasek

Shareable

From Sarah Meyers [sarahwallace@gmail.com]
Sent Friday, March 18, 2016 10:29 AM
To Marni Holloway
Cc northwoodtreasurer@gmail.com
Subject Opposition to Elysium Park, application number 16161

Ms. Holloway,

I am opposed to the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. The site is not appropriate for apartments.

Please do not grant tax credits for this project.

Respectfully,

Sarah Meyers
12708 Timberside Dr.
Austin, TX 78727

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S ☐☐☐ect ☐

Katie Cohen (katiecohen ☐ gmail.com ☐
Thursday, March 17, 2016 8:47 PM
Marni Holloway
Opposition to Elysium Park, application number 16161

I'm writing to express opposition to Elysium Park, application number 16161.

I do not support issuing housing tax credits to the Elysium Park project for a number of reasons. This is not an ideal property for apartments of any kind. This property is not currently zoned for multi-family housing, because it is not well suited to housing. There are concerns with the property for flooding, access to services, and traffic.

Flooding - this land contains part of the Walnut Creek flood plain and frequently floods. There is a low water crossing directly where a proposed exit of the property is to be located. This is a risk for the development, residents, and neighbors. It also poses a threat to property further down stream that may suffer by excess runoff.

Access to services - this property is not ideal for access to public transportation, grocery stores, convenience stores, etc. The developer's application is full of misrepresentations. The area of Northwood for the proposed development is boxed in by Loop 1 - Mopac and West Parmer Lane. In order to reach a bus stop, one would have to walk across multiple lanes of a major highway in two directions. This is unsafe. Austin already has a problem with pedestrian deaths, and more traffic trying to walk across Mopac and/or Parmer, especially with young children or bags full of groceries would be a major threat to residents. There are zero bus stops within Northwood. There are zero bus stops that can be walked to without having to cross a minimum of six lanes of traffic. There are zero pharmacies or grocery stores available without crossing six lanes of traffic. This is not an ideal place in terms of easy access to public services, especially if one needs public transportation or does not have a car.

Traffic - this area of roadway is already crowded and has speeding. Being next to the railroad leads to backed up traffic. With current construction across the street for a new church, I only suspect it will get wors

Katie Cohen

--

Katie Cohen

Share

From: Dionne Barner [dionnebarner@gmail.com]
Sent: Thursday, March 17, 2016 3:25 PM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161

Ms. Holloway,

I am writing to inform you I am staunchly opposed to the housing development Elysium Park, application number 16161 at 3300 Oack Creek Drive in Austin, TX. This site is not appropriate for apartments for several reasons: it is near an area that already floods without the development proposed, and it will add to traffic congestion in an already congested neighborhoods with only 3 points of ingress and egress.

I believe the developers of this company have a duty to provide their future tenants with a place that does not put them at risk for flooding, by providing the company with the funding to build apartments in this known flooding location, they are putting their tenants and the environment at risk.

--
Dionne D. Barner

Shareable

From
Sent
To
Subject

Richard Small [RichardSmall@att.net]
Thursday, March 17, 2016 2:50 PM
Marni Holloway
Oppositon to zoning change

My wife and I join the Northwood subsivision in opposing the rezoning of the areas just North of Oak Creek to Multi Family 4. The zoning need to stay as is for office. We need offices for community health and other services not apartments with conflicting traffic and more density adding to the flooding. Please, no rezoning.

Sincerely,

Richard Small

512-784-6156

Shareable

From
Sent
To
Cc
Subject

Cat Siever [catsiever@gmail.com]
Thursday, March 17, 2016 2:34 PM
Marni Holloway
Northwood Treasurer Northwood Treasure At Gmail.Com; Siever, Carl; catsiever
Opposition to Elysium Park, application number 16161

Hi Marni,

I live at 13033 Silver Creek Dr., Austin, TX 78727 and are against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX.

The site is not appropriate for apartments due to environmentally protected caves, traffic concerns, location near train tracks and density and impervious coverage issues.

I respectfully request that you do not grant the tax credits to this project.

Thank you.

Sincerely,
Catherine Siever
512 775 1394

Share

From: Ellen Botello [ellenbotello@gmail.com]
Sent: Thursday, March 17, 2016 1:47 PM
To: Marni Holloway
Subject: northwoodtreasurer@gmail.com
Opposing Elysium Park application 16161

Please do not grant a tax credit to this proposed project. I believe strongly that this would be the wrong project for this particular site. It would be a dangerous area to build apartments since the access is off mopac and a railroad crossing plus a reek that floods. As it is now, to turn right into the neighborhood, we often are backed up at the railroad crossing so cars are stopped on the mopac access road waiting their turn to get onto Oak Creek. Even if only one car has to slow down in front of you to look both ways before crossing the railroad tracks it forces you to be stopped on mopac access road while cars are flying down the road approaching. A protected turn lane is the only safe solution. Multiply the cars by 50 or so, all coming home from work or leaving for work at the same time and this plan does not work. The area should absolutely not be rezoned or the city faces accidents, deaths, or lawsuits. The only other protected exit or entrance to that neighborhood is Silver Creek and Parmer Lane and it is very congested now and already prone to many accidents. Even now, after rush hour when I leave the neighborhood at 9:20 am There have been 7 cars in line waiting at that light to change so we can turn onto Parmer. With only 2 safe accesses to this neighborhood with a light and having to stop or slow at a railroad track not to mention flooding issues at the application site, this is a bad idea. The zoning should not be changed. Thank You for your consideration. Ellen Quinn-Botello 4203 Tamarack Trail Austin 78727 Sent from my iPhone

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Debra Lineberger ☐debra☐lineberger☐ yahoo.com☐
Thursday, March 17, 2016 1:33 PM
Marni Holloway; Nancy Grialva
Opposition to Elysium Park - Application ☐16161

Ms Holloway,

We are writing to you regarding the tract of land at [3300 Oak Creek Dr.](#) This land is being considered for development known as Elysium Park.

We have lived next to this land for 9 years and have come to understand its ecology and ecosystem impact.

The land is bordered by two dry creeks, one to the north and a larger one to the east. The creeks when wet flow into Walnut Creek one mile to the south and is part of the Walnut Creek watershed. The presence of karst rock within this watershed indicates it is part of the aquifer recharge zone.

The tract consists of 7 acres, however most of this is in a flood zone. The apartments being planned would require building on approximately 2 acres of buildable land and is quite a small area. This puts the building within 61 feet of a 300 year old heritage oak tree. The planned apartment complex would require multi-story design to house the number of units requested in the application, thus cutting out critical sunshine to this oak tree.

The ecological impact of this proposal would endanger the sensitive nature of this watershed.

Across the street at [3303 Oak Creek Dr](#) a development has already begun for a church and the land is currently excavated.

This further endangers the ecosystem of this area. Our subdivision, Northwood, is located to the west of the tract in question and originally owned by the Northwood developers. It was designed as a buffer zone between our neighborhood and the dry creek flood zone, which is being considered for development now.

So to recap, this project is not suitable for a large apartment complex. We want to emphatically state our opposition to Elysium Park and respectfully request your denial for approval of this proposal.

Regards,
Debra Lineberger
Eydie Toll
[12936 Pegasus St](#)
[Austin 78727](#)

[Sent from Yahoo Mail for iPhone](#)

[Sent from Yahoo Mail for iPhone](#)

Shareable

From: tina silvers <tinas@cheerful.com>
Sent: Thursday, March 17, 2016 9:58 AM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: opposition to Elysium Park

We live at 3800 Northfield Road. My family is against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. The site is not appropriate for apartments. Please DO NOT grant the tax credits to this project.

Sincerely,
Tina & Tommy Silvers

Shareable

From: Kelley Dwyer [kellydwyer@gmail.com]
Sent: Thursday, March 17, 2016 9:48 AM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, Application Number 16161

Dear Ms. Holloway,

As a resident of the Northwood neighborhood, I am writing to respectfully urge you NOT to grant tax credits to Application number 16161, Elysium Park at 3300 Oak Creek Dr in Austin, Texas. This site is wholly inappropriate for apartments. The exponential increase in traffic congestion and multiple environmental issues that would be caused by this development would be devastating for this area.

Tax credits should never be granted for projects that create public safety hazards, property damage, or environmental damage, much less all three.

I appreciate your consideration regarding this matter.

Sincerely,

Kelley Dwyer

12703 Silver Creek Drive

Austin, TX 78727-2810

Shareable

From
Sent
To
Cc
Subject

Michele Evans [micheleevans@gmail.com]
Wednesday, March 16, 2016 3:51 PM
Marni Holloway
northwoodtreasurer@gmail.com
Opposition to Elysium Park, application number 16161

Hello Marni,

My name is Lori Michele Evans and I live in the Northwood Neighborhood. I'm writing you today to express my opposition to the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. My address is 12930 Pegasus. My back yard is on the property line of the proposed apartments. I have multiple concerns about this project from traffic to flooding to public transportation.

This site is NOT appropriate for apartments. Please do not grant the tax credits to this project.

If you would like to discuss further I would be happy to go into more detail about my concerns.

Lori Michele Evans

512-554-3343

Share

From
Sent
To
Subject

"Dace" <dywms0630@aol.com>
Tuesday, March 15, 2016 1:10 PM
Marni Holloway; northwoodtreasurer@gmail.com
Opposition to Elysium Park, application number 16161

Good Afternoon,

As a home owner, and resident of the Northwood subdivision since February of 1982, I am very much opposed to the proposed Elysium Park housing development at 3300 Oak Creek Drive in Austin...application #16161.

Traffic in this neighborhood has gotten progressively difficult, to the point of intolerable and with the addition of an apartment complex it would be even worse.

When the neighborhood had the proposal of the office building, now at the Mopac frontage road and Oak Creek Drive, (across Oak Creek from the currently proposed Elysium Park) we were told it would have no impact on our area ...they couldn't have been further from the truth...there is a constant stream of people coming and going through our neighborhood from that complex adding to the congestion. The addition of an apartment complex would further aggravate the situation. Furthermore there is no public transportation near this complex to help relieve traffic so alternative transportation (aka a car) is a must.

In addition, the flooding in this neighborhood is getting progressively more and more alarming and the addition of this complex immediately adjacent to a regularly flooded area will further exacerbate the situation.

Thank you for your concern,

Dyanne Williams
13018 Silver Creek Drive
Austin, Texas 78727
512-255-4055
512-657-7787

Share

From: thethe@yahoo.com
Sent: Tuesday, March 15, 2016 12:21 PM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Against Elysium Park, apt. 16161

I am a resident of Northwood Neighborhood in Austin, TX. My address is 4101 Oak Creek Drive. The site at 3300 Oak Creek drive is not appropriate for apartments. Please do not grant the tax credit to this project.

There is a safety issue due to increase of traffic . Our neighborhood is a pocket neighborhood. Cars cut through our neighborhood. There are only 2 useable exits for this neighborhood of 900 homes. Also the potential increase in flooding nearby & downstream from impervious cover. The bridge on Oak Creek has been impassable when we have a heavy rain. The apartments would bring danger of more flooding. Children are in danger with the increase of cars in the neighborhood.

Sincerely,
Loretta Lang

Sent from my iPhone

Shareable

From

Sent

To

Cc

Subject

Paul Friel [frielp@gmail.com]

Monday, March 14, 2016 1:15 PM

Marni Holloway

northwoodtreasurer@gmail.com

Opposition to Elysium Park, application number 16161

I am a resident against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. This is not appropriate for apartments due to higher traffic volume (which is already fast and dangerous on Oak Creek) and I ask that you not grant the tax credits to this project.

Thank you so much,

Paul Friel

Shareable

From Kendra Friel [kendrahamann@gmail.com]
Sent Monday, March 14, 2016 12:39 PM
To Marni Holloway
cc northwoodtreasurer@gmail.com
Subject Opposition to Elysium Park, application number 16161

I am a resident against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. This is not appropriate for apartments due to higher traffic volume (which is already fast and dangerous on Oak Creek) and I ask that you not grant the tax credits to this project.

Thank you so much,

Kendra Friel

Shareable

From

Sent

To

Cc

Subject

Melissa Schulle [mkschulle@gmail.com]

Monday, March 14, 2016 11:29 AM

Marni Holloway

northwoodtreasurer@gmail.com

Opposition to Elysium Park, application number 16161

Ms. Holloway,

I am writing to let you know that I am **against** the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. This site is not appropriate for apartments. I respectfully ask that you **not** grant the tax credits to this project.

Thank you,

Melissa Schulle

Shareable

From Flora Batts [flora@ austin.rr.com]
Sent Monday, March 14, 2016 10:46 AM
To Marni Holloway
cc northwoodtreasurer@gmail.com
Subject Opposition to Elysium Park, application number 16161

Dear Ms. Holloway,

This email is in opposition to the proposed housing development Elysium Park, application number 16161, at 3300 Oak Creek Dr. in Austin, TX. The impacts of this development to the neighboring community, Northwood, are all negative, to include significant increase in traffic within the neighborhood, and increase in flooding to Oak Creek.

I personally find the plan to build a four story building adjacent to homes with privacy fences a direct elimination of any sense of privacy. These homes will be have their values impacted negatively. Yes, Austin need more housing, but not at such a direct cost to those who have invested in a home of their own. There are ample land tracts in the immediate area that would not have nearly the adverse effect on the community and with better infrastructure to handle the additional traffic.

I strongly ask you not grant the tax credits to this project.

Thank you,

Robert and Flora Batts

3808 Woodchester Ln

Austin, TX 78727

Shareable

From: agram4@austin.rr.com
Sent: Sunday, March 13, 2016 8:08 PM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161

Marni Holloway -

My name is Ann Graham and I live at 12933 Pegasus - walking distance from the planned development for Elysium Park.

I am completely against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX.

This site is not appropriate for apartments.

I ask you to NOT grant the tax credits to this project.

Thanks,
Ann Graham

Shareable

From

Sent

To

Subject

Bev Degutis <degutba@mail.com>

Sunday, March 13, 2016 10:11 PM

Marni Holloway

Elysium Park case 16161

I am opposed to the Elysium Park development at 3300 Oak Creek in Autins, Texas 78727. Case #16161. This development will add to our already unreasonable traffic. I am a 36 year home owner in this area and have not seen anything to help our on going increase traffic! There is no near by public transportation so I only see increased problems. This is not a good spot to add more cars. Help!

Sent from my iPad

Shareable

From: mgraham9@tuno.com
Sent: Sunday, March 13, 2016 8:12 PM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161

Marni Holloway -

My name is Murray Graham and I live at 12933 Pegasus - walking distance from the planned development for Elysium Park.

I am completely against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX.

This site is not appropriate for apartments.

I ask you to NOT grant the tax credits to this project.

Thanks,
Murray Graham

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Shareable

From

Sent

To

CC

Subject

liz@northwoodtreasurer.com

Sunday, March 13, 2016 8:12 PM

Marni Holloway

northwoodtreasurer@gmail.com

Opposition to Elysium Park, application number 16161

Marni Holloway -

I live walking distance from the planned development for Elysium Park.

I am completely against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX.

This site is not appropriate for apartments.

I ask you to NOT grant the tax credits to this project.

Thanks,
Liz Graham

Shareable

From: tgraham9@austin.rr.com
Sent: Sunday, March 13, 2016 8:11 PM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161

Marni Holloway -

I live at 12933 Pegasus - walking distance from the planned development for Elysium Park.

I am completely against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX.

This site is not appropriate for apartments.

I ask you to NOT grant the tax credits to this project.

Thanks,
Tim Graham

Share

From Larry Howell [larry.howell@sbcglobal.net]
Sent Sunday, March 13, 2016 6:29 PM
To Marni Holloway
CC northwoodtreasurer@gmail.com
Subject Opposition to Elysium Park, application number 16161.

Hello Ms. Holloway,

We are against the proposed apartment complex, Elysium Park, application number 16161. The most significant problems are road traffic, safety and flooding. Also, there is not public transportation that is easily accessible from this location for the residents.

We also understand that this land used to be zoned for residential housing. Our neighborhood allowed the zoning to be changed previously from residential to light industrial with restrictions so that traffic and other issues would hopefully be reduced. To now allow it to be zoned for apartments would be against the intentions and wishes of the original zoning. We should be looking to have zoning that is more restrictive instead of less restrictive.

Furthermore, the developer has indicated that there are other land options in the area and we think they should pursue those instead.

Sincerely,

Lawrence Howell

Northwood resident (24 years)

3903 Northfield Rd.

Austin, TX 78727

Shareable

From

Set

To

Subject

l.lefler@yahoo.com

Sunday, March 13, 2016 6:05 PM

Marni Holloway

Opposition to Elysium Park, application number 16161

to finance director Marni Holloway

re. "Opposition to Elysium Park, application number 16161."

I am against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. the site is not appropriate for apartments. please do not grant the tax credits to this project.

L. lefler

4405 tamarack trail, austin

Shar...a...le

From
Sent
To
Cc
Subject

Michael [mmagrill@hotmail.com]
Sunday, March 13, 2016 4:17 PM
Marni Holloway
northwoodtreasurer@gmail.com
Opposition to Elysium Park, application number 16161

Ms. Holloway,

I am writing to encourage you NOT to grant any tax credits for the proposed apartment complex at 3300 Oak Creek Dr. I have two primary concerns. The first is that this is a lot of impermeable land cover in close proximity to Little Walnut Creek and we already have flooding concerns in our neighborhood. In all likelihood, this would only exacerbate the problem. Additionally, public transportation from our neighborhood is very limited. The proposed complex is about 1 -1.5 miles from the light rail station, but the hours are very limited. We also have 2 bus stop within a mile or so of the proposed development, but again those hours are very limited. We have in home child care and they have found this to be a very difficult barrier to overcome. I strongly feel that this is not an ideal location for this housing project.

Thanks for your consideration.

Michael Magrill

Share

From

Sent

To

Content

Subject

Macy Kauffman [macykauffman@icloud.com]

Sunday, March 13, 2016 4:00 PM

Marni Holloway

northwoodtreasurer@gmail.com

Opposition to Elysium Park, Application Number 16161

Hello,

I am a long time resident of Northwood neighborhood (1998-present). My family is strongly and unequivocally opposed to the proposed Elysium Park housing development, application number 16161. The site at 3300 Oak Creek is not appropriate for apartments. Please do not grant the tax credits necessary for this project.

Thank you very much,
Macy Lane

Sent from my iPhone

Shar ☐☐ ☐ a ☐ ☐ le

☐r ☐☐ ☐ mary langley ☐mary.c.langley☐ gmail.com☐
Set ☐☐ Sunday, March 13, 2016 11:12 AM
T ☐☐ Marni Holloway
☐c ☐☐ northwoodtreasurer☐ gmail com
S ☐☐ect ☐☐ Correction: Opposition to Elysium Park, application number 16161

Please change my address below to:
4005 Palomar Ln.

----- Original Message -----

Subject: Opposition to Elysium Park, application number 16161

From: mary langley <mary.c.langley@gmail.com>
Sent: Sunday, March 13, 2016, 9:05 AM
To: marni.holloway@tdhca.state.tx.us
CC: northwoodtreasurer@gmail.com

As a homeowner in the Northwood neighborhood, I am against the proposed housing development at 3300 Oak Creek Dr. In Austin.

This site is not appropriate for apartments. Please do not grant the tax credits for this project. We are a small neighborhood and traffic is already a huge problem for us.

Thank you,

Mary Langley
4005 Palomar Lane
Austin, Tx 78727
512_923_3424
mary.c.langley@gmail.com

Shareable

From Diane Nousanen [dnousanen@yahoo.com]
Sent Saturday, March 12, 2016 5:05 PM
To Marni Holloway
CC northwoodtreasurer@gmail.com
Subject Opposition to Elysium Park, application number 16161

I am opposed to the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. It is a poor site for apartments for a number of reasons. Being right next to the railroad track, it presents a safety issue for children. Access to public transportation is difficult. Impermeable development exacerbates a flooding problem. Four-story apartments should not be adjacent to one-story homes. Traffic on Oak Creek already is congested during rush hour. Local schools are already crowded. This is an inappropriate site for apartments. Please deny tax credits for it.

Thank you.
Diane Nousanen,
Northwood resident

Shareable

From: Amy McAuliffe [mailto:amcauliffe@icloud.com]
Sent: Saturday, March 12, 2016 2:17 PM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161

Dear Ms. Holloway,

I'm writing you to voice my opposition to Elysium Park, application number 16161.

I have concerns about the location of the proposed housing project 16161 at 3300 Oak Creek Dr. This area is not appropriate to support such a high density project. There is very limited public transportation which requires walking down the access road of Mopac to utilize. Infrastructure in this area is already overburdened with overcrowded schools and insufficient roadways to carry the additional traffic. Finally, the development proposes to build in an environmentally sensitive area adding additional impervious cover which could increase flooding risks.

While I am fully supportive of affordable housing in Austin, it should not be at the detriment to surrounding neighborhoods.

Thank you for your consideration.

Respectfully,

Amy McAuliffe
12718 Timberside Dr
Austin, TX 78727
612-633-8062

Share

From Pat Prather [mprather6@sbcglobal.net]
Sent Saturday, March 12, 2016 11:21 AM
To Marni Holloway
Subject northwoodtreasurer@gmail.com
Opposition to Elysium Park, application #16161

Ms. Holloway,

I respectfully ask you to please not grant the tax credits for this project at 3300 Oak Creek Dr. in Austin, Texas.

The proposed housing development, Elysium Park (application #16161) is proposed for a site that is not appropriate for apartments.

Your consideration on this matter is appreciated.

Patricia Prather

4300 Oak Creek Dr.

Austin, TX 78727

Sent from [Mail](#) for Windows 10

From: Elizabeth Deerinwater [deerinwater@gmail.com]
Sent: Saturday, March 12, 2016 11:02 AM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161

Ms. Holloway

I am writing in regards to the proposed apartments, Elysium Park, application number 16161. I, along with many in our neighborhoods, strongly object to this project.

The proposed siting of the development is particularly ill-considered: A few of these reasons include: the lack of support infrastructure to this area, flooding, lack of public transportation & the previous agreement with the neighborhood that would be violated by adding housing to this area.

Lack of Infrastructure/Increased Traffic.

At Oak Creek there is only one entrance/exit to this area, the amount of traffic is already a burden for the current residents of our neighborhood - it takes approximately 5 minutes to get through the light at Parmer & Mopac, exiting from Oak Creek at 6:45 in the morning; the lack of alternate transportation in this area also creates an additional strain to the area. Additionally, the commuter train runs across Oak Creek during the morning traffic, around 6:50 am, this would lead to additional backlogs of traffic, adding to the risk of crossing over multiple lanes of traffic to turn on Parmer Lane. The alternative route would mean a large increase in drivers through the neighborhood, the concern being the large number of children walking to the bus stops & neighbors that are walking their dogs and managing their own commute.

Flooding.

Another concern is the flooding and drainage issues that are already present in our neighborhood. The recent rains have shown the need to manage the potential for flooding not just on Oak Creek, but also down stream. This creek is prone to flooding & the burden to our neighborhood and increased risk of flooding is a large concern.

Lack of public transportation.

There is currently no access to public transportation that does not lead to safety concerns. A mile plus walk along Mopac and the feeder roads, where a sidewalk does not exist, with increased traffic is a large concern for public safety; the commuter train presents unnecessary risk of pedestrian injury as well.

Previous Agreement.

The City had previously agreed, in kind with the neighborhood, that the land surrounding our neighborhood would be used for commercial use, rather than housing, for the above mentioned reasons.

I kindly ask that the above mentioned rationale be taken into consideration when making the determination to fund the proposed Elysium Park project. A four-story apartment building, with minimal affordable housing is not ideally situated for this area.

Regards,

Elizabeth Deerinwater
12513 Palfrey Drive
Austin, Tx 78727

Shareable

From: fayesteger [fsteger@austin.rr.com]
Sent: Thursday, March 10, 2016 5:21 PM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161

I am against the proposed housing development, Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. The location is not appropriate for apartments to be built there.

Faye Steger
4001 Tamarack Trail
Austin TX 8727

Shareable

From: Lauren Geoffroy [l.geoffroy@latinworks.com]
Sent: Thursday, March 10, 2016 4:46 PM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161

Hi Marni,

I am writing to let you know that I am AGAINST the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr. in Austin, TX.

The site is NOT appropriate for apartments for many reasons, some of which are:

1. Increased traffic- Cars turning onto Oak Creek often stop on the frontage road while the RR crossing arms are down. Also, there are only 2 usable exits from this area for nearly 900 homes! This is simply not enough if an emergency evacuation is needed.
2. Danger to pedestrians and children.
3. Potential increase in flooding.

I am asking that you NOT grant the tax credits to this project.

Thank you for your time,

Lauren Geoffroy

From
Sent
To
Cc
Subject

Geoffroy, C <cgeoffroy@underarmour.com>
Thursday, March 10, 2016 3:53 PM
Marni Holloway
northwoodtreasurer@gmail.com
Opposition to Elysium Park, application number 16161

Hi Marni, I am writing to let you know that I am AGAINST the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr. in Austin, TX.

The site is NOT appropriate for apartments for many reasons, some of which are:

1. Increased traffic- Cars turning onto Oak Creek often stop on the frontage road while the RR crossing arms are down. Also, there are only 2 usable exits from this area for nearly 900 homes! This is simply not enough if an emergency evacuation is needed.
2. Danger to pedestrians and children.
3. Potential increase in flooding.

I am asking that you NOT grant the tax credits to this project. Thank you for your time,

CJ

CJ Geoffroy

Mid Market Account Executive, UA Connected Fitness
<http://advertising.underarmour.com>



211 Walter Seaholm Dr., Ste 200

Austin, TX 78701

Cell: 512-689-0946

Fax: 512-482-8304



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From
Sent
To
Cc
Subject

Darian [darian1099@aol.com]
Wednesday, March 09, 2016 9:55 PM
Marni Holloway
northwoodtreasurer@gmail.com
Opposition to Elysium Park application 16161

Hello,

My husband and I are homeowners in the Northwood neighborhood where the developers are trying to change the zoning so they may build apartments. We oppose these apartments for several reason, but primarily for the safety and quality of life for all residents.

The location of the proposed apartments are in a very inaccessible location . Our neighborhood has only two entrances and both are high volume and somewhat risky. We have watched cars zooming up and down the streets which makes it dangerous for people walking, biking, or even driving. To get to any shopping or drugstores or restaurants, you must have a car. Otherwise, you must try to cross Parmer by foot which has speed limits of 60 mph (that is the posted mph but people go way faster). We would never let our daughter do this by herself--even when she was in high school. The traffic in the neighborhood is difficult at best during morning and evening commutes. The school buses even have challenges with all the existing traffic---why would we make it more dangerous for kids? When it rains, the flooding is ridiculous and then there is only one access in and out of the neighborhood. Also, the train blocks traffic all the time, causing more backups in the morning and evening- not to mention the tragic accidents on the train tracks.

All of the information has been well presented to the apartment developers and they continue to move forward on a profit driven apartment complex which clearly is not suited for individuals and families. I live here and see this every single day. I would not want any of my family members to rent an apartment in that location for the reasons listed above. Please do not approve the tax credits for this location.

Thank you for your consideration.

Darian and David Glasgow
12803 Palfrey Drive
Austin, Tx 78727

Shareable

From
Sent
To
Cc
Subject

Sara [slowery@gmail.com]
Wednesday, March 09, 2016 7:07 PM
Marni Holloway
northwoodtreasurer@gmail.com
Opposition to Elysium Park, application number 16161

Hello,

I am writing to express my opposition to the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. As a resident of the Northwood neighborhood and a parent to two young children, living only a couple of streets from the proposed site, I am very concerned about the increased traffic this development will cause. Oak Creek is a dangerous street and I already have concerns for my children's safety. This location is not ideal for an apartment building. I am urging you not to award tax credits to this project.

Sincerely,
Sara Quirk
12904 Trailwood Road
Austin, Texas 78727
512-897-7997

Sent from my iPhone

Sharlene

Joan Yaffe joan.yaffe@austin.rr.com
Sent: Wednesday, March 09, 2016 5:31 PM
To: Marni Holloway
Subject: Opposition to Elysium Park, application number 16161

Priority: High

Dear Ms. Holloway,

I am a Northwood neighborhood resident and am writing to you to express my opposition to tax credit application #16161 (Elysium Park apartments) and to request that you do not approve tax credits for the project.

The site is currently zoned office/commercial and this project will require rezoning. It is not appropriate for the site for a number of reasons:

1. Safety due to increased traffic and the proximity to the light rail tracks. When the crossing arms are down, cars often back up onto the 2 lane frontage road to SH45. In addition, the proximity to the light rail tracks and increased traffic cutting through the neighborhood pose a potential safety hazard to children and other pedestrians.
2. Increased traffic in general. There are only two exits from the neighborhood of 900 homes. One, on to the access road to SH45, is a right turn only exit with no traffic signal and the other, with a traffic signal onto Parmer Lane, already is very congested during rush hour.
3. The site is not close to public transportation, grocery or other businesses. The nearest businesses that would be frequented by residents requires crossing a 6 lane divided highway (FM 734/Parmer Lane)
4. Increased likelihood of the nearby creek flooding due to the increase in impervious cover. The creek already floods over Oak Creek Dr. after heavy rains (one of the two entrances/exits to the neighborhood) as well as downstream.

Thank you for your consideration of my request.

Sincerely,

Joan Yaffe

12911 Trailwood Road

☐r ☐☐ ☐ Nancy Lemmons Grijalva [nancylemmons@ yahoo.com]
Se ☐t ☐ Wednesday, March 09, 2016 4:46 PM
T ☐☐ Marni Holloway
☐c ☐ Nancy Lemmons Grijalva
S ☐☐☐ect ☐ Opposition to Elysium Park, application number 16161

Dear Ms. Holloway,

My husband & I have lived in Northwood, at 4507 Tamarack Trail, since 1992.

I am familiar with the neighborhood since the original development in the late 70's. I was a Real Estate broker at that time. The original entrance was from Burnet Road (now the southbound frontage road of MoPac). The large stone sign at MoPac self-storage was the original Northwood sign.

At that time, the area the where developer wishes to build the apartment complex was zoned SF-3. I don't know why NPC Realty did not complete that area of the subdivision, but suspect that the flooding issues (even then), made them decide not to finish out the subdivision.

In the years we have been here, we have seen many floods from Walnut Creek on that tract of land often closing the street. More impervious cover from an apartment complex can only make this situation worse.

The additional traffic from an apartment complex is also a major concern. There have been two more subdivisions developed in our small pocket neighborhood, with close to 200 more houses, and only one additional access into and out of the neighborhoods added. A major access in & out (Burnet Road), was turned into a right-turn on onto the MoPac access road.

There is no public transportation near this site, or sidewalks on that part of the street.

Because of the above concerns, I am strongly opposed the proposed development. I request the TDHCA not grant the tax credits to this development.

Nancy Lemmons-Grijalva
512-218-9492 Main number
512-914-1233 Cell
Marketing Manager
Foster Manager
Board of Directors
Maine Coon Rescue Alliance, Austin, TX
www.maineconsavers.com

<http://www.goodsearch.com/Default.aspx>

Follow on Facebook: [Maine Coon Rescue Alliance](#)

Please help MCRA continue helping Maine Coons!
www.firstgiving.com/mainecoonrescuealliance

Shareable

From
Sent
To
Cc
Subject

Mick Mueller [poquonar120@austin.rr.com]
Wednesday, March 09, 2016 4:30 PM
Marni Holloway
northwoodtreasurer@gmail.com
Opposition to Elysium Park, application number 16161

Ms. Holloway,

On behalf of the neighborhoods of Northwood, Preston Oaks, McNeil Estates and Milwood, I would like to express my opposition to the Elysium Park project. It is located at 3300 Oak Creek Dr. in Austin, TX., which is, coincidentally, one of the major points of access and egress for our neighborhoods.

It will add additional cars and pedestrians to an already overwhelmed traffic flow, not to mention the impervious cover it will create, thereby exacerbating a serious flooding issue.

Please do not grant the tax credits to this project.

Thank you,
C. O. Mueller, Jr.

☐r ☐☐ ☐ Matt Synatschk ☐mcspre ☐☐ austin.rr.com ☐
Se ☐t ☐ Wednesday, March 09, 2016 3:36 PM
T ☐☐ Marni Holloway
☐c ☐ northwoodtreasurer ☐ gmail.com
S ☐☐ ☐ect ☐ Opposition to Elysium Park, application number 16161

Good afternoon Ms. Holloway,

I'm writing today to express my opposition to the application for the Elysium Park project, located at 3300/3400 Oak Creek Dr, Austin TX 78727. The proposed site presents significant development challenges for the site and adjacent neighborhoods. The subject property is currently zoned Light Industrial with a Conditional Overlay, which limits the uses to uses allowed by the Residential Office zoning district, designed to be a low impact light office use. The conditional overlay also restricts the property even further, including hours of operation, average daily traffic counts and uses.

The proposed project site also presents development challenges, including but not limited to the possible existence of karst features, the impact of the 300 foot watershed buffer, the requirement not to increase the cubic feet per second water flow, and heritage tree protection. These challenges limit the ability to develop the property, increasing the chances that the proposed project may not be viable, even with city support.

The partial plat vacation will result in loss of any existing entitlements, forcing the developer to meet the current development standards for the property. Current city and state standards are more restrictive regarding environmental impact, since both the City of Austin and the Texas Commission on Environmental Quality have adopted stricter standards for wildlife habitat and aquifer protection. In addition, the US Department of Fish and Wildlife has identified multiple endangered species in the region, requiring adherence to the National Environmental Protection Act and the Endangered Species Act. In addition, use of federal funds, including the tax credits, invokes Section 106 of the National Historic Preservation Act of 1966, which may determine the possibility of archeological deposits that may be likely to yield information important in history or prehistory.

These combined challenges limit the options to develop the site, reducing the overall impact of the project in the community.

Thank you for your consideration.

Matt Synatschk

Silver Creek Dr

Austin TX

Shareable

From: John Kauffroth [kauffroth@yahoo.com]
Sent: Wednesday, March 09, 2016 3:18 PM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161.

Dear Ms. Holloway,

As one of the many concerned citizens who would be adversely impacted by the proposed development, I ask that you please consider the overwhelmingly negative factors that make a denial of this application the only responsible decision.

We are in agreement that we need more affordable housing sites in Austin. But this particular site is a terrible choice. The development of the 7 acres of flood prone land for this purpose would be a discordant and unsafe waste of tax dollars given away through the low income credit. This particular tract is adjacent to an already congested intersection that is nowhere near public transportation or safe pedestrian routes. The selection of this site is an anathema as there are miles of undeveloped sites just down Parmer or on N Mopac that has more accessibility to stores and is on a bus route. Moreover, development in those locations is not in the midst of an established residential neighborhood where home re-sale values are at stake.

I invite you to put yourself in the shoes of the low income residents this project proports to help. This site is nowhere near a bus route. A pedestrian going to the store on foot will be walking alongside the 70mph traffic that flies down this part of the Mopac feeder and then has to cross Parmer, and then the opposite Mopac feeder.

Thank you for your consideration.

John Kauffroth
12904 Pegasus St
Austin, TX 78727

Shar...a...le

...
Se...
T...
c...
S...ect...

Kerry Neely [kerrybneely@msn.com]
Wednesday, March 09, 2016 2:21 PM
Marni Holloway
northwoodtreasurer@gmail.com
Opposition to Elysium Park, application number 16161

Ms. Holloway,

As a Northwood resident of 26 years, I adamantly oppose the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, Texas..

The proposed site is next to Walnut Creek, which floods during heavy rains. The added impervious cover created by such a development so close to the creek will potentially worsen the flooding not only for residents on Oak Creek Drive, but downstream to other residents as well.

This is a pocket neighborhood which currently has only two main entrances, one of which only allows southbound traffic out of the neighborhood. The other entrance, with the only traffic light, has a long line of cars exiting every morning. Both of these are residential streets and would not easily accommodate adding potentially 200 more vehicles as a 120 unit apartment complex could produce. It would be a nightmare in the mornings and evenings as people travel to and from work and school. In addition, the proposed development is near the railroad tracks which poses more problems with increased traffic. We have no businesses within walking distance and no public transportation within walking distance.

The proposed development creates safety issues due to added traffic, the train (both to children who could be playing near the track and cars) and flooding.

The schools in this district are already overcrowded and another 47 home subdivision is currently being built in the Scofield area which will also be in this school district adding more children into these overcrowded schools. The potential for more children in the Oak Creek Drive development would only exacerbate the overcrowding problem

Because of the above concerns, I strongly opposed the Elysium Park development as the site is not appropriate for apartments. I am asking you to oppose any tax credits for this project.

Thank you for your consideration.

-Kerry Neely

13049 Silver Creek Dr.

Austin, TX 78727

☐r ☐☐ ☐
Se ☐t ☐
T ☐☐
S ☐☐☐ect ☐

Courtney Cardosa ☐ccardosa☐ msn.com☐
Wednesday, March 09, 2016 1:58 PM
Marni Holloway; northwoodtreasurer☐ gmail.com
Opposition to Elysium Park, application number 16161

Marni,

I am writing to express my concern about apartments being built at 3300 Oak Creek Dr.. As a long time resident of Northwood, I have seen many changes over the years. Traffic has becoming an increasing problem. There are only 4 exits out of the Northwood neighborhood and two of them only go in one direction. The exit closest to the apartments gets cut off by frequent commuter rail trips, and the final exit involves a light that frequently gets backed up. When there is an accident on Oak Creek with cars, the rail, or both, it frequently closes that exit. When this happens, traffic get funneled down Oak Creek to Silver Creek. My husband and I have tried for the past 15 years to get the city to put a four-way stop at the corners of Oak Creek and Silver Creek. This is a very dangerous intersection that frequently experiences accidents. There are 4 small children in my house, and others who also live on this corner. I pray every day that drivers that frequently drive 20 miles over the speed limit do not run over one of my children. The potential of funneling more traffic through this intersection is personally very frightening to me. This alone is reason enough for me to oppose any large housing option being built. The neighborhood simply can not handle the traffic impact. I have also sat many a time already on the access road of Mopac waiting to turn into the neighborhood while the rail is passing. It is a very scary experience as I pray to not be hit from behind by a car traveling 60-70 miles an hour that is not paying attention to my blinker. I can only imagine the back-up if 200 more cars will be using this entrance.

My house also backs up to the creek. Over the years, as construction has happened, both down and upstream, we have noticed changes in the flow of the water. Our once dry creek bed that we thought would never flood our house 15 years ago, now rises quickly and has given us several scares. The potential of construction on a large scale, partnered with the run off a large apartment unit will create, also frightens me.

On top of these safety issues, I also have concerns for the large amounts of wildlife that live in that pocket. They have less and less space to go as new places get built. There are large amounts of deer and other wildlife that call that property home. The building project across the street has been in the construction phase for almost 2 years. The land that is being considered is on aquifer recharge zone and has been known to be very cavernous. Projects are often slowed in development for extended periods of time because of these factors.

The schools that this project would be zoned to go to are currently experiencing a huge overcrowding issue. The middle school is the most overcrowded in the city and there is no immediate plan for relief. It will be years before there is a resolution. The developer is touting the access to public transportation, but it is actually very limited. The nearest CapMetro bus stop is not only almost a mile away, but there are major highways, roads, and frontage roads, which would be very dangerous for walking on, for the stops to be reached. Austin has experienced a large number of pedestrian fatalities over the last few years, and I fear that people navigating these pathways from the complex to the bus route would add to that. The metro rail stop is also a distance away and must be reached by walking against traffic down the access road of Mopac or by traversing private, wooded property.

I think all of these above factors should be taken into consideration and that the tax credits should not be given to this project. The safety issues that this project would raise because of the location should be concerning to all.

Thanks so much for your time,

Courtney Cardosa
13001 Silver Creek Dr.

Shareable

From
Sent
To
Cc
Subject

Elizabeth Dickson [dicksonre@yahoo.com]
Wednesday, March 09, 2016 1:21 PM
Marni Holloway
northwoodtreasurer@gmail.com
Opposition to Elysium Park, application number 16161

Dear Ms. Holloway,

I am writing to ask that the TDHCA not grant tax credits to the application for the Elysium Park Apartments at 3300 Oak Creek Dr. in Austin, Texas. I live in Northwood, the neighborhood next to the land, and this site isn't appropriate for a project as dense as apartments. Flooding has and continues to be an issue there, and traffic problems abound at either neighborhood exit residents at the apartment would use. Our neighborhood is not a planned community--Austin has grown out and around it over the decades, and it isn't an appropriate spot for such dense residences.

Thank you for your consideration,

Elizabeth Dickson

512.461.4424
13024 Silver Creek, Austin, TX 78727

☐r ☐☐ ☐ NanSeeGrace ☐spiritofgrace11☐ gmail.com☐
Se ☐t☐ Wednesday, March 09, 2016 1:03 PM
T ☐☐ Marni Holloway
☐c☐ northwoodtreasurer☐ gmail.com
S ☐☐☐ect☐ OPPOSITION to Elysium Park, application ☐16161

Dear Ms Marni Holloway,

This is to inform you that myself and 2 family members are opposed to the proposed housing development Elysium Park, application number 16161 at **3300 Oak Creek Dr** in the Northwood Neighborhood, Austin, TX.

This site is **NOT appropriate** for apartments - we have a unique situation here and I ask you to consider the following points:

* **TRAFFIC** - this is in the Northwest corner of the intersection of two major traffic arteries:Parmer/Mopac. The only entrance/exit to this neighborhood is either via Parmer (Silver Creek, Tamarack, Gannymeade) or Mopac (Oak Creek)

There is a history of multiple traffic accidents at Oak Creek and 5 people have lost their lives at this intersection over the years. Increased traffic in/out/within this neighborhood from an apartment development hurts everyone but the developers wallet.

***RAILROAD CROSSING** - when entering the neighborhood, lines of more than two cars must form onto the Mopac feeder road (50-60 mph traffic) to wait for trains at Oak Creek to pass - Very dangerous situation.

A fatal accident occurred when a car was struck by the train just north of Oak Creek.

An accident on Oak Creek around 2/11/16 closed Oak Creek and the railroad tracks for several hours - response teams were on site for more than 3 hours. Had this happened during peak traffic times, all traffic would have to be routed out of this neighborhood via Silver Creek or Gannymeade which are the only roads to exit going East onto Parmer.

Increased traffic on Oak Creek will only make it worse.

***FLOODING** - During heavy rains, the creek that borders that property swells and becomes very swift. This neighborhood has videos of flood water rising over the bridge at Oak Creek and flooding further downstream.

***NO EASY ACCESS TO PUBLIC TRANSPORTATION** - Bus lines are only accessible by crossing the major traffic arteries of Parmer & Mopac. Increased pedestrian traffic in this area is a safety issue. Pedestrians must walk more than a mile along the 50-60mph Mopac feeder road to reach the Howard Lane train station.

***WILDLIFE** - Wildlife doesn't have much of a voice when it comes to development, but this is an area teaming with many animals that follow the creek bed and greenbelt and many migratory birds return to this property every year without fail. A huge tortoise has lived around that property for over 20 years and I hate to see the harm that will occur from this most inappropriate development.

The developer has mentioned at a public meeting with this neighborhood that there **other sites** available for this project that they have considered. So... there are other options available that are better suited for their plans.

The application that has been submitted is for 120 units. In an on camera interview with a local news reporter, the development manager said this project is planned for 80 - 90 units which feels like a dishonest representation of their intentions for this property.

For the above mentioned reasons, my family and this neighborhood firmly and actively oppose this development as one that is not well thought out, does not serve the community as it intends to, and truthfully is a very poor location for apartments. It creates more harm than good and other better options exist for this development.

Please do not grant tax credits to this project.

Thank you for your time, energy and consideration.

Sincerely,

NancyGrace Howard

Northwood resident

Shareable

From: Juli Jennings <juliennings@live.com>
Sent: Wednesday, March 09, 2016 12:39 PM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161

Dear Ms. Holloway,

I am a resident of the Northwood neighborhood and live at 12801 Palfrey Dr. I am against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. The site is not appropriate for apartments and is not currently, nor has it ever been zoned for this type of development. The proposed development would negatively impact the neighborhood in the following ways:

- Traffic and transportation safety
- Safety concerns with nearby train tracks
- Lack of easy access to public transportation and local businesses
- Flooding. Part of the land is located in a flood plane, near a creek that often floods during heavy rains
- The land is environmentally sensitive with evidence of caves and possible endangered species

With the above mentioned issues/concerns in mind, I respectfully ask that you not grant the tax credits to this project.

Sincerely,

Juli Jennings

Shareable

Jeff Daily jeffrey.d.daily@gmail.com
Sent Wednesday, March 09, 2016 12:07 PM
To Marni Holloway
Cc northwoodtreasurer@gmail.com
Subject Opposition to Elysium Park, application number 16161

Good afternoon,

I'm writing to express my opposition to the proposed housing development Elysium Park. The application # is 16161 and the site is 3300 Oak Creek Dr, Austin, TX. The site is poorly chosen and not at all appropriate, please do not grant a tax credit to this development project.

Sincerely,

Jeff Daily
13014 Silver Creek Dr.

Share

From
Sent
To
Cc
Subject

Bill Passmore <b.passmore@att.net>
Wednesday, March 09, 2016 11:52 AM
Marni Holloway
NUNA
"Opposition to Elysium Park, application number 16161."

Hello Marni Holloway,

As a longtime resident of Northwood subdivision in Austin, Texas I have watched the area grow and Mopac expand.

I oppose the rezoning of the property and construction of apartments at the Oak Creek address for Elysium Park due to traffic concerns at the primary entrance to Northwood Mopac frontage.

The City of Austin, Capital Metro, Texas Highway Dept have not added a traffic light at the entrance of Northwood subdivision to Mopac frontage road.

The traffic backup to exit Northwood in the morning is very difficult and increased cars from additional apartment residents will only make the traffic worse going to and from work each day.

A more suitable use of the property would be local offices that would create traffic but in the opposite direction.

I oppose the apartment construction due to traffic safety and request that you not grant tax credits for the project.

Regards,
Bill Passmore
4501 Oak Creek Drive
Austin, Texas 78727

Share

From: tgreer@ austin.rr.com
Sent: Wednesday, March 09, 2016 11:27 AM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 1616

Dear Ms. Holloway,

Years ago, our neighborhood successfully changed the zoning for the proposed Elysium Park at 3300 Oak Creek Dr in Austin, TX so apartments would not be placed at that site. It's not an appropriate area for high-density dwellings.

At a recent meeting, the developers provided information to support their bid. While their response was adequate (though not confirmed) on the potential flooding in the area, their claims on traffic, safety and transportation were dubious.

They admitted that the site has no real mass transit options and that the city waived that part of their application. I find this problematic given the proposed purpose of the apartments. When I could not afford to buy or maintain a car when I was a college student, I don't know how I could have managed to live without access to the city bus. And at one point, I moved to a location without easy access to mass transit. On days when my friends or family couldn't give me a ride, I had little options. These sites should be disqualified if they don't have access to mass transit or at least safe pedestrian walkways. 3300 Oak Creek offers little in either. It should not qualify for an exemption.

Our neighborhood is landlocked. If you do not have a car, you would need to cross Parmer Lane or Mopac overpasses to get to any commercial zone or bus lines. Rarely, do people do this. Further, it is nearby a busy railroad track, where one fatal accident occurred several years ago. Besides the inherent issue with pedestrians, the increased rush hour traffic will mean two things: in the morning drivers will need to be aware of the crossing at Oak Creek & Mopac feeder road before they take a right - otherwise they could rest on the tracks. In the afternoon, they will need to pay attention taking that right turn into the neighborhood, which causes back-ups on the Mopac service road.

Traffic is the point of contention with the developers who estimate less trips with an apartment over a light industrial zone. They may be correct, however, our traffic congestion is a problem during rush hour times. During the day, it is not usually an issue. We don't care about the increased trips between 10am & 3pm. We are about trying to get in and out during rush hour safely.

This site is simply not optimal for potential residents or for our neighborhood.

Thanks for your time,

Thomas Greer
13100 Council Bluff Drive, Austin, TX 78727

Shareable

From Lisa McCormick [lisaanmccormick@gmail.com]
Sent Wednesday, March 09, 2016 10:55 AM
To Marni Holloway
Cc northwoodtreasurer@gmail.com
Subject Opposition to Elysium Park, application number 16161


Director Holloway,

Good Morning. I reside in the Northwood Neighborhood located on the Northwest corner of Parmer and Mopac.

I am against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. The site is not appropriate for apartments and will cause additional traffic, congestion and not aid in run-off from rain. Please refuse to grant the tax credits to this project.

Thank you for your time,

Lisa McCormick

512-689-2951 

Northwood Resident

Shareable

From: n keller1@yahoo.com
Sent: Wednesday, March 09, 2016 10:55 AM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161

Marni Holloway,

Thanks for listening to our concerns. We are severely opposed to the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. This site is not appropriate for apartments due to flooding, traffic and over crowding of the schools associated with this area. Please do not grant the tax credits to this project we believe this is not the appropriate space and would like to lean on what the city zoned this property for.

Thanks and appreciate your consideration,

Nathan Keller

Shar...a...le

From Casey Walker [casey@ewalker@gmail.com]
Sent Wednesday, March 09, 2016 10:40 AM
To Marni Holloway
Cc northwoodtreasurer@gmail.com
Subject Opposition to Elysium Park, application number 16161

Marni Holloway,

I am sending you this email to let you know that I am Northwood neighborhood resident strongly opposed to the proposed Elysium Park development on Oak Creek Drive.

This project is seeking tax credits in exchange for affordable housing units being incorporated into its development.

These tax credits should not be awarded to this development project for the following reasons:

- 1) The city desires affordable housing units within the "urban core". This site is nowhere near the "urban core".
- 2) The city desires affordable housing units within close distance to mass public transit. This site is almost two miles from a metro rail station and one mile from any bus stop.
- 3) The city prides itself on its commitment to environmental protection. This site is being built on an environmentally sensitive area with caves and endangered species.
- 4) This project would alter the existing flood plain, putting our homes in danger of future flood damage.
- 5) This project would add excessive traffic to an already busy area, inundating busy streets and intersections with more cars and pedestrians.

This land was zoned for a much smaller development and the Elysium Park development project seeks to expand that considerably at the expense of our tax dollars, our environment, our flood plain, and the safety of our families with respect to higher traffic.

I am personally in favor of affordable housing, when it meets the criteria that the City has put forth. But this project does not meet those criteria.

I ask that you please not award these tax credits to the Elysium Park development project. That money would be better invested in affordable housing closer to the "urban core" and closer to reliable forms of mass transit.

Thank you so much for your time and attention on this matter.

Casey Walker
Northwood Resident
12909 Pegasus St
Austin TX 78727

Shareable

From Kathy Faltese (kathy.faltese@gmail.com)
Sent Wednesday, March 09, 2016 10:01 AM
To Marni Holloway
Cc northwoodtreasurer@gmail.com
Subject Opposition to Elysium Park, application number 16161

I am against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr. in Austin, Texas.

Please do not grant the tax credits for this project. This land is not suitable for several different reasons.

Thank you,

Kathy Faltese

Shar

r Shira Butler Goldberg [shirabutler@gmail.com]
Set Wednesday, March 09, 2016 9:47 AM
T Marni Holloway
c northwoodtreasurer@gmail.com
Subject Opposition to Elysium Park, application number 16161

Hello,

I live in the Northwood subdivision and I am against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. The site is not appropriate for apartments because of flooding potential, environmental concerns and the way that the already busy traffic would be affected going in and out of the neighborhood, as this is a pocket development. Please do not grant the tax credits to this project.

Thank you,
Shira Goldberg
Tamarack Trail

Petition to Oppose Apartments on 3300 Oak Creek

We, the undersigned, oppose the apartments that are planned for 3300 Oak Creek Drive, as well as any re-zoning of the land for use of apartments. We ask that you advise the Texas Dept. of Housing and Community Affairs that the affordable housing tax grant, application number 16161, development name Elysium Park, does NOT meet with your approval. The site is not suitable for apartments for a number of reasons including: increases in already overcrowded traffic (increased inconvenience as well safety issues for pedestrians), increases in already overcrowded schools, increased danger of flooding downstream, unsuitability of the land (karst – air pockets and caves) for heavy buildings, negative effect on water quality, and issues for the proposed development's residents, including lack of access to public transportation, inability to walk to nearby business, and safety issues due to close proximity to train tracks



Printed Name	Signature	Address	Date
JOANN BREDL	<i>[Signature]</i>	3615 Oak Creek Dr 78727	January 31, 2016
Judson Willett	<i>[Signature]</i>	3609 Oak Creek Dr 78727	01-31-16
Chris Spencer	<i>[Signature]</i>	3605 Oak Creek Dr 78727	1-31-16
Roselynn Max Spencer	<i>[Signature]</i>	3605 Oak Creek Dr 78727	1-31-16
ROD CHERVENKA	<i>[Signature]</i>	3503 OAK CREEK DR 78727	1-31-16
Samuel Hernandez	<i>[Signature]</i>	3600 Oak Creek Dr. 78727	1-31-16
<i>[Signature]</i>	Vanessa Hernandez	3600 Oak Creek Dr 78727	1-31-16
David A. Hernandez	<i>[Signature]</i>	3600 OAK CREEK DR 78727	1-31-16
Glenda Kidd	<i>[Signature]</i>	3611 Oak Creek Dr 78727	1-31-16
Weldon Kidd	<i>[Signature]</i>	3611 Oak Creek Dr 78727	1-31-16
Lisa Sands	<i>[Signature]</i>	12902 Oak Creek Circle 78727	1/31/16

From: [Marni Holloway](#)
To: [Sharon Gamble](#)
Subject: FW: Opposition to Elysium Park, application number 16161
Date: Wednesday, March 09, 2016 9:55:36 AM

Marni Holloway

Multifamily Finance Director
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
(512) 475-1676

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).

About TDHCA

The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit www.tdhca.state.tx.us

From: Shira Butler Goldberg [mailto:shirabutler@gmail.com]
Sent: Wednesday, March 09, 2016 9:47 AM
To: Marni Holloway
Cc: northwoodtreasurer@gmail.com
Subject: Opposition to Elysium Park, application number 16161

Hello,

I live in the Northwood subdivision and I am against the proposed housing development Elysium Park, application number 16161 at 3300 Oak Creek Dr in Austin, TX. The site is not appropriate for apartments because of flooding potential, environmental concerns and the way that the already busy traffic would be affected going in and out of the neighborhood, as this is a pocket development. Please do not grant the tax credits to this project.

Thank you,
Shira Goldberg
Tamarack Trail

Community Input Scoring Items

TDHCA#: 16162

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Boys and Girls Clubs of Edinburg RGV

Name of Community Organization

Sabrina Walker Hernandez, CEO

Contact Name

Support
 Opposition

B. Affordable Homes of South Texas

Name of Community Organization

Robert Calvillo

Contact Name

Support
 Opposition

C. Edinburg Lions Club

Name of Community Organization

Frankie Joe Salinas

Contact Name

Support
 Opposition

D. Salvation Army

Name of Community Organization

Captain Luis Melendez

Contact Name

Support
 Opposition

E. St John the Baptist Catholic Church

Name of Community Organization

Gerald Frank

Contact Name

Support
 Opposition

F. Holy Family Catholic Church

Name of Community Organization

Thomas Luczak

Contact Name

Support
 Opposition

TEXAS HOUSE OF REPRESENTATIVES



Terry Canales District 40

February 24, 2016

Texas Department of Housing and Community Affairs
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

Dear Mr. Irvine:

I am writing to extend my full support for the new construction proposed for the **Liberty Village** located in Edinburg, Texas in Hidalgo County. I understand that **Liberty Village** will be considered for tax credits, TDHCA Tax Credit Application #16162 from the Texas Department of Housing and Community Affairs in the 2016 competitive round.

I believe this project represents a good opportunity to continue to meet the growing need for affordable housing in Hidalgo County. Upon consultation with local officials, I fully support **Liberty Village** in its efforts to win tax credits.

Please keep me aware of developments concerning this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Canales", followed by a vertical line.

Rep. Terry Canales
District 40



RESOLUTION NO. 2236

THE STATE OF TEXAS	§	RESOLUTION OF SUPPORT AND FINANCIAL COMMITMENT TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR AFFORDABLE HOUSING 2016 COMPETITIVE 9% HOUSING TAX CREDITS FOR THE DEVELOPMENT OF LIBERTY VILLAGE, TO BE LOCATED IN THE 4500 BLOCK OF SOUTH VETERANS BOULEVARD, AS REQUESTED BY EHA LIBERTY VILLAGE, LTD IN CARE OF EDINBURG HOUSING AUTHORITY AND BROWNSTONE AFFORDABLE HOUSING, LTD.
COUNTY OF HIDALGO	§	
CITY OF EDINBURG	§	

WHEREAS, EHA Liberty Village, Ltd. and its affiliates (the “**Applicant**”) is proposing to develop Liberty Village (the “**Housing**”), an affordable rental housing community to be located in or near the 4500 block of South Veterans Boulevard, Edinburg, Hidalgo County, Texas 78539.

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (**TDHCA**) for an allocation of 2016 Competitive 9% Housing Tax Credits (“**HTCs**”) for the construction and development of the Housing;

WHEREAS, pursuant to §11.9(d)(1) of TDHCA’s 2016 Qualified Allocation Plan (the “**QAP**”) and in accordance with the Texas Government Code §2306.6710(b)(1)(B), an application may qualify for points for a Resolution of Support and pursuant to §11.9(d)(2) of the QAP and in accordance with the Texas Government Code §2306.6725(a)(5), an application may also qualify for points for a diminimus funding participation from the municipality in which the proposed development site is located; and,

WHEREAS, the Applicant has requested from the City Council of the City of Edinburg (i) support for the development of the Housing and for Applicant’s application to TDHCA and (ii) a commitment of required funding assistance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, that:

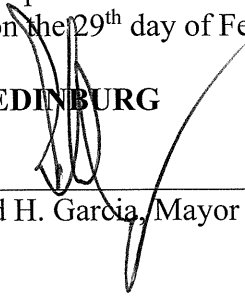
1. The City Council of the City of Edinburg hereby confirms its support for Liberty Village development for affordable rental housing, at its proposed location in the 4500 block of South Veterans Boulevard, Edinburg, Hidalgo County, Texas 78539, and additionally supports the Applicant’s application #16162 by the Applicant with TDHCA and that this formal action has been taken to put on record the opinions expressed by the City of Edinburg on this date.
2. The City Council of the City of Edinburg hereby approves the provision of a loan, grant, reduced fee or contribution of other value for the benefit of the proposed development in

the amount of \$100. The funding assistance provided by the City of Edinburg pursuant to this Resolution is intended to comply with all requirements of §11.9(d)(2) of the QAP.

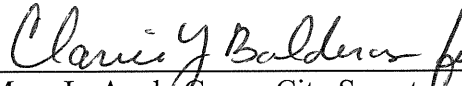
3. Notwithstanding anything herein to the contrary, the funding commitment by the City of Edinburg set forth in this Resolution shall be contingent on: (i) the Applicant securing HTCs from TDHCA in an amount sufficient to develop the Housing, (ii) development plan approvals (including any required zoning) by the City of Edinburg in connection with developing the Housing, and (iii) finalizing acceptable financial commitment pursuant to the terms committed to by the City of Edinburg pursuant to this Resolution.
4. The City of Edinburg is not a related party to the Applicant, and any funding assistance committed by the City of Edinburg to the development of the Housing pursuant to this Resolution will not have been provided to the City of Edinburg by the Applicant or any related party to the Applicant.
5. The City of Edinburg authorizes the City Manager or his designee to provide TDHCA with a letter certifying to the funding commitment to the Applicant as required.
6. For and on behalf of the City Council, Richard H. Garcia, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.04, on the 29th day of February, 2016.

CITY OF EDINBURG

By: 
Richard H. Garcia, Mayor

ATTEST:

By: 
Myra L. Ayala Garza, City Secretary



APPROVE AS TO FORM:

Palacios, Garza & Thompson, P.C.

By: 
City Attorney

February 22, 2016

EAH Liberty Village, Ltd.
Attn: Rodolfo "Rudy" Ramirez, Executive Director
Edinburg Housing Authority
910 S. Sugar Rd.
Edinburg, TX 78539

RE: 2016 Application to the Texas Department of Housing and Community Affairs to Construct Liberty Village in Edinburg, Texas, TDHCA Application No. 16162

Dear Mr. Ramirez,

The purpose of this letter is to express our support for the Liberty Village housing development, TDHCA application No. 16162, located at the 4500 block South Veterans Boulevard in Edinburg, Texas in Hidalgo County. This application is being submitted to the Texas Department of Housing and Community Affairs by EHA Liberty Village, Ltd.

As both the City of Edinburg and Hidalgo County continue to grow, there is a greater need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Liberty Village could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The Boys & Girls Clubs of Edinburg RGV is a nonprofit with 8 sites through Edinburg & surrounding communities. The main administrative office is located at 702 Cullen Street, Edinburg, Texas. As part of the neighborhood and community in which Liberty Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Sabrina Walker Hernandez
Chief Executive Officer
Boys & Girls Clubs of Edinburg RGV



GREAT FUTURES START **HERE.**



BOYS & GIRLS CLUBS
OF EDINBURG
RIO GRANDE VALLEY

P.O. Box 1079
Edinburg, TX. 78540
(956) 383-CLUB (2582),
(956) 381-9635 Fax
email: swalker@edinburgkids.com
www.edinburgkids.com

Sabrina Walker-Hernandez
Chief Executive Officer

Adriana Rendon
Vice President of Operations

Monica Pena
Vice President of Marketing &
Resource Development

Board of Directors
Chief Volunteer Officer
Jesse Deleon

Vice Presidents
1st *Sixto Garza*
2nd *Krishna Chary*
3rd *Jerry Salazar*

Secretary
Michelle Y. Garza

Treasurer
Millie Smith

Louie Alamia
George Cardenas
Juan Delgado
Judi Flowers
Dustin Garza
Duane Guzman
Richard Gonzalez
Abraham Quiroga
Joe Quiroga
Daniel Rivera
Ellie Torres
Leo Trevino
Eddy Villanueva

The Legacy Center
& Administrative Offices
702 Cullen Street

Club Sites
Fountain Center Annex Unit
Sam Risica Unit
San Carlos Unit

School Sites:
Bobcat Learning Center-
Edinburg High School
Brewster School
Faysville Unit – Guerra Elementary
Hargill Elementary School

Text "CLUB" to 20222
to Donate **\$5.00**

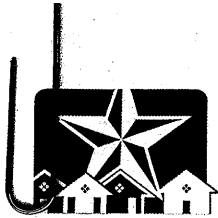


A one-time donation of \$5.00 will be added to your mobile phone bill or deducted from your prepaid balance. Donor must be age 18+ and all donations must be authorized by the account holder (e.g. parents). By texting YES, the user agrees to the terms and conditions. All charges are billed by and payable to your mobile service provider. Service is available on most carriers. Donations are collected for the benefit of the "BOYS & GIRLS CLUBS OF EDINBURG RGV"



GIVE. ADVOCATE. VOLUNTEER.
LIVE UNITED.

GREAT FUTURES START **HERE.**



**AFFORDABLE
HOMES**
of SOUTH TEXAS, Inc.®

A NON-PROFIT HOUSING INITIATIVE SINCE 1976



A HUD APPROVED COUNSELING AGENCY

February 17, 2016

Rodolfo "Rudy" Ramirez, Executive Director
Edinburg Housing Authority
c/o EHA Liberty Village, Ltd.
910 S. Sugar Rd.
Edinburg, TX 78539

RE: 2016 Application to the Texas Department of Housing and Community Affairs to Construct Liberty Village in Edinburg, Texas, TDHCA Application No. 16162

Dear Mr. Ramirez,

The purpose of this letter is to express our support for the Liberty Village housing development, TDHCA application No. 16162, located at the 4500 block South Veterans Boulevard in Edinburg, Texas in Hidalgo County. This application is being submitted to the Texas Department of Housing and Community Affairs by EHA Liberty Village, Ltd.

As both the City of Edinburg and Hidalgo County continue to grow, there is a greater need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Liberty Village could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

Affordable Homes of South Texas, Inc., is a 501 c 3, non-profit housing development organization. Our service area includes the Rio Grande Valley with specific emphasis on Hidalgo County. As part of the neighborhood and community in which Liberty Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Robert Calvillo
Executive Director

A 40-YEAR LEGACY AND IT'S ONLY THE BEGINNING.

**ADMINISTRATION
BUILDING**

1420 ERIE AVE
MCALLEN, TX 78501
PH: (956) 687-6263
FX: (956) 682-9751
NMLS# 346848

**HOMEOWNERSHIP
CENTER**

500 S. 15TH ST
MCALLEN, TX 78501
PH: (956) 687-6263
FX: (956) 682-9751
NMLS# 346848

**WESLACO
BRANCH**

134 W. 5TH
WESLACO, TX 78596
PH: (956) 447-8909
FX: (956) 447-8904
NMLS# 1153660

**GRANTS
DEPARTMENT**

514 S. 16TH ST.
MCALLEN, TX 78501
PH: (956) 687-6263
FX: (956) 682-9751



Edinburg Lions Club
P.O. Box 64
Edinburg, Texas 78539

February 22, 2016

EHA Liberty Village, Ltd.
Attn: Rodolfo "Rudy" Ramirez, Executive Director
Edinburg Housing Authority
910 S. Sugar Rd.
Edinburg, TX 78539

RE: 2016 Application to the Texas Department of Housing and Community Affairs to Construct Liberty Village in Edinburg, Texas, TDHCA Application No. 16162

Dear Mr. Ramirez,

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As both the City of Edinburg and Hidalgo County continue to grow, there is a greater need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Liberty Village could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The Edinburg Lions Club is a non-profit community service organization (EIN 74-6062177) consisting of citizen volunteers which support vision, youth, environmental and food needs of underprivileged members of the community. As part of the neighborhood and community in which Liberty Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Frankie Joe Salinas

Edinburg Lions Club President



DOING THE
MOST GOOD™
Founded in 1865

William Booth, *Founder*
Andre Cox, *General*
Commissioner Donald C. Bell, *Territorial Commander*
Lt. Colonel Ken Luyk, *Divisional Commander*
Captain Luis Melendez, *Corps Officer/Pastor*

February 16, 2016

EHA Liberty Village, Ltd.
Attn: Rodolfo "Rudy" Ramirez, Executive Director
Edinburg Housing Authority
910 S. Sugar Rd.
Edinburg, TX 78539

RE: 2016 Application to the Texas Department of Housing and Community Affairs to Construct Liberty Village in Edinburg, Texas, TDHCA Application No. 16162

Dear Mr. Ramirez,

The purpose of this letter is to express our support for the Liberty Village housing development, TDHCA application No. 16162, located at the 4500 block South Veterans Boulevard in Edinburg, Texas in Hidalgo County. This application is being submitted to the Texas Department of Housing and Community Affairs by EHA Liberty Village, Ltd.

As both the City of Edinburg and Hidalgo County continue to grow, there is a greater need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Liberty Village could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The Salvation Army is a non-profit agency located at 1600 N. 23rd St. in McAllen, TX. We serve all of Hidalgo County, including the City of Edinburg. As part of the neighborhood and community in which Liberty Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Captain Luis Melendez
Commanding Corps Officer



PARTNERS IN SERVICE
IN HIDALGO COUNTY





St. John The Baptist Catholic Church

216 W. 1st. • San Juan, TX 78589

Office: (956) 783-1196 • C.C.D. (956) 783-1068 • Fax (956) 702-7447

February 16, 2016

EHA Liberty Village, Ltd.
Attn: Rodolfo "Rudy" Ramirez, Executive Director
Edinburg Housing Authority
910 S. Sugar Rd.
Edinburg, TX 78539

RE: 2016 Application to the Texas Department of Housing and Community Affairs to Construct Liberty Village in Edinburg, Texas, TDHCA Application No. 16162

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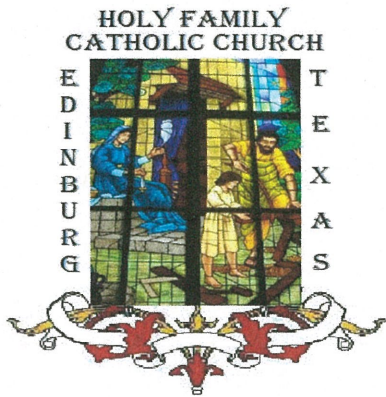
As both the City of Edinburg and Hidalgo County continue to grow, there is a greater need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Liberty Village could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The St. John the Baptist Catholic Church/Immaculate Conception Mission. is a non-profit organization located at 216 W. First St. in San Juan, Texas and our Mission church is located in 901 Church St. San Juan, Texas. As part of the neighborhood and community in which Liberty Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Rev. Gerald Frank,

Pastor



Holy Family Catholic Church

"You Are Never Too Bad to Come in and Never Too Good to Stay Out"

February 16, 2016

EHA Liberty Village, Ltd.
Attn: Rodolfo "Rudy" Ramirez, Executive Director
Edinburg Housing Authority
910 S. Sugar Rd.
Edinburg, TX 78539

RE: 2016 Application to the Texas Department of Housing and Community Affairs to Construct Liberty Village in Edinburg, Texas, TDHCA Application No. 16162

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As both the City of Edinburg and Hidalgo County continue to grow, there is a greater need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Liberty Village could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

Holy Family Church is a Religious organization located at 1302 E. Champion St. Edinburg, TX. As part of the neighborhood and community in which Liberty Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Rev. Thomas Luczak, OFM

Pastor

Community Input Scoring Items

TDHCA#: 16164

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Kerrville Area Chamber of Commerce

Name of Community Organization

Terry W. Cook

Contact Name

Support
 Opposition

B. Dietert Center

Name of Community Organization

Tina Woods

Contact Name

Support
 Opposition

C. Faith Christian Church

Name of Community Organization

Joseph Fegenbush

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

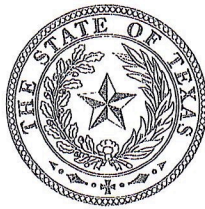
F.

Name of Community Organization

Contact Name

Support
 Opposition

Bandera County
Crockett County
Edwards County
Kimble County
Kerr County
Llano County



Mason County
Medina County
Menard County
Real County
Schleicher County
Sutton County

TEXAS HOUSE OF REPRESENTATIVES

ANDREW S. MURR

District 53

February 17, 2015

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Support for the Saralita Senior Village housing development in Kerrville, Texas,
TDHCA # 16164

Dear Mr. Irvine,

This letter is in support of the Saralita Senior Village project (TDHCA #16164), located in Kerrville, at 1335 Medina Highway East.

I stand with the City Council of Kerrville in my support for this new community which will contribute to the need for senior affordable housing in Kerrville. I ask that you approve the Saralita Senior Village, Ltd.'s application for Tax Credits from the Texas Department of Housing and Community Affairs ("TDHCA"), and I support an award of Texas Credits for Housing pursuant to the Qualified Allocation Plan of the TDHCA.

As Kerrville becomes home to an aging population, it becomes more important that we provide affordable housing to our senior citizens. If you have questions, or need additional information, please do not hesitate to contact me.

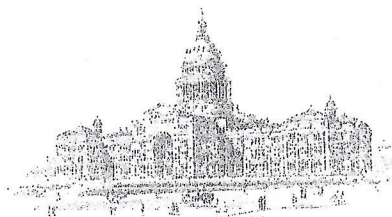
Sincerely,

A handwritten signature in cursive script that reads "Andrew Murr".

Andrew Murr,
State Representative
House District 53

CC: Mr. Chuck Rice

CAPITOL OFFICE:
POST OFFICE BOX 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0536 TELEPHONE
(512) 463-1449 FACSIMILE
ANDREW.MURR@HOUSE.STATE.TX.US



DISTRICT OFFICE:
715 WATER STREET
KERRVILLE, TEXAS 78028
(830) 257-0432 TELEPHONE
(512) 463-1449 FACSIMILE
DISTRICT53.MURR@HOUSE.STATE.TX.US

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 04-2016**

A RESOLUTION SUPPORTING THE PROPOSED SARALITA SENIOR VILLAGE HOUSING COMMUNITY FOR SENIOR CITIZENS; APPROVING AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS TO FINANCE SUCH PROJECT; PROVIDING AN IN KIND CONTRIBUTION FOR SUCH PROJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Saralita Senior Village, LTD. and its affiliates (the "Applicant") propose to build an affordable housing development with up to 40 residential units (the "Housing") in the City of Kerrville, to house senior citizens; and

WHEREAS, the Housing is expected to be located at 1335 Medina Highway East and is expected to be named "Saralita Senior Village"; and

WHEREAS, the Applicant has submitted a pre-application (TDHCA No.16164) and proposes to submit a final application for financing for the Housing, including Competitive 9% Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, TEXAS THAT:

SECTION ONE. City Council hereby confirms its support for the development and construction of the Housing described above and that this formal action has been taken to put on record the opinion expressed by the City on this date.

SECTION TWO. City Council hereby approves the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Housing pursuant to the Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

SECTION THREE. As provided in 10 Texas Administrative Code §11.3(b), it is expressly acknowledged and confirmed that the City of Kerrville has more than twice the state average of units per capita supported by Tax Credits or private activity bonds and this City Council has voted specifically to approve construction of the Housing and to authorize an allocation of Tax Credits for the Housing pursuant to Texas Government Code §2306.6703(A)(4).

SECTION FOUR. In accordance with 10 Texas Administrative Code §11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of an in-kind contribution such as a fee waiver, grant, or contribution of other value for the benefit of the Housing.

R 04-2016

SECTION FIVE. For and on behalf of the City Council, the City Manager is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

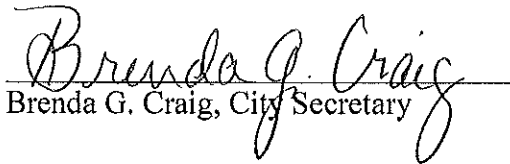
SECTION SIX. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED ON this the 9th day of February, A.D. 2016.



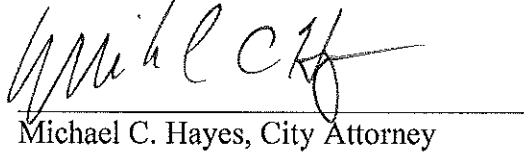
Jack Pratt, Jr., Mayor

ATTEST:



Brenda G. Craig, City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

R 04-2016



Kerrville

KERRVILLE AREA CHAMBER OF COMMERCE

January 25, 2016

It's all right here.

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Community support letter for the Saralita Senior Village senior living community, TDHCA #16164

Dear Mr. Irvine,

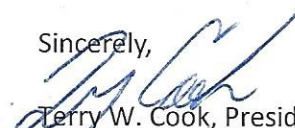
The purpose of this letter is to express my support for the Saralita Senior Village senior living community, TDHCA application # 16164, 1335 Medina Hwy East, Kerrville, Texas 78028. This application is being submitted to the Texas Department of Housing and Community Affairs by Saralita Senior Village, Ltd.

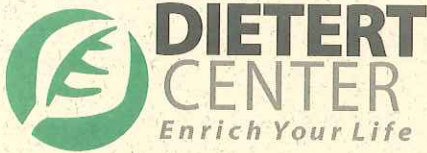
As more and more of our senior citizens advance in age, The Kerrville Chamber of Commerce strongly believes there is a great need for affordable housing for seniors in the Kerrville area. We support the Saralita Senior Village as we feel it will help provide a safe, affordable place for our seniors to live. Seniors play an important part in our community as they continue to contribute to the welfare of the area in which they live, such as volunteering at schools, hosting community events, and participating in the area workforce.

Whether the focus has been on tourism, transportation, industrial development or community development, the Kerrville Area Chamber of Commerce has played an official role in the growth of Kerrville and Kerr County for over 90 years. Membership in the chamber exceeds 900 members and continues to be a "must-have investment" for businesses looking to become involved in economic development for our region, building their business in Kerrville and Kerr County and much more. For people looking to relocate their home or business to our area, the chamber provides invaluable resources for our member-investors through extensive information availability and dissemination. The Kerrville Chamber is located at 1700 Sidney Baker, Suite 100 in Kerrville, Tx 78028.

Should you have any questions regarding the Chamber or our support for the Saralita Senior Village, please do not hesitate to contact me.

Sincerely,


Terry W. Cook, President
Kerrville Area Chamber of Commerce
830-896-1155



451 Guadalupe Street, Suite 101 • Kerrville, Texas 78028
830.792.4044

www.dietertcenter.org

February 19, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: TDHCA #16164: Community Support for the Saralita Senior Village community

Dear Mr. Irvine,

The purpose of this letter is to express my support for the proposed Saralita Senior Village senior living community, located at 1335 Medina Highway East, in Kerrville, Texas. This support is for application TDHCA#16164, which is being submitted to the Texas Department of Housing and Community Affairs by Saralita Senior Village, Ltd.

Kerr County has a very large senior population. More than 30% of county residents are age 60 or older. Kerrville had been a retirement hub for the past 30 years and continues to attract a number of older individuals seeking a small-town lifestyle in their later years. Finding housing that they can afford on a fixed income, however, is a challenge. Every low-income senior housing complex has a waiting list.

We believe Saralita Senior Village will help provide a safe, affordable place for folks to live in their later years. The proposed location and amenities show that the developers understand the special needs of our older population, and have a sincere desire to provide a much-needed living environment that will positively impact their quality of life.

The Dietert Center has operated in Kerr County since 1969, and is a private, non-profit organization whose mission is to proactively support healthy aging by providing information, services, activities and rewarding volunteer opportunities that enhance the quality of life. Our services include 'Meals On Wheels,' weekday lunches in our dining room, information and referral to area resources, medical equipment lending, caregiver education and respite, emergency response devices, plus a robust community education and recreation program.

If I can provide any additional information, please do not hesitate to contact me.

Best regards,

Tina Woods
Executive Director

February 15, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Community support letter for the Saralita Senior Village senior living community, TDHCA #16164

Dear Mr. Irvine,

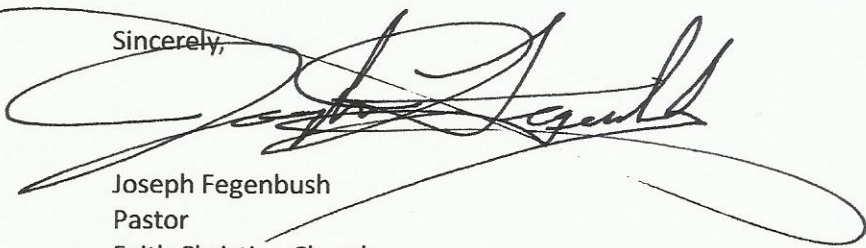
The purpose of this letter is to express my support for the Saralita Senior Village senior living community, TDHCA application # 16164, located at 1335 Medina Hwy East, Kerrville Texas, 78028. This application is being submitted to the Texas Department of Housing and Community Affairs by Saralita Senior Village, Ltd.

Kerrville is experiencing tremendous growth and as more and more of our citizens advance in age, we are in great need of new housing. We are supportive of the Saralita Senior Village because we feel it will provide safe, affordable housing for our seniors to live. Seniors play an important part in our community and continue to contribute to the welfare of our Church and the Kerrville area.

Faith Christian Church is located at 1205 Sidney Baker South in Kerrville Tx, 78028. We have been at this location adjacent to Saralita Villa Rd. since 1978. We are a non-profit 501-C3 non denominational church that opens its doors to everyone who comes seeking to grow in the faith of our Lord Jesus Christ.

I as pastor of Faith Christian Church for the past twenty one years have seen no activity on the property. Our church ministers to many senior citizens in the community and have a number of them who come from the immediate areas around Hwy 16 and Hwy 173 as for the building of a retirement village next to us, we think it would be a great opportunity for some more growth to our "Little Church on the Hill." And as the pastor I can say with assurance that we welcome the addition of Saralita Senior Village to our community.

Sincerely,



Joseph Fegenbush
Pastor
Faith Christian Church

Community Input Scoring Items

TDHCA#: 16165

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Southside Baptist Church

Name of Community Organization

Pastor Billy Norris

Contact Name

Support

Opposition

B. Lamar County Chamber of Commerce

Name of Community Organization

Ken Higdon

Contact Name

Support

Opposition

C. Ram Foundation

Name of Community Organization

Dede Falken

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



GARY VANDEAVER
DISTRICT 1

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

February 23, 2016

GS Paris Family, LP
C/O Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, TX 75402

Dear Mr. Garrett:

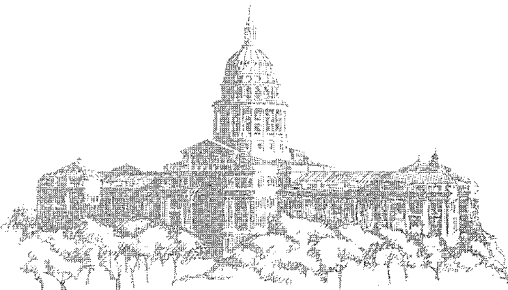
I received the required Public Notification for the Stonebridge of Paris (TDHCA application number 16165) housing project located in Paris., which is located in House District 1, which I represent in the Texas Legislature.

I understand that this project was approved by the Paris City Council at its February 22, 2016, meeting, so I am pleased to lend my support to the Stonebridge of Paris development that will serve the constituents in my District.

Sincerely,

A handwritten signature in cursive script that reads "Gary VanDeaver".

Gary VanDeaver
Texas House of Representatives



CAPITOL OFFICE: E1.310 • P.O. Box 2910 • AUSTIN, TEXAS 78768-2910 • (512) 463-0692 • FAX (512) 463-0902

GARY.VANDEAVER@HOUSE.STATE.TX.US

RESOLUTION NO. 2016-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARIS, TEXAS IN SUPPORT OF GS PARIS FAMILY, LP'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA), AND THE PROPOSED DEVELOPMENT OF A NEW APARTMENT COMPLEX LOCATED AT APPROXIMATELY 4800 LAMAR AVENUE, PARIS, TEXAS; APPROVING GS PARIS FAMILY, LP'S REQUEST FOR A *de minimis* CONTRIBUTION FOR DEVELOPMENT OF A NEW APARTMENT COMPLEX; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, GS Paris Family, LP has proposed a development for affordable rental housing to be located at approximately 4800 Lamar Avenue, Paris, Texas as a new apartment complex in the City of Paris, Texas; and

WHEREAS, GS Paris Family, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2016 Housing Tax Credits for the development of a new apartment complex; and

WHEREAS, in accordance to Section 11.9(d)(2) of the 2016 Qualified Allocation Plan, the aforementioned application by GS Paris Family, LP requires a resolution voted on and adopted by the governing body expressly setting forth that the City of Paris supports the Application and Development of a new apartment complex located at approximately 4800 Lamar Avenue, Paris, Texas; and

WHEREAS, GS Paris Family, LP has requested a *de minimis* contribution for the development of a new apartment complex as a commitment of development funding from the City of Paris, Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARIS, TEXAS, THAT:

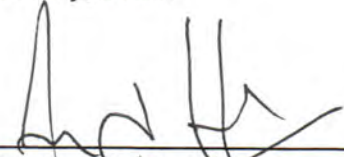
Section 1. The findings set out in the preamble to this resolution are hereby in all things approved.

Section 2. The City Council of the City of Paris, Texas hereby confirms that it supports the development by GS Paris Family, LP of the proposed new apartment complex located at approximately 4800 Lamar Avenue Paris, Texas, Paris, Texas, at its regular City Council Meeting on February 22, 2016.


Section 3. That the City Council of the City of Paris hereby approves GS Paris Family, LP's request for a *de minimis* commitment.

Section 4. That this resolution shall be effective from and after its date of passage.

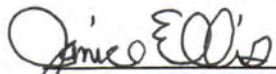
PASSED AND APPROVED this 22nd day of February, 2016.



A.J. Hashmi, M.D., Mayor

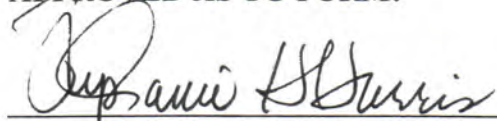


ATTEST:



Janice Ellis, City Clerk

APPROVED AS TO FORM:



Stephanie H. Harris, Interim City Attorney



January 27, 2016

GS Paris Senior, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402

Re: Stonebridge of Paris, TDHCA # 16165 – A multifamily affordable housing development for Families in Paris, TX

Dear Mr. Garrett:

On behalf of the Lamar County Chamber of Commerce, I would like to express our support for your proposed Stonebridge of Paris affordable housing development to be located in Paris, Texas.

The Lamar County Chamber of Commerce is a tax-exempt organization that serves the Paris community and we are aware of the need for more affordable rental housing. We are pleased to have your interest in helping the City of Paris address that need. We firmly believe that the proposed development will enrich the lives of many families, particularly those of the children, and will serve as a catalyst for future positive change in the community.

We are aware of the need for additional affordable housing in the community and feel that Stonebridge of Paris will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,

Ken Higdon, President/CEO
Lamar County Chamber of Commerce



January 27, 2016

GS Paris Senior, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402

Re: Stonebridge of Paris, TDHCA # 16165 – A multifamily affordable housing development
for Families in Paris, TX

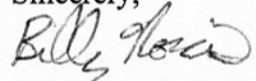
Dear Mr. Garrett:

On behalf of Southside Baptist Church, I would like to express our support for your proposed Stonebridge of Paris affordable housing development to be located in Paris, Texas.

Southside Baptist Church is a tax-exempt organization that serves the Paris community and we are aware of the need for more affordable rental housing. We are pleased to have your interest in helping the City of Paris address that need. We firmly believe that the proposed development will enrich the lives of many families, particularly those of the children, and serve as a catalyst for future positive change in the community.

We are aware of the need for additional affordable housing in the community and feel that Stonebridge of Paris will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,

Pastor Billy Norris

for the sake
OF THE GOSPEL

**RAM FOUNDATION
PO BOX 1026
PIERRE, SD 57501
605.222.0767**

March 1, 2016

GS Paris Senior, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402

Re: Stonebridge of Paris, TDHCA # 16165 – A multifamily affordable housing development for Families in Paris, TX

Dear Mr. Garrett:

On behalf of the RAM Foundation, I would like to express our support for your proposed Stonebridge of Paris affordable housing development to be located in Paris, Texas.

RAM Foundation is a tax-exempt organization that serves the Paris community through grants and community assistance. We are pleased to have your interest in helping the City of Paris address the housing need.

We are aware of the need for additional affordable housing in the community and feel that Stonebridge of Paris will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,



Dede Fasken
Executive Director
RAM Foundation

Community Input Scoring Items

TDHCA#: 16165

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Southside Baptist Church

Name of Community Organization

Pastor Billy Norris

Contact Name

Support

Opposition

B. Lamar County Chamber of Commerce

Name of Community Organization

Ken Higdon

Contact Name

Support

Opposition

C. Ram Foundation

Name of Community Organization

Dede Falken

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



GARY VANDEAVER
DISTRICT 1

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

February 1, 2016

GS Reno Senior, LP
C/O Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, TX 75402

Dear Mr. Garrett,

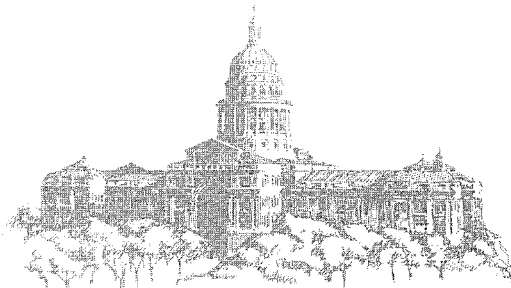
I received the Public Notification for Havens of Reno (TDHCA application number 16167) located in Reno and the 1st district, which I represent.

I am pleased to lend my support to the Havens of Reno development which will serve the constituents in my District.

Sincerely,

A handwritten signature in cursive script that reads "Gary VanDeaver".

Gary VanDeaver
Texas House of Representatives



RESOLUTION NO. 2016-1-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RENO, FORMALLY ACKNOWLEDGING SUPPORT OF THE PROPOSED HAVENS OF RENO DEVELOPMENT AND APPLICATION #16167 WITH TDHCA.

WHEREAS, Havens of Reno LP has proposed a development for Senior affordable rental housing on six acres on Highway 82 and Mansfield Road named Havens of Reno in the City of Reno; and

WHEREAS, Havens of Reno LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Havens of Reno.

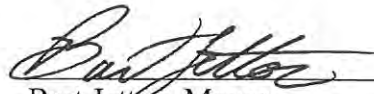
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RENO, TEXAS THAT:

The City of Reno, acting through its governing body, hereby confirms that it supports the proposed Havens of Reno Development located on six acres on Highway 82 and Mansfield Road with TDHCA Application #16167 and that this formal action has been taken to put on record the opinion expressed by the City of Reno on January 11th, 2016, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Bart Jetton, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

APPROVED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF RENO, TEXAS ON THIS 11TH DAY OF JANUARY, 2016.

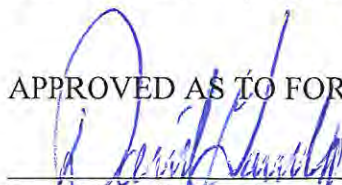
CITY OF RENO


Bart Jetton, Mayor

ATTEST:


Cara Hubbard, City Secretary

APPROVED AS TO FORM AND LEGALITY:


David Hamilton, City Attorney



January 27, 2016

GS Reno Senior, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402

Re: Havens of Reno, TDHCA # 16167 - A senior affordable housing development for seniors in Reno, TX

Dear Mr. Garrett:

On behalf of the Lamar County Chamber of Commerce, I would like to express our support for your proposed Havens of Reno affordable housing development to be located in Reno, Texas.

The Lamar County Chamber of Commerce is a tax-exempt organization that serves the Reno community and we are aware of the need for more affordable rental housing. We are pleased to have your interest in helping the City of Reno address that need. We firmly believe that the proposed development will enrich the lives of many families, particularly those of the children, and will serve as a catalyst for future positive change in the community.

We are aware of the need for additional affordable housing in the community and feel that Havens of Reno will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,

Ken Higdon, President/CEO
Lamar County Chamber of Commerce



January 27, 2016

GS Reno Senior, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402

Re: Havens of Reno, TDHCA # 16167 – A senior affordable housing development for seniors in Reno, TX

Dear Mr. Garrett:

On behalf of Southside Baptist Church, I would like to express our support for your proposed Havens of Reno affordable housing development to be located in Reno, Texas.

Southside Baptist Church is a tax-exempt organization that serves the Reno community and we are aware of the need for more affordable rental housing. We are pleased to have your interest in helping the City of Reno address that need. We firmly believe that the proposed development will enrich the lives of many families, particularly those of the children, and serve as a catalyst for future positive change in the community.

We are aware of the need for additional affordable housing in the community and feel that Havens of Reno will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,

Pastor Billy Norris

for the sake
OF THE GOSPEL

**RAM FOUNDATION
PO BOX 1026
PIERRE, SD 57501
605.222.0767**

March 1, 2016

GS Paris Senior, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402

Re: Havens of Reno, TDHCA # 16167 – A senior affordable housing development for seniors in Reno, TX

Dear Mr. Garrett:

On behalf of the RAM Foundation, I would like to express our support for your proposed Havens of Reno affordable housing development to be located in Reno, Texas.

RAM Foundation is a tax-exempt organization that serves the Reno community. We are pleased to have your interest in helping the City of Reno address the need for senior housing. We are aware of the need for additional affordable housing in the community and feel that Havens of Reno will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,



Dede Fasken
Executive Director
RAM Foundation

Community Input Scoring Items

TDHCA#: 16168

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Meals on Wheels Ministry, Inc.

Name of Community Organization

Zoe Lawhorn

Contact Name

Support

Opposition

B. Christian Educational Ministries

Name of Community Organization

Alice Dart

Contact Name

Support

Opposition

C. Tyler Economic Development Council

Name of Community Organization

Thomas G. Mullins

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

TEXAS HOUSE OF REPRESENTATIVES



MATT SCHAEFER

District 6

February 25, 2016

Mr. Chaz Garrett
7801 Jack Finney Blvd., Ste. 101
Greenville, TX 75402

RE: Stonebridge of Whitehouse--TDHCA Application #16168

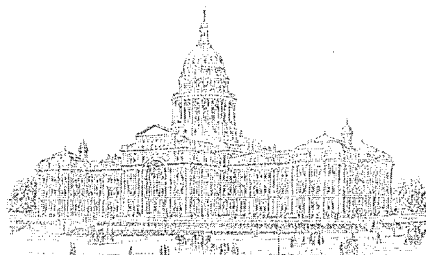
Dear Mr. Garrett,

I received the Public Notification for the proposed project, Stonebridge of Whitehouse, located in Whitehouse, within House District Six, which I represent. I lend my support to this Development.

Respectfully,

A handwritten signature in black ink, appearing to read "M. Schaefer", with a long horizontal stroke extending to the right.

Matt Schaefer
State Representative, District Six





City of Whitehouse

RESOLUTION NO. #R16-0126-01

WHEREAS, GS Whitehouse Family, LP has proposed a development for affordable rental housing on approximately 6 acres of a 30 acre tract located on Highway 110, at the Leisure Ln intersection named Stonebridge of Whitehouse in the City of Whitehouse; and

WHEREAS, GS Whitehouse Family, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Stonebridge of Whitehouse.


IT IS HEREBY RESOLVED, that the City of Whitehouse, acting through its governing body, hereby confirms that it supports the proposed Stonebridge of Whitehouse Development located on approximately 6 acres of a 30 acre tract located on Highway 110, at the Leisure Ln intersection with TDHCA Application #16168 and that this formal action has been taken to put on record the opinion expressed by the City of Whitehouse on January 26th, 2016, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Charles Parker, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this the 26th day of January, 2016.

Charles Parker, Mayor

Stefani Wright, City Secretary



Born to Win
Christian Educational Ministries

February 24, 2016

Whitehouse Family, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402

Re: Stonebridge of Whitehouse, TDHCA # 16168 – A multifamily affordable housing development for families in Whitehouse, TX

Dear Mr. Garrett:

Christian Educational

On behalf of *Ministries*, I would like to express our support for your proposed Stonebridge of Whitehouse affordable housing development to be located in Whitehouse, Texas.

Christian Educational ^{*Ministries*} is a tax-exempt organization that serves the Whitehouse community.

We are aware of the need for additional affordable housing in the community and feel that Stonebridge of Whitehouse will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,

Alicia Dent
President



315 N. Broadway, Suite 300
Tyler, Texas 75702
903.593.2004
www.tedc.org

February 24, 2016

Whitehouse Family, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402

Re: Stonebridge of Whitehouse, TDHCA # 16168 – A multifamily affordable housing development for families in Whitehouse, TX

Dear Mr. Garrett:

On behalf of Tyler Economic Development Council (TEDC), I would like to express our support for your proposed Stonebridge of Whitehouse affordable housing development to be located in Whitehouse, Texas.

TEDC is a tax-exempt organization that serves the Whitehouse community. We are aware of the need for additional affordable housing in the community and feel that Stonebridge of Whitehouse will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,

Thomas G. Mullins
President/CEO

Meals on Wheels Ministry, Inc.

Serving the Seniors of East Texas

February 29, 2016

Whitehouse Family, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402

Re: Stonebridge of Whitehouse, TDHCA # 16168 – A multifamily affordable housing development for families in Whitehouse, TX

Dear Mr. Garrett:

On behalf of Meals on Wheels Ministry, I would like to express our support for your proposed Stonebridge of Whitehouse affordable housing development to be located in Whitehouse, Texas.

Meals on Wheels Ministry, Inc. is a tax-exempt organization that serves the Whitehouse community and we are aware of the need for more affordable rental housing. We are pleased to have your interest in helping the City of Whitehouse address that need. We firmly believe that the proposed development will enrich the lives of many families, particularly those of the children, and serve as a catalyst for future positive change in the community.

We are aware of the need for additional affordable housing in the community and feel that Stonebridge of Whitehouse will be a great addition to the City and its residents.

Feel free to contact me with any questions at (903) 525-0906.

Sincerely,



Zoe Lawhorn
Vice President of Development and Public Relations

Community Input Scoring Items

TDHCA#: 16169

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. American Legion Post 302

Name of Community Organization

Roberto C. Vasquez

Contact Name

Support

Opposition

B. Hutto Lutheran Church

Name of Community Organization

Pastor Marcus A. Bigott

Contact Name

Support

Opposition

C. Hutto Area Chamber of Commerce

Name of Community Organization

John Darby

Contact Name

Support

Opposition

D. Hutto Community Food Pantry

Name of Community Organization

Marcus Bigott

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Room E2.418
Capitol Extension
P.O. Box 2910
Austin, Texas 78768-2910



(512) 463-0670
fax (512) 463-1469
www.house.state.tx.us
larry.gonzales@house.state.tx.us

Larry D. Gonzales
State Representative - House District 52

Mr. Michael Lyttle
Director of External Affairs
Texas Department of Housing and Community Affairs
221 E. 11th St.
Austin, Tx, 78711

Mr. Lyttle,

Please accept this letter of **SUPPORT** for the Havens of Hutto (Project #16169) housing development located in Hutto, Texas.

Sincerely,


Rep. Larry Gonzales
HD 52

RESOLUTION NO. R-16-02-18-8B

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS SUPPORTING AND APPROVING FUNDING ASSISTANCE FOR AN APPLICATION FROM GS HUTTO SENIOR, LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2016 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS FOR THE HAVENS OF HUTTO SENIOR HOUSING DEVELOPMENT, TDHCA APPLICATION NUMBER 16169, LOCATED ON THE SOUTHEAST CORNER OF F.M. 1660 AND C.R. 137 IN THE CITY OF HUTTO, TEXAS.

WHEREAS, GS Hutto Senior, LP has proposed a development for affordable rental housing on seven acres of a 28 acre tract on the southeast corner of F.M. 1660 and C.R. 137 named Havens of Hutto in the City of Hutto; and

WHEREAS, GS Hutto Senior, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Havens of Hutto; and

WHEREAS, GS Hutto Senior, LP has requested from the City of Hutto support for its application to TDHCA and for the development of the Project, and requests a financial contribution from the City of Hutto not to exceed \$100; and

WHEREAS, in accordance with Section 11.9(d)(2) of the 2016 Qualified Allocation Plan, an application may qualify for points for a resolution voted on and adopted from the governing body expressly setting forth a commitment to provide a certain level of development funding assistance by the political subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION 1. The City of Hutto, acting through its governing body, hereby confirms that it supports the proposed Havens of Hutto senior housing development and that this formal action has been taken to put on record the opinion expressed by the City of Hutto on February 18, 2016, and

SECTION 2. The City of Hutto hereby approves a commitment to the Project of funds in an amount of \$100, pending approval of the zone change and creation of a buildable lot, which shall be deducted from the site plan application fee at the time a site plan is submitted for review. The funds for this contribution have not been provided to the City by GS Hutto Senior, LP or a related party to Havens of Hutto.

SECTION 3. Notwithstanding anything herein to the contrary, the funding commitment by the City of Hutto as set forth in this Resolution shall be contingent on (i) GS Hutto Senior, LP securing HTC's from TDHCA in an amount sufficient to develop the Project, (ii) site, design and zoning approval of the proposed development by the City of Hutto; (iii) approval by the City of Hutto of all matters discovered through the due diligence conducted by or on behalf of the City of Hutto in

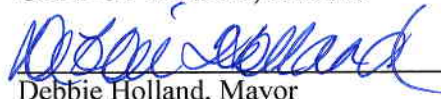
connection with the development of the Project, and (iv) contingent on successful negotiation of grant and/or loan conditions as applicable.

SECTION 4. That for and on behalf of the Governing Body, Karen Daly, City Manager, is hereby authorized, empowered and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

SECTION 5. Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

RESOLVED on this the **18th** day of the month **February, 2016**.

CITY OF HUTTO, TEXAS



Debbie Holland, Mayor

ATTEST:



Seth Gipson, City Secretary

Hutto Independent School District



Douglas Killian, Ph.D.

Superintendent of Schools

200 College St.
Hutto, TX 78634

512-759-3771

512-759-4797

doug.killian@hutto.txed.net

www.hipponation.org

March 1, 2016

GS Hutto Senior, LP
ATTN: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, TX 75402

Re: Havens of Hutto, TDHCA # 16169 – A senior affordable housing development for seniors in Hutto, TX

Dear Ms. Garrett:

On behalf of Hutto Independent School District, I would like to express our support for your proposed Havens of Hutto Senior Living Community affordable housing development to be located in Hutto, Texas.

Hutto Independent School District is a tax-exempt organization that serves the Hutto Business Community. We are aware of the need for additional affordable housing in the Hutto community and feel that Havens of Hutto Senior Living Community will be a great addition to the city and its residents.

Please contact me if you have any questions or need further assistance.

Sincerely,

Douglas W. Killian, Ph.D.
Superintendent
Hutto Independent School District

DWK/ddk



The Richard A. Oman American Legion Post 302
PO Box 685★Hutto, Texas 78634
www.americanlegionhutto.org

GS Hutto Senior, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402

Re: Havens of Hutto, TDHCA # 16169 – A senior affordable housing development for seniors in Hutto, TX

Dear Mr. Garrett:

On behalf of The Richard A. Oman American Legion Post 302 of Hutto, I would like to express our support for your proposed Havens of Hutto affordable housing development to be located in Hutto, Texas.

The Richard A. Oman American Legion Post 302 of Hutto is a tax-exempt organization that serves the Hutto community and we are aware of the need for more affordable rental housing. We are pleased to have your interest in helping the City of Hutto address that need. We also understand that the City of Hutto Council recently and unanimously voted 7 to zero in support of this project. We firmly believe that the proposed development will enrich the lives of many families, and serve as a catalyst for future positive change in the community.

We are aware of the need for additional affordable housing in the community and feel that Havens of Hutto will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Yours in service,

Roberto C. Vasquez, Commander
The Richard A. Oman American Legion Post 302 of Hutto
(512) 921-0037



March 1, 2016

GS Hutto Senior, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402

Re: Havens of Hutto, TDHCA # 16169 – A senior affordable housing development for seniors in Hutto, TX

Dear Mr. Garrett:

On behalf of the Hutto Area Chamber of Commerce, I would like to express our support for your proposed Havens of Hutto affordable housing development to be located in Hutto, Texas.

The Hutto Area Chamber of Commerce is a tax-exempt organization that serves the Hutto business community. We are aware of the need for additional affordable housing in the community and feel that Havens of Hutto will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "John Darby".

John Darby
President/CEO

February 10, 2016

GS Hutto Senior, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402



Re: Havens of Hutto, TDHCA # 16169 – A senior affordable housing development for seniors in Hutto, TX

Dear Mr. Garrett:

On behalf of Hutto Community Food Pantry, I would like to express our support for your proposed Havens of Hutto affordable housing development to be located in Hutto, Texas.

Hutto Community Food Pantry is a tax-exempt organization via Hutto Lutheran Church that serves the Hutto community and we are aware of the need for more affordable rental housing. We are pleased to have your interest in helping the City of Hutto address that need. We firmly believe that the proposed development will enrich the lives of many families, particularly those of the children, and serve as a catalyst for future positive change in the community.

We are aware of the need for additional affordable housing in the community and feel that Havens of Hutto will be a great addition to the City and its residents.

Please find attached a copy of our tax exempt status.

Feel free to contact me with any questions.

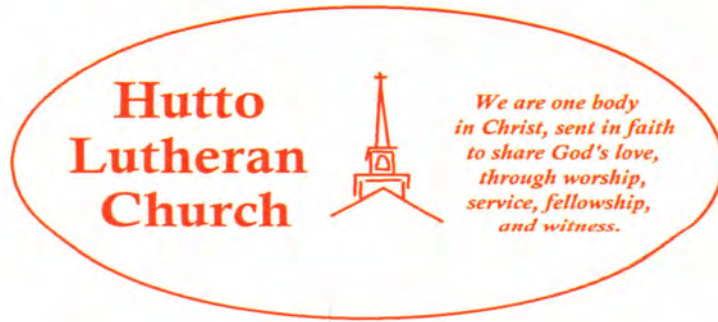
Sincerely,

A handwritten signature in black ink, reading "Pastor Marcus Bigott". The signature is written in a cursive, flowing style.

Pastor Marcus Bigott
Executive Director
Hutto Community Food Pantry
(Physical) 206 East Live Oak St
Hutto, Texas 78634
(512) 759-2064

February 10, 2016

GS Hutto Senior, LP
Attn: Mr. Kelly Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402



Re: Havens of Hutto, TDHCA # 16169 – A senior affordable housing development for seniors in Hutto, TX

Dear Mr. Garrett:

On behalf of Hutto Lutheran Church, I would like to express our support for your proposed Havens of Hutto affordable housing development to be located in Hutto, Texas.

Hutto Lutheran Church is a tax-exempt organization that serves the Hutto community and we are aware of the need for more affordable rental housing. We are pleased to have your interest in helping the City of Hutto address that need. We firmly believe that the proposed development will enrich the lives of many families, particularly those of the children, and serve as a catalyst for future positive change in the community.

We are aware of the need for additional affordable housing in the community and feel that Havens of Hutto will be a great addition to the City and its residents.

Please find attached a copy of our tax exempt status.

Feel free to contact me with any questions.

In God's grip,

A handwritten signature in black ink, appearing to read "Pastor Marcus A. Bigott". The signature is fluid and cursive, written over a light blue horizontal line.

Pastor Marcus A. Bigott
Hutto Lutheran Church

TEXAS HOUSE OF REPRESENTATIVES



MATT SCHAEFER

District 6

February 25, 2016

Mr. Jeremy Mears
404 E. Worth Street
Grapevine, TX 76051

RE: Whitehouse Senior Village--TDHCA Application #16170

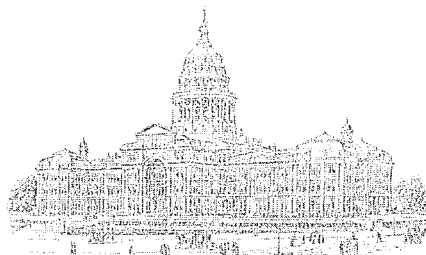
Dear Mr. Mears,

I received the Public Notification for the proposed project, Whitehouse Senior Village, located in Whitehouse, within House District Six, which I represent. I lend my support to this Development.

Respectfully,

A handwritten signature in black ink, appearing to read "M. Schaefer", with a long horizontal flourish extending to the right.

Matt Schaefer
State Representative, District Six





City of Whitehouse

RESOLUTION NO. R16-0126-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITEHOUSE, TEXAS SUPPORTING THE PROPOSED WHITEHOUSE SENIOR VILLAGE HOUSING COMMUNITY FOR SENIOR CITIZENS; APPROVING AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS TO FINANCE SUCH PROJECT; PROVIDING AN IN KIND CONTRIBUTION FOR SUCH PROJECT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, LHA WHITEHOUSE SENIOR VILLAGE, LTD. and its affiliates (the "Applicant") propose to build an affordable housing development with up to 72 residential units (the "Housing") in the City of Whitehouse, to house senior citizens; and

WHEREAS, the Housing is expected to be located at the west-end of the Leamington Spa & Rugby Lane intersection and is expected to be named "Whitehouse Senior Village"; and

WHEREAS, the Applicant has submitted a pre-application (TDHCA No.16170) and proposes to submit a final application for financing for the Housing, including Competitive 9% Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHITEHOUSE, TEXAS THAT:

SECTION ONE. The City Council of the City of Whitehouse hereby confirms its support for the development and construction of the Housing described above and that this formal action has been taken to put on record the opinion expressed by the City on this date.

SECTION TWO. The City Council of the City of Whitehouse hereby approves the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Housing pursuant to the Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

SECTION THREE. In accordance with 10 Texas Administrative Code §11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of an in-kind contribution such as a fee waiver, grant or contribution of other value for the benefit of the Housing.

SECTION FOUR. For and on behalf of the City Council, **Charles Parker, Mayor** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

SECTION FIVE. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this 26th day of January, 2016 at a Regular Meeting of the City Council of the City of Whitehouse, Texas.

A handwritten signature in black ink, appearing to read 'C. Parker', written over a horizontal line.

Charles Parker, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read 'Stefani Wright', written over a horizontal line.

Stefani Wright, City Secretary



Goodwill Industries of East Texas, Inc.

ADMINISTRATIVE OFFICES

409 W. Locust Street
Tyler, TX 75702

Phone: 903-593-8438
Fax: 903-593-8774

E-mail:
general@goodwilletx.com

Website:
www.goodwilleasttexas.com

Board of Directors

Andrew Adams
(Chairman)

Rick Tatman
(Vice-Chair)

Tim Vordenbaumen
(Treasurer)

Terrence Dixon
(Secretary)

Rev. Ralph Caraway

Carmen Carpenter

Jack Dyer

Chris Ellis

Carolyn Hutson

Paul Josephson

Larry Kraus

Darrell Nunn

David Pannier

Hemant Patel

Mike Powell

Nancy Rangel

Mark Reis

Mark Shaw

February 15, 2016

LHA Whitehouse Senior Village, Ltd.
c/o: Jeremy Mears
404 E. Worth Street
Grapevine, TX 76051

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Whitehouse Senior Village in Whitehouse, Texas, TDHCA Application No. 16170

Dear Mr. Mears,

The purpose of this letter is to express our support for the **Whitehouse Senior Village** housing development, TDHCA application No. 16170, located **Whitehouse, Texas** in **Smith County**. This application is being submitted to the Texas Department of Housing and Community Affairs by **Whitehouse Senior Village, Ltd.**

As both the City of **Whitehouse** and **Smith County** continue to grow, there is a greater need for affordable housing for seniors at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. **Whitehouse Senior Village** could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The Goodwill Retail Store located at 300 HWY. 110 Whitehouse, Texas 75791 is a non-profit. As part of the neighborhood and community in which **Whitehouse Senior Village** will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Kimberly B. Lewis

President/CEO

Goodwill Industries of East Texas

Mission Statement

Goodwill Industries of East Texas is dedicated to providing skills training and vocational opportunities for people with barriers to employment.





PHILADELPHIA BLESSING

February 16, 2016

LHA Whitehouse Senior Village, Ltd.
c/o: Jeremy Mears
404 E. Worth Street
Grapevine, TX 76051

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Whitehouse Senior Village in Whitehouse, Texas, TDHCA Application No. 16170

Dear Mr. Mears,

The purpose of this letter is to express our support for the **Whitehouse Senior Village** housing development, TDHCA application No. **16170**, located **Whitehouse**, Texas in **Smith** County. This application is being submitted to the Texas Department of Housing and Community Affairs by **Whitehouse Senior Village**, Ltd.

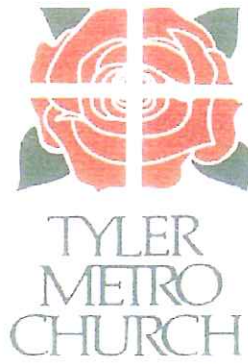
As both the City of **Whitehouse** and **Smith** County continue to grow, there is a greater need for affordable housing for seniors at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. **Whitehouse Senior Village** could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

Philadelphia Blessing (Whitehouse Food Pantry) is a tax-exempt organization located at 411 Highway 110 North, Whitehouse, Texas. As part of the neighborhood and community in which **Whitehouse Senior Village** will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Anthony Johnson
Director

411 Highway 110 North ~ Whitehouse, Texas
PHONE: 903.839.6769



February 18, 2016

Re: TAX EXEMPTION

To Whom It May Concern:

Philadelphia Blessing (Whitehouse Food Pantry) falls under the Tyler Metro Ministries, Inc. 501 (c) (3) tax exemption.

Should you have any questions or need additional information, please call 903-279-4700.

Sincerely,

Anthony Johnson
Director, Philadelphia Blessing

P.O. Box 131510
Tyler, Texas 75713-1510
Phone: 903-561-0253

Whitehouse Ministerial Alliance

February 16, 2016

LHA Whitehouse Senior Village, Ltd.
c/o: Jeremy Mears
404 E. Worth Street
Grapevine, TX 76051

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Whitehouse Senior Village in Whitehouse, Texas, TDHCA Application No. 16170

Dear Mr. Mears,

The purpose of this letter is to express our support for the **Whitehouse Senior Village** housing development, TDHCA application No. **16170**, located **Whitehouse**, Texas in **Smith** County. This application is being submitted to the Texas Department of Housing and Community Affairs by **Whitehouse Senior Village, Ltd.**

As both the City of **Whitehouse** and **Smith** County continue to grow, there is a greater need for affordable housing for seniors at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. **Whitehouse Senior Village** could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

As part of the neighborhood and community in which **Whitehouse Senior Village** will be located, we, the Whitehouse Ministerial Alliance, strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,



Anthony Johnson
President

Community Input Scoring Items

TDHCA#: 16172

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. [Nutrition & Services for Seniors](#)

Name of Community Organization

[Elaine Shellenberger](#)

Contact Name

- Support
 Opposition

B. [South East Texas Food Bank](#)

Name of Community Organization

[Daniel J. Maher](#)

Contact Name

- Support
 Opposition

C.

Name of Community Organization

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

STATE OF TEXAS
HOUSE OF REPRESENTATIVES



JAMES WHITE
DISTRICT 19

CORRECTIONS
VICE CHAIR

JUVENILE JUSTICE AND
FAMILY ISSUES
EMERGING ISSUES IN
TEXAS LAW ENFORCEMENT

February 4, 2016

Lumberton Senior Village, Ltd.
ATTN: Mr. Jeremy Mears
404 E. Worth Street
Grapevine, TX 76051

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lumberton Senior Village in the ETJ of Beaumont, Texas, TDHCA Application No. 16172

Dear Mr. Mears,

I received your information on Lumberton Senior Village, which is to be located on the northwest corner of Mitchell Road and Smith League Road in the ETJ of Beaumont, Texas in Hardin County. As the Texas Representative of District 19 in which the ETJ of the City of Beaumont is located, I see an increasing need for affordable housing in my district.

I am pleased to provide my support for this application. The surrounding ETJ of the City of Beaumont, like many other communities, is experiencing a shortage of quality affordable housing. Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents at this complex. This proposed project will make a very positive impact in our community.

God Bless,

A handwritten signature in black ink, appearing to read "James White".

James White
State Representative
House District 19

RESOLUTION

No. 2-16

STATE OF TEXAS § COMMISSIONERS' COURT

COUNTY OF HARDIN § OF HARDIN COUNTY, TEXAS

BE IT REMEMBERED at a meeting of Commissioners' Court of Hardin County, Texas, held on the 25th day of January, 2016, upon motion made by Commissioner Roberts, Precinct No. 4, and second by Commissioner Pelt, Precinct No. 3, the following RESOLUTION was adopted:

A RESOLUTION OF THE COMMISSIONERS' COURT OF THE COUNTY OF HARDIN, TEXAS SUPPORTING THE PROPOSED LUMBERTON SENIOR VILLAGE HOUSING COMMUNITY FOR SENIOR CITIZENS; APPROVING AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS TO FINANCE SUCH PROJECT; PROVIDING AN IN KIND CONTRIBUTION FOR SUCH PROJECT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, LUMBERTON SENIOR VILLAGE, LTD. and its affiliates (the "Applicant") propose to build an affordable housing development with up to 76 residential units (the "Housing") in the ETJ of the City of Beaumont, to house senior citizens; and

WHEREAS, the housing is expected to be located at the northeast corner of Mitchell Road and Smith League Road and is expected to be named "Lumberton Senior Village"; and

WHEREAS, the applicant has submitted a pre-application (TDHCA No. 16172) and proposes to submit a final application for financing for the Housing, including Competitive 9% Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF HARDIN, TEXAS THAT:

SECTION ONE. The Commissioners' Court of Hardin County, Texas hereby confirms its support for the development and construction of the Housing described above and that this formal action has been taken to put on record the opinion expressed by the County on this date.

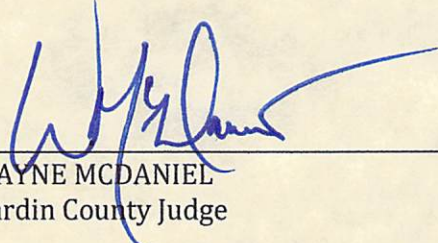
SECTION TWO. The Commissioners' Court of Hardin County, Texas hereby approves the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Housing pursuant to the Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

SECTION THREE. In accordance with 10 Texas Administrative Code §11.9(d)(2), the County hereby commits to an in-kind contribution to the Housing in the form of an in-kind contribution such as a fee waiver, grant or contribution of other value for the benefit of the Housing.

SECTION FOUR. For and on behalf of the Commissioners' Court, Judge Wayne McDaniel, Hardin County Judge, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

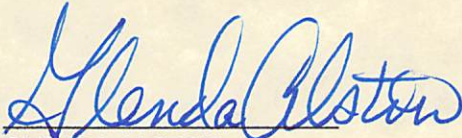
SECTION FIVE. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this 25th day of January, 2016 at a Regular Meeting of the Commissioners' Court of Hardin County, Texas.



WAYNE MCDANIEL
Hardin County Judge

ATTEST:



GLENDAL ALSTON
Hardin County Clerk

RESOLUTION NO. 16-045

WHEREAS, the City Council of the City of Beaumont (the "City") has been apprised of the pending application by Lumberton Senior Village, LTD for tax credits (the "Application") filed for the new construction of Lumberton Senior Village Housing Community (the "Development"), a proposed seventy-six (76) unit affordable rental senior housing development to be located at the northwest corner of Mitchell Road and Smith League Road in the County of Hardin and in the extraterritorial jurisdiction of the City of Beaumont, Texas, a Low Income Housing Tax Credit (LIHTC) project through the Texas Department of Housing and Community Affairs ("TDHCA"); and,

WHEREAS, Lumberton Senior Village, LTD has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Lumberton Senior Village Housing Community;

NOW, THEREFORE, BE IT RESOLVED BY THE
CITY COUNCIL OF THE CITY OF BEAUMONT THAT:


SECTION 1. The statements and findings set out in the preamble to this resolution are hereby, in all things, approved and adopted.

SECTION 2. The City of Beaumont, acting through its governing body, hereby confirms that it supports the proposed Lumberton Senior Village Housing Community located at the northwest corner of Mitchell Road and Smith League Road and that this formal action has been taken to put on record the opinion expressed by the City of Beaumont on March 1, 2016.

SECTION 3. For and on behalf of the Governing Body, Kyle Hayes, City Manager, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 1st day of March, 2016.




- Mayor Becky Ames -



Nutrition & Services For Seniors

4590 Concord

Beaumont, TX 77703

www.seniormeals.org

Phone: (409) 892-4455
(409) 722-7782

Fax: (409) 892-0443
A United Way Agency

February 17, 2016

Lumberton Senior Village, Ltd.
c/o: Jeremy Mears
404 E. Worth Street
Grapevine, TX 76051

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lumberton Senior Village in Lumberton, Texas, TDHCA Application No. 16172

Dear Mr. Mears,

The purpose of this letter is to express our support for the **Lumberton Senior Village** housing development, TDHCA application No. **16172**, located **Lumberton**, Texas in **Hardin** County. This application is being submitted to the Texas Department of Housing and Community Affairs by **Lumberton Senior Village, Ltd.**

As both the City of **Lumberton** and **Hardin** County continue to grow, there is a greater need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. **Lumberton Senior Village** could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The Nutrition and Services for Seniors is a 501(c)(3) non-profit located at 4595 Concord, Beaumont, Texas. As part of the neighborhood and community in which **Lumberton Senior Village** will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Elaine Shellenberger, Executive Director



February 10, 2016

Lumberton Senior Village, Ltd.
c/o: Jeremy Mears
404 E. Worth Street
Grapevine, TX 76051

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lumberton Senior Village in Lumberton, Texas, TDHCA Application No. 16172

Dear Mr. Mears,

The purpose of this letter is to express our support for the **Lumberton Senior Village** housing development, TDHCA application No. **16172**, located in **Lumberton**, Texas in **Hardin** County. This application is being submitted to the Texas Department of Housing and Community Affairs by **Lumberton Senior Village**, Ltd.

As both the City of **Lumberton** and **Hardin** County continue to grow, there is a greater need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses in the area. It is our hope that **Lumberton Senior Village** could provide a new, safe and affordable housing option for senior citizens of the community.

The Southeast Texas Food Bank is a tax exempt 501(c)(3) organization located at 3845 S Martin Luther King, Jr. Parkway in Beaumont, TX 77705. As a service provider for the Hardin County community in which **Lumberton Senior Village** will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Having affordable housing options in our community ultimately helps increase resources available to access food for those who live in such settings. Because of that positive impact **Lumberton Senior Village** could offer to seniors, we look forward to seeing this project developed.

Sincerely,

A handwritten signature in black ink, appearing to read "D. J. Maher".

Daniel J. Maher
Executive Director

Community Input Scoring Items

TDHCA#: 16175

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Crosby Huffman Chamber of Commerce

Name of Community Organization

Kimberly Harris

Contact Name

Support

Opposition

B. Crosby Meadows Resident Council

Name of Community Organization

Janson Rosetta

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



WAYNE SMITH
HOUSE OF REPRESENTATIVES
DISTRICT 128

CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0733
(512) 463-1323 FAX
TOLL FREE: 1 (866) 423-5987

DISTRICT OFFICE:
909 DECKER DRIVE
BAYTOWN, TEXAS 77520
(832) 556-2002
FAX (832) 556-0319

December 8, 2015

Crosby Meadows Housing, Ltd.
James E. Washburn
P.O. Box 489
New Caney, TX 77357


Dear Mr. Washburn,

I received the Public Notification from Crosby Meadows Housing, Ltd. for the Crosby Meadows Apartments located within the legislative district I am honored to represent.

Following my discussions with Crosby Independent School District Superintendent Dr. Keith Moore, I have decided to lend my support to the Crosby Meadows Apartments project as Crosby ISD has informed me that they too will support the venture. I take pride in working for my district and the constituents that I represent, and am happy to back a project that Crosby ISD feels would be beneficial to the school district and surrounding area.

Should you have any questions, please do not hesitate to contact my office.

Sincerely,


Representative Wayne Smith
District 128

City of Houston, Texas, Resolution No. 2016- 0007

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, TEXAS OR HAVING BEEN ANNEXED INTO THE CITY OF HOUSTON, TEXAS ONLY FOR LIMITED PURPOSES, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the Extraterritorial Jurisdiction of the City of Houston, Texas or having been annexed into the City of Houston, Texas only for limited purposes pursuant to an agreement between the City and the applicable municipal utility or other special purpose district, which provides that the areas remain in the Extraterritorial Jurisdiction of the City of Houston Texas for all other purposes, as set forth on Schedule I; and

WHEREAS, the City Council finds that each Applicant has advised that it intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project.

Section 3. That this Resolution shall take effect immediately upon its passage

and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2016.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is MAR 01 2016.



City Secretary

(Prepared by Legal Dept. Revi F. Bell)
Assistant City Attorney

(Requested by Neal Rackleff, Director, Housing and Community Development Department)

(LD File No. 0291500012001)

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: MAR 01 2016

Schedule I

TDHCA Number	Project Name	Project Address	Applicant Name	County
16256	Chapman Crossings	N. Side of Water Works Blvd., E of N. Sam Houston Pkwy E.	Chapman Crossings at Harris County, Ltd.	Harris
16084	Cottages at Sheldon	900 block of Sheldon, Channelview	Cottages at Sheldon, Ltd.	Harris
16175	Crosby Meadows	304 Krenek	Crosby Meadows Housing, Ltd.	Harris
16118	Standard at Fall Creek	SEC Fall Creek Preserve Dr. and Sam Houston Pkwy	The Standard at Fall Creek, LP	Harris
16246	Gala at Four Corners	Old Richmond Road west of Sugarbridge Trail	Gala at Four Corners LP	Ft. Bend/LPA
16327	Gardens at Cinco Ranch	26000 block of FM 1093	The Gardens at Cinco Ranch, LP	Ft. Bend/LPA
16223	Magnolia Gardens	NBC of Skinner Lane and W. Ballfort St.	Magnolia Partners III	Ft. Bend
16251	Provision at Clodine Road	SEC Boss Gaston Rd and Clodine Road	Provision at Clodine Road, LP	Ft. Bend

Resolution

Harris County, Texas

Whereas, Crosby Meadows Housing, Ltd. has proposed a development for affordable rental housing at 304 Krenck, Crosby, TX 77532 named Crosby Meadows Apartments in the jurisdiction of Harris County; and

Whereas, Crosby Meadows Housing, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Crosby Meadows Apartments.

It is hereby

RESOLVED, that Harris County, acting through its governing body, hereby confirms that it supports the proposed Crosby Meadows Apartments development located at 304 Krenck, Crosby, TX 77532 /TDHCA# 16175 and that this formal action has been taken to put on record the opinion expressed by Harris County, and

FURTHER RESOLVED that for and on behalf of the Harris County Commissioners Court, Harris County Judge Ed Emmett, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Passed and Adopted this _____ day of FEB 23 2016 2016.

Approved this _____ day of FEB 23 2016 2016.

By: Ed Emmett
County Judge Ed Emmett,
Harris County, Texas

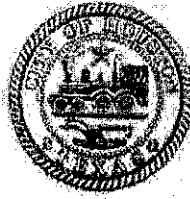
Vote of the Court:

	Yes	No	Abstain
Judge Emmett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Locke	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Morman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Radack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Cagle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Presented to Commissioners' Court

FEB 23 2016

APPROVE ML
Recorded Vol. _____ Page _____



DAVE MARTIN
Council Member
District E

February 12, 2016

Crosby Meadows Housing, Ltd.
James Washburn
P.O. Box 489
New Caney, TX 77357

Dear Mr. Washburn,

I have received the Public Notification from Crosby Meadows Housing, Ltd. for the Crosby Meadows Apartments located within the City of Houston Extraterritorial Jurisdiction just outside of my Houston City Council District.

After gathering information from area elected officials and community organizations I have decided to lend my support to the Crosby Meadows Apartments project joining State Representative Wayne Smith, County Commissioner Jack Mormon, Crosby Meadows Resident Council, and the Crosby Huffman Chamber of Commerce in support of the rehabilitation of the existing Crosby Meadows Apartments.

Should you have any questions, please contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Martin".

Dave Martin
Council Member
District E



5317 First Street -P.O. Box 452-Crosby, TX 77532

281-328-6984

www.crosbyhuffmancc.org

"Unity in the Community"

February 2, 2016

LCJ Development, Inc.
P.O. Box 489
New Caney, Texas 77357

Mr. Baker

I have received your email regarding your firm's intentions on the acquisition/rehabilitation of the Crosby Meadows Apartments.

The Board and I have reviewed your proposal and will support the venture. The Crosby-Huffman Chamber of Commerce and our Community look forward to the updates to Crosby Meadows Apartments.

Please let me know if you have any questions or need anything else from the Chamber.

Sincerely

Kimberly Harris

Kim Harris
Chamber President
281-328-6984
kim@crosbyhuffmancc.org
www.crosbyhuffmancc.org

Crosby Meadows Resident Council

January 18, 2016

James E. Washburn
Crosby Meadows Housing, Ltd.
P.O. Box 489
New Caney, Texas 77357

Mr. Washburn,

I have received the notification that Crosby Meadows Housing, Ltd. intends to submit an application to the Texas Department of Housing and Community Affairs for the Crosby Meadows Apartments. I am the president of the Crosby Meadows Resident Council which incorporates this property.

I am happy to lend my support to this project and the owners in their venture to apply for tax credits. This apartment complex is an older property that desperately needs a rehabilitation in order to continue as a safe apartment complex.

If you need any additional information, you can contact me at your convenience.

Sincerely,



Janson Rosetta, President
Crosby Meadows Resident Council

304 Krenek Apartment 85, Crosby, Texas 77532
Phone (917) 568-3236
Fax (281) 328-3055
Email janson@nyc.rr.com

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in QCP submission package.

Part 1: Development Information

Development Name: Crosby Meadows Apartments
 Development Street Address: 304 Krenak Rd
 Development City: Crosby, TX
 Development County: Harris
 TDHCA # (for office use only):

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Crosby Meadows Resident Council
 This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) No
 If YES, provide the years that the organization made submissions prior to 2016: _____
 The Neighborhood Organization is a (select one of the following):
 Homeowners Association
 Property Owners Association
 Resident Council and our members occupy the existing development
 Other (explain): _____
 As of March 1, 2016, this Neighborhood Organization is on record with (select one of the following):
 County
 Secretary of State
 Texas Department of Housing & Community Affairs (If prior to January 29, 2016)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: JANSON ROSETTA
 Title: PRESIDENT
 Physical Address: 304 KRENAK RD
 Mailing Address (if different from above):
 City: CROSBY Zip Code: 77532
 Phone: 917-568-3232 Email: JANSON@NYC.HR.COM

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name: Jessica Carroll
 Title: Secretary
 Physical Address: 304 Krenak Rd Apt 84, Crosby, TX
 Mailing Address (if different from above):
 City: Crosby, TX Zip Code: 77532
 Phone: 903 601 2204 Email: malekragator@yuh20.com

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

Property and housing development improvement

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

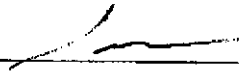
Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**



 1st Contact Signature

12/19/15

 Date

JANSUN ROSETTA

 1st Contact Printed Name

PRESIDENT

 Title



 2nd Contact Signature

December 19, 2015

 Date

Jessica M. Carroll

 2nd Contact Printed Name

Secretary/Treasurer

 Title

Community Input Scoring Items

TDHCA#: 16178

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. [Greater Anna Chamber of Commerce](#)

Name of Community Organization

[Sara Cox](#)

Contact Name

Support
 Opposition

B. [North Collin County Habitat for Humanity](#)

Name of Community Organization

[Celeste Cox](#)

Contact Name

Support
 Opposition

C. [Community Food Pantry of McKinney](#)

Name of Community Organization

[Gay Hawke](#)

Contact Name

Support
 Opposition

D. [Apartment Life](#)

Name of Community Organization

[Michelle Smith](#)

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

STATE of TEXAS
HOUSE of REPRESENTATIVES



REPRESENTATIVE SCOTT SANFORD
DISTRICT 70 – COLLIN COUNTY

December 18th, 2015

Mr. Tom Huth
Palladium Anna
13455 Noel Road, Suite 1000
Dallas, TX 75240

Dear Mr. Huth:

I received the Public Notification for Palladium Anna located in the City of Anna and the 70th House District, which I represent. Based upon Resolution No. 2015-10-123 issued by the City of Anna in support of this project - I also support Palladium Anna.

For God and Texas,

A handwritten signature in black ink, appearing to read "Scott Sanford".

Scott Sanford
State Representative, HD 70

CITY OF ANNA, TEXAS

RESOLUTION NO. 2015-10-123

RESOLUTION REGARDING SUPPORT FOR THE PALLADIUM ANNA PROJECT

WHEREAS Palladium Anna, Ltd. has proposed a development for affordable rental housing located on the east side of Highway 5 inside the Anna Town Square master planned community approximately 4,000 feet south of the intersection of White Street (FM 455) and Powell Parkway (SH 5), City of Anna, Collin County, Texas named Palladium Anna in the City of Anna, and further described in Exhibit 1 attached hereto ("Palladium Anna"); and

WHEREAS, Palladium Anna, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for the Palladium Anna project (the "2016 TDHCA Application").

WHEREAS, the property on which the Palladium Anna project is proposed (the "Property") was zoned to allow for multi-family use in 2004; and

WHEREAS, the owner of the Property has submitted a zoning application that would substantially increase the development standards for a multi-family project constructed on the Property; and

WHEREAS, on January 27, 2015 and again on March 18, 2015, the City Council of the City of Anna, Texas (the "City Council") conducted public meetings to receive public comment on the proposed Palladium Anna project; and

WHEREAS, the owner of the Anna Town Square master planned community, of which the Palladium Anna project will be a part, has pledged his support for the Palladium Anna project;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1.

The recitals set forth above are incorporated herein for all purposes as if set forth in full.

Section 2.

The City, acting through its governing body, hereby confirms that it supports the proposed Palladium Anna project for the 2016 TDHCA Application.

Section 3.

The City Secretary is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PASSED this 27th day of October 2015.

ATTEST:

Carrie L. Smith
Carrie L. Smith, City Secretary



APPROVED:

Mike Crist
Mike Crist, Mayor



February 3, 2016

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Anna (Application #16178) – located on the northeast quadrant of Highway 5 and 422, City of Anna, Collin County, Texas.

Mrs. Holloway,

I am writing this letter of support for the 2016 application round of Housing Tax Credits for the proposed Palladium Anna apartment community, located on the northeast quadrant of Highway 5 and 422, City of Anna, Collin County, Texas.

The Greater Anna Chamber of Commerce is a tax-exempt organization and has the overall betterment, development, and improvement of the community as a whole as our primary purpose. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Anna site is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,
Sara Cox
GACC Director
218 W. 4th St. Suite C
Anna, TX 75409
972-924-8533

Enclosures:

1. Proof of tax-exempt status
2. Brochure with proof of current activity



Seeking to put God's love into action, North Collin County Habitat for Humanity brings people together to build homes, communities and hope.

January 22, 2016

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

BOARD OF DIRECTORS

- Larry Pistenpol, President
Terry Busha, Pres-Elect
Mat Hilton, VicePres
Larry Hoffman, Treasurer
Nelson Carter, Secretary
Cindy Maxwell-Bathea, Asst Secretary
Jerrica Anderson
Steve Darling
David Hale
Jim Orr
Dr. Vincent Ramos
JR Russell
Pete Soteros
Fr. Don Zeller

RE: Letter of Support for Palladium Anna, Ltd. A Proposed 180 Unit, Mixed-Income Competitive 9% HTC Application Region 3 Urban: Application No. 16178

Dear Mrs. Holloway:

Emeritus

- Shannon Cain
Gary Carley
Jim German
Marta Gore
Dennis Heydanek
Don Hixon
Rick Horton
Klm McPeak
Michael Nichols
Jim Owens
Frank Shushok
Sue Shushok
Ed Smith
Timothy Solano
Ed Stankunas
Olive Swearingen
Brian Umberger
Bud Ward
Sharon Weideman
Bill Whitfield, Past Mayor

As Executive Director of North Collin County Habitat for Humanity (NCCHF), I am pleased to provide this letter of support for the above-referenced development in the City of Anna. The NCCHF Board of Directors met on January 22, 2016 and received a presentation on this project. They voted in support of a resolution for the Mixed-Income Development with affordable housing units.

Ex-Officio

- Corbett Howard, Past Mayor

STAFF - Dept. Heads

- Celeste Cox, Exec Director
Biff Haigh, Dir of Const
LaVeeta Hamilton, Dir. Fam Prog
Rick Greene, Dir. of ReStore
Robert Manley, Dir. of HR/Ops
Ruthie Drye, Dir. of Finance

- Randy Hulet, Legal Counsel

It is our understanding that the Palladium Anna family development will offer affordable units and market-rate units to individuals and families, which will help to satisfy a growing need for more affordable housing for in North Collin County. We understand that the affordable units will be offered to persons earning 60% or less of area household median income and that those rents will be further reduced by the Utility Allowance set by HUD for the North Collin County area. The proposed development, to be located on the east side of Highway 5 inside the Anna Town Square master-planned community approximately 4,000 feet south of the intersection of White Street and Highway 5, Anna, Collin County, Texas, is within the service area of Habitat of Humanity for North Collin County. We welcome the opportunity to work with families in need of more affordable housing and look forward to coordinating opportunities for some of these households to achieve affordable homeownership through the Habitat for Humanity program.

Please feel free to contact me if you have any questions regarding Habitat for Humanity's support for this proposed development. Attached is a copy of our 501 (c)(3) IRS determination letter, a list of our current Board members and information about our program. Habitat for Humanity of North Collin County is a tax-exempt, organization and has the overall betterment, development and improvement of communities and families in North Collin County as its primary purpose.

Sincerely,

Celeste Haiduk Cox (handwritten signature)

Celeste Haiduk Cox
Executive Director



Habitat for Humanity International

Building houses in partnership with God's people in need

January 5, 1993

Noel Glucksman, President
McKinney HFH
4405 San Mateo Lane
McKinney, TX 75070-0153

Dear Noel,

This letter will confirm that McKinney HFH has been added to the roster of exempt subordinates included in the group exemption letter of Habitat for Humanity International, Inc. ("HFHI") under section 501(c)(3) of the Internal Revenue Code, effective on January 1, 1993.

The enclosed copy of the group exemption letter received from the IRS (dated February 13, 1987) provides evidence of HFHI's group exemption. That letter, together with this letter which confirms your affiliate's exempt subordinate status, provide evidence of your tax exempt status under section 501(c)(3) of the code. Both of these letters should be retained as part of your affiliate's permanent records.

Also, we are enclosing for your information a sheet entitled "Affiliate Tax Return Reminders." Please note that a significant penalty may be imposed when a return is filed late. To assist in the consolidation of your affiliate's financial data with that of HFHI, we request that you use a calendar year accounting period (January 1-December 31).

The group exemption number assigned to HFHI by the IRS is 8545. This number may be provided to prospective donors, foundations, and other grant organizations as they request it, and is required on certain IRS forms.

In partnership,

Carol Gregory
Area Director, US

CG/in

Enclosure

cc: Joe Gatlin



COMMUNITY FOOD PANTRY OF MCKINNEY

AN ALL VOLUNTEER, 501(c)3 ORGANIZATION

Sustaining Lives... Not Lifestyles

Open: Monday – Friday 1-3PM

307 Smith Street, McKinney, TX, 75069
972.547.4404

January 18, 2016

Our Mission Statement

To
provide
groceries
on an
emergency
basis
to
families
and
individuals
who
have
found
themselves
in a
state
of
crisis.

Ms. Jean Latsha, Director
Multifamily Finance
Texas Department of Housing and Community Affairs
PO Box 13941
Austin, TX 787101

Re: Organizational Support for Palladium Anna, Ltd.
Region 3-Urban: TDHCA Application # 16178

The Community Food Pantry of McKinney is pleased to support the development and operation of Palladium (USA) International, Inc.'s proposed 180-unit, 9% HTC competitive and affordable multifamily project Palladium Anna Apartments, to be located in Anna, Texas. We believe this project will provide a much needed asset to the Anna community and, in particular, will help to serve some of our constituents.

The Community Food Pantry of McKinney is a non-profit outreach program that provides groceries to individuals and families who have found themselves in a state of crisis. We are staffed entirely by volunteers and have been a part of the extended McKinney community for nearly 39 years. Our primary mission is to ensure that no one goes to bed hungry and then to enable those in need to become capable and independent individuals who will once again become contributing members of society. We have a deep appreciation for the need for more affordable housing in North Texas and particularly in the communities we serve. The City of Anna and this proposed development within the Anna Town Square are located within our service area.

Again, we fully support the development of the Palladium Anna, Ltd. and believe it will benefit our community. Please feel free to contact myself or the director, Carol Bodwell, if there are any questions or need for more information. The Community Food Pantry of McKinney is a tax-exempt organization and has the overall betterment, development and improvement of the community as a whole as our primary purpose.

Thank you,

Gay Hawke, Assistant Director

"We make a living by what we get, but we make a life by what we give." W. Churchill



January 20, 2016

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Anna (Application #16178) – located on the northeast quadrant of Highway 5 and 422, City of Anna, Collin County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2016 application round of Housing Tax Credits for the proposed Palladium Anna apartment community, located on the northeast quadrant of Highway 5 and 422, City of Anna, Collin County, Texas.

Apartment Life, Inc. is a tax-exempt organization and has the overall betterment, development, and improvement of the community as a whole as our primary purpose. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Anna site is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Michelle Smith
Vice President, Client Relations
Apartment Life, Inc.

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)



Community Input Scoring Items

TDHCA#: 16184

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Tyler Area Chamber of Commerce

Name of Community Organization

Henry Bell, COO

Contact Name

Support
 Opposition

B. Greater East Texas Community Action Program

Name of Community Organization

Karen Swenson

Contact Name

Support
 Opposition

C. Philadelphia Blessings Food Pantry

Name of Community Organization

Anthony Johnson

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

TEXAS HOUSE OF REPRESENTATIVES



MATT SCHAEFER

District 6

February 25, 2016

Mr. Chris Applequist
Miller Valentine Group
2800 Routh, Ste. 218
Dallas, TX 75201

RE: Reserve at Hagan--TDHCA Application #16184

Dear Mr. Applequist,

I am pleased to give my full support to Miller Valentine Group in its efforts to develop in Whitehouse Texas. I received the Public Notification for the proposed project, Reserve at Hagan, located at 606 Highway 110 S., Whitehouse, TX 75791, within House District Six, which I represent.

This project will greatly benefit the community, will preserve housing affordability, and will improve the overall quality of housing for residents. We urge the Texas Department of Housing and Community Affairs to consider and approve the above application for the Reserve at Hagan. I am pleased to fully lend my support for this proposed development.

Respectfully,

A handwritten signature in black ink, appearing to read "M. Schaefer", with a long horizontal flourish extending to the right.

Matt Schaefer
State Representative, District Six





City of Whitehouse

RESOLUTION # R15-1116-01

Reserve at Hagan

Whereas, Reserve at Hagan, LLC has proposed a development for up to 80 units of affordable rental housing for families located on the west side of State Highway 110 (Troup Highway) at the northwest quadrant of the Hagan Road (FM 2131) and Troup Highway intersection, named Reserve at Hagan in the City of Whitehouse, and

Whereas, Reserve at Hagan, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Reserve at Hagan.

It is hereby

RESOLVED, that the City of Whitehouse, acting through its governing body, hereby confirms that it supports the proposed Reserve at Hagan located on the west side of State Highway 110 (Troup Highway) at the northwest quadrant of the Hagan Road (FM 2131) and Troup Highway intersection and that this formal action has been taken to put on record the opinion expressed by the City of Whitehouse on **November 16th, 2015**, and

FURTHER RESOLVED, that the City of Whitehouse hereby grants Reserve at Hagan, LLC an in-kind contribution of \$500, in the form of a partial fee waiver, as a Commitment of Funding from the City of Whitehouse.

FURTHER RESOLVED that for and on behalf of the Governing Body, Charles Parker, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this the 16th day of November 2015.


Charles Parker, Mayor
Stefani Wright, City Secretary



GREATER EAST TEXAS COMMUNITY ACTION PROGRAM

P.O. BOX 631938

NACOGDOCHES, TX. 75963

PHONE:(936) 564-2491

FAX:(936)564-6212

FAX:(936) 564-0302

ADMINISTRATIVE

PROGRAM

February 24, 2016

Texas Dept. Housing & Community Affairs
Tim Irvine, Executive Director
211 East 11th
Austin, Texas 78701

Re: Letter of Support – Reserve at Hagan (TDHCA#16184)

Dear Mr. Irvine:

Greater East Texas Community Action Program wishes to support the proposed development of multifamily affordable housing in Whitehouse and throughout Smith County. The Reserve at Hagan (TDHCA Application # 16184) addresses a serious need for affordable housing in Smith County.

Greater E Texas Community Action Program is the local Community Action agency for Smith County. As a 501c(3) non-profit serving low income families we serve hundreds of low income families in Smith County every year. In our most recent Community Action Service Area Needs Assessment the need for affordable housing in Smith County was the #1 identified unmet need. We applaud this proposal to address this major need.

Should you need additional information or have questions please do not hesitate to contact me at kswenson@get-cap.org or 936-564-7313. GETCAP appreciates the work of TDHCA to help low income families in rural east Texas.

Respectfully,


Karen Swenson
Executive Director

cy: Reserve at Hagan, LLC



February 24, 2016

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Letter of Support - Reserve at Hagan (TDHCA#16184)

Dear Mr. Irvine:

Please let this letter serve to acknowledge that Tyler Area Chamber of Commerce supports Reserve at Hagan (TDHCA Application # 16184), a proposed multifamily affordable housing community located west of Highway 110 and north of Dews Drive, in the City of Whitehouse, Smith County, Texas.

Tyler Area Chamber of Commerce is a certified 501c(6) non-profit organization which takes an active role in encouraging business development and capital investment in a number of east Texas communities, including the City of Whitehouse.

Should you require any additional information or have questions about our organization, please feel free to contact me. Attached is some material about our organization and its services. Thank you for your kind attention. We look forward to hearing a positive outcome of this application process for Reserve at Hagan.

Sincerely,

A handwritten signature in black ink that reads "Henry Bell". The signature is written in a cursive style with a large, prominent "H" and "B".

Henry Bell, COO
Tyler Area Chamber of Commerce

cc: Reserve at Hagan, LLC.



United Way
of Smith County

February 22, 2016

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Letter of Support - Reserve at Hagan (TDHCA#16184)

Dear Mr. Irvine:

Please let this letter serve to acknowledge that United Way of Tyler/Smith County supports Reserve at Hagan (TDHCA Application # 16184), a proposed multifamily affordable housing community located west of Highway 110 and north of Dews Drive, in the City of Whitehouse, Smith County, Texas.

United Way of Tyler/Smith County is a certified 501c(3) non-profit organization which takes an active role in a number of civic services in the area in which the proposed development is located. I have attached some material about our organization and its services.

Should you require any additional information or have questions about our organization, please feel free to contact me. Thank you for your kind attention. We look forward to hearing a positive outcome of this application process for Reserve at Hagan.

Sincerely,

A handwritten signature in cursive script that reads "Nan Moore".

Nan Moore
President/CEO
4000 Southpark Dr.
Tyler, Texas 75703
(903)581-6376
nmoore@uwtyler.org



cc: Reserve at Hagan, LLC.



www.unitedwaysmithcounty.org

4000 Southpark Drive • Tyler, Texas 75703 • 903-581-6376 • Fax: 903-581-6462



PHILADELPHIA BLESSING

February 22, 2016

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Letter of Support - Reserve at Hagan (TDHCA#16184)

Dear Mr. Irvine:

Please let this letter serve to acknowledge that Philadelphia Blessings supports Reserve at Hagan (TDHCA Application # 16184), a proposed multifamily affordable housing community located west of Highway 110 and north of Dews Drive, in the City of Whitehouse, Smith County, Texas.

As a certified non-profit organization, Philadelphia Blessings operates a food pantry in the City of Whitehouse, which provides meals to low-income residents. Our organization takes a proactive role in improving the lives of the citizens of Whitehouse as well as the betterment of the overall community.

Should you require any additional information or have questions about our organization, please feel free to contact me. Attached is some material about our organization and its services. Thank you for your kind attention. We look forward to hearing a positive outcome of this application process for Reserve at Hagan.

Sincerely,

Anthony Johnson
Philadelphia Blessings Food Pantry
Tyler Metro Ministerial Alliance

cc: Reserve at Hagan, LLC.

411 Highway 110 North ~ Whitehouse, Texas
PHONE: 903.839.6769

Community Input Scoring Items

TDHCA#: 16185

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Christ Presbyterian Church

Name of Community Organization

Whit Anderson

Contact Name

Support

Opposition

B. Georgetown Chamber of Commerce

Name of Community Organization

Karen Sheldon

Contact Name

Support

Opposition

C. WD Kelley Foundation

Name of Community Organization

Dale Illig

Contact Name

Support

Opposition

D. Georgetown Health Foundation

Name of Community Organization

Suzanna Pukys

Contact Name

Support

Opposition

In addition, the Department received three emails in support of the application and 22 emails opposing the application. Information is included for your review.

TEXAS HOUSE OF REPRESENTATIVES



DR. MARSHA FARNEY

STATE REPRESENTATIVE
DISTRICT 20

February 29, 2016
Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Support for the Merritt Heritage senior housing project in Georgetown, Texas, TDHCA # 16185

Dear Mr. Irvine,

This letter is in support of the Merritt Heritage senior housing project (TDHCA #16185) and an award of tax credits for such project, located off the southern corner of Williams Drive and Woodlake Drive in Georgetown, Texas.

This new senior community will contribute to the need for senior affordable housing in Georgetown.

Sincerely,

A handwritten signature in black ink that reads "Marsha Farney".

Marsha Farney
Texas State Representative
House District 20

RESOLUTION NO. 020916-P-1

A Resolution of the City Council of Georgetown, Texas, supporting an application for 2016 Housing Tax Credits by DDC Merritt Heritage, LTD, for the development named Merritt Heritage, to the Texas Department of Housing and Community Affairs to develop affordable rental housing and declaring and effective date.

Whereas, DDC Merritt Heritage, LTD, has proposed a development for affordable rental housing at the SE corner of Williams Drive and Woodlake Drive named Merritt Heritage in the City of Georgetown, Texas; and

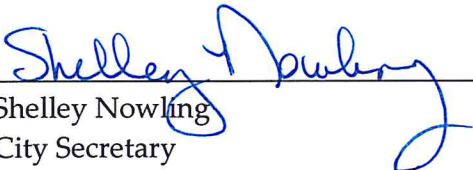
Whereas, DDC Merritt Heritage, LTD has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Merritt Heritage; and

Whereas, the City of Georgetown confirms it will provide a grant, reduced fee or contribution of other value for the benefit of the development in the amount of \$10; and

It is hereby RESOLVED, that the City of Georgetown, acting through its governing body, hereby confirms that it **supports** the proposed Merritt Heritage located at the SE corner of Williams Drive and Woodlake Drive and that this formal action has been taken to put on the record the opinion expressed by the City, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Dale Ross, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs, on the 9th day of February 2016.

ATTEST:




Shelley Nowling
City Secretary

THE CITY OF GEORGETOWN:



Dale Ross
Mayor

APPROVED AS TO FORM:



Skye Masson
Interim City Attorney

RESOLUTION NO. 020916-P-2

A Resolution of the City Council of Georgetown, Texas, acknowledging that Georgetown has more than 2 times the state average per capita Housing Tax Credit units for 2016 Housing Tax Credits by DDC Merritt Heritage, LTD, for the development named Merritt Heritage, to the Texas Department of Housing and Community Affairs to develop affordable rental housing and declaring and effective date

Whereas, DDC Merritt Heritage, LTD has proposed a development for affordable rental housing at the SE corner of Williams Drive Woodlake Drive, named Merritt Heritage in the City of Georgetown, Texas; and

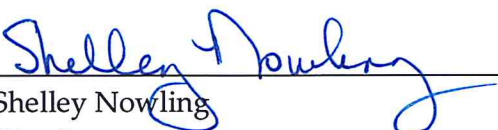
Whereas, DDC Merritt Heritage, LTD has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Merritt Heritage; and

It is hereby RESOLVED, that as provided for in 10 Texas Administrative Code §11.3(b), it is expressly acknowledged and confirmed that that the City of Georgetown, located in Williamson County, has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and


FURTHER RESOLVED, that the City of Georgetown hereby supports submittal of the application for the proposed Merritt Heritage, and confirms that its governing body has voted specifically to **approve** the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(A)(4); and

FURTHER RESOLVED that for and on behalf of the Governing Body, Dale Ross, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs, on the 9th day of February 2016.


ATTEST:


Shelley Nowling
City Secretary

THE CITY OF GEORGETOWN:


Dale Ross
Mayor

APPROVED AS TO FORM:


Skye Masson
Interim City Attorney



CHRIST PRESBYTERIAN CHURCH

Office: Suite 101 B · 1627 Williams Dr. · Georgetown, TX · 78628 | cpcgeorgetown.org

February 3, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Community Support Letter For The Merritt Heritage Senior Living Community
TDHCA #16185

Dear Mr. Irvine,

The purpose of this letter is to express my support for the Merritt Heritage senior living community, TDHCA application # 16185, located at Woodlake Dr. and Williams Dr., Georgetown, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Heritage, Ltd.

As more and more of our senior citizens advance in age, I strongly agree that there is a great need for affordable housing for seniors in Georgetown and believe the Merritt Heritage will help provide a safe, affordable place for our seniors to live. Seniors play an important part in our community and continue to contribute to the welfare of the area in which they live.

Christ Presbyterian Church worships at 1700 W. 17th St. in Georgetown, Texas. Our church provides spiritual growth, development and fellowship opportunities to residents in the Georgetown community and surrounding areas through worship services, weekly bible studies, home small groups and a host of other activities. Our target groups are children and adults of all ages.

In Christ,

Whit Anderson
Senior Pastor
Christ Presbyterian Church of Georgetown
whit@cpcgeorgetown.org
512-966-9644



February 24, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Community support letter for the Merritt Heritage senior housing development, TDHCA # 16185

Dear Mr. Irvine,

The purpose of this letter is to express my support for the Merritt Heritage senior housing development, TDHCA application #16185, located at the 4600 Block of Williams Drive in Georgetown Texas, 78663. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Heritage, Ltd.

Georgetown is a vibrant community for seniors and is one of the fastest growing communities in the country. With this growth, we have a great need for all housing and especially affordable housing for our senior citizens. I strongly agree that the Merritt Heritage will help provide the much needed, safe, affordable place for our seniors to live. Seniors play an important part in our community and most importantly they continue to contribute to the welfare of the area in which they live.

The Georgetown Chamber of Commerce is located at 1 Chamber Way, Georgetown Texas 78626. The Georgetown Chamber of Commerce is an independent, not-for-profit 501(c)6 organization that unites over 1,100 member businesses and professionals in an effort to help member businesses become more profitable, thereby expanding the economy of the area.

Sincerely,

Karen Sheldon
President
Georgetown Chamber of Commerce

The Georgetown Chamber of Commerce serves its members by:

Promoting member businesses and responsible economic development

Providing leadership in business and community activities

Communicating timely information on important matters

Creating a forum for understanding and articulating member perspectives on key issues.



W.D. KELLEY
FOUNDATION

February 23, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: . Community support letter for Merritt Heritage Senior Housing Development, TDHCA #16185

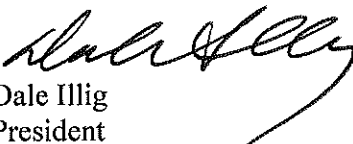
Dear Mr. Irvine:

The purpose of this letter is to express my support for the Merritt Heritage Senior Housing Development, TDHCA application #16185, located at Woodlake Drive and Williams Drive in Georgetown, TX, 78633. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Heritage, Ltd.

Georgetown is an active community for seniors and is one of the fastest growing communities in the country. With this growth, we have a great need for all housing and especially affordable housing for our senior citizens. I strongly agree that the Merritt Heritage will help provide a much needed, safe, affordable place for our seniors to live. Seniors play an important part in our community and most importantly, they continue to contribute to the welfare of the area in which they live.

The W. D. Kelley Foundation is a non-profit 501 C-3 organization based in Georgetown, Texas. Our mission is to acknowledge and encourage innovative leadership in the areas of education, health, and human services in the Georgetown philanthropic community. We proudly support the Merritt Heritage Senior Living Facility and are excited about the prospect of additional quality housing for our seniors.

Sincerely yours,


Dale Illig
President

DI:jc

February 25, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Community support letter for the Merritt Heritage senior housing development, TDHCA # 16185

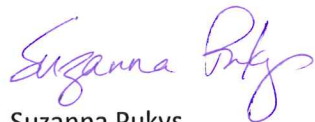
Dear Mr. Irvine,

The purpose of this letter is to express my support for the Merritt Heritage senior housing development, TDHCA application #16185, located at the 4600 Block of Williams Drive in Georgetown Texas, 78663. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Heritage, Ltd.

Georgetown is a vibrant community for seniors and is one of the fastest growing cities in the country. With this growth, we have a great need for affordable housing for our senior citizens. This need is well documented; in fact, Georgetown Health Foundation commissioned a study in 2015 that cited affordable housing as the second-greatest need for low-income residents in this community. I agree that the Merritt Heritage will help provide the much needed, safe, affordable place for our seniors to live. Seniors play an important part in our community and most importantly they continue to contribute to the welfare of the area in which they live.

Georgetown Health Foundation supports nonprofit organizations offering a range of safety net services, from primary health care to emergency shelter. The Foundation's work is grounded in its community's rich health care history, established with the opening of Georgetown Community Hospital in 1924. The Foundation remains committed to honoring its health care roots by supporting community health promotion, encompassing areas of need not only in health care, but in safety net areas that impact those most vulnerable, with particular emphasis on children and youth.

Sincerely,



Suzanna Pukys
Director of Community Resources
Georgetown Health Foundation

From: [Larry J. Hilliard](#)
To: [Elizabeth Henderson](#); [Marni Holloway](#)
Cc: [charles.schwertner@gmail.com](#); [marsha.farney@gmail.com](#); [aaron.gibson@house.state.tx.us](#); [district3@georgetown.org](#); [district4@georgetown.org](#); [mayor@georgetown.org](#)
Subject: Statement of support for Housing Tax Credit Proposals in Georgetown, T exas
Date: Friday, February 26, 2016 8:20:55 AM

Good morning,

Georgetown City Council Member Steve Fought has provided your contact information to me. I am writing to ask that you fully support and approve all 3 of the below applications for Housing Tax Credits. I, and the many others who support these proposals, realize that affordable/workforce housing is much needed in Georgetown and these tax credits will serve as a catalyst for their construction. My wife and I have attended presentations by these developers at community meetings and the proposals are attractive and of high quality. We support them ~ as do many others in the community.

Those who are against these proposals are misrepresenting them, despite all of the opportunities afforded them to become educated about the developments. Some even continue to misrepresent them even after the facts have disproven their biases.

In short, as I see it, this is a simple matter of a "privileged" community (Sun City Texas) that doesn't want "those people" in our back yard. There was no outrage when the developers at Sun City recently announced the expansion of the Sun City community by another 2500 homes, but the outrage over the possibility of up to 3 developments for "the less privileged," totaling less than 500 units has met the wrath of the NIMBY group. One Sun City resident leader has commented that the future residents "are not our people." It is clear what motivates the opponents.

Thank you for considering my input. Feel free to contact me for any questions you might have.

Sincerely,

Larry Hilliard
Sun City Texas
Georgetown

1. Kaia Pointe LLC, for the construction of 104 units to be known as the Kaia Pointe, located at approximately 4800 Williams Drive.
2. Pedcor Investments-2016-CLIV, L.P., for the construction of 108 units to be known as the Live Oak Apartments, located at 4121 Williams Drive.
3. DDC Merritt Heritage, Ltd. for the construction of 220 units to house seniors, to be known as the Merritt Heritage Apartments, located at the SE corner of Williams Drive and Woodlake Drive.

From: [Mary Pat Morris](#)
To: [HTC Public Comment](#)
Subject: comments on planned apartment developments in Georgetown, TX
Date: Friday, April 01, 2016 2:59:06 PM

16068 Live Oad 4121 Williams Drive- a positive plan, needed in Georgetown, please approve

16185 Merritt Heritage Williams Drive and Woodlake- a positive plan needed in Georgetown, please approve

16188 Kaia Point- 4900 Williams Dr.-very positive plan, much needed. reasonable, good construction, long history- Please approve

16007 Maripose - Sycamore - a positive plan and need in Georgetown, please approve.

Mary Morris
103 Montley Trail
Georgetown, TX 78633

From: [Terri Roeber](#)
To: [Marni Holloway](#); [Teresa Morales](#)
Subject: FW: Affordable Housing in Georgetown
Date: Monday, February 22, 2016 8:08:56 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: stonejomc [mailto:stonejomc@aol.com]
Sent: Sunday, February 21, 2016 7:49 PM
To: Terri Roeber
Subject: Affordable Housing in Georgetown

There is a coordinated effort to kill affordable housing in Georgetown with fear mongering regarding "undesirable" people, rape, etc. Just to say that most of us do not feel this way, just a very vocal, very angry few. Mary Griffith, 505 Dawson Trail, Georgetown, Texas 512 763 6896.

Sent from Samsung tablet

February 27, 2016

TDHCA
Attn: Multi-Family Division
PO Box 13941
Austin Texas 78711-3941

Dear Members of the TDHCA Tax Credit Development Board:

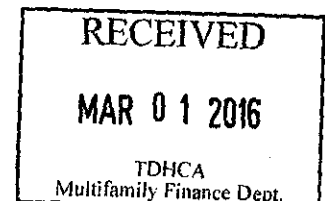
I am writing because of my concern with the Kaia and Live Oak developments being proposed in Georgetown. I feel that the senior development (Merritt Heritage) could possibly be the only development desirable for the following reasons.

1. The seniors (Merritt Heritage) would not cause a traffic jam during work hours. It took my husband 22 minutes to go 6 miles, and it took me 35 minutes to go across town on a Monday morning. Last year the City Council asked us to pass a bond referendum to improve traffic on Williams Drive (There basically are only 2 roads in Georgetown). We passed the bond issue because the Council said they would improve traffic congestion on Williams Drive; but they are only adding to the congestion by approving these developments, and we feel that we were deceived.
2. The Senior (Merritt Heritage) development would not add to an additional influx of students to the primary school in the vicinity, and there are no sidewalks planned by the city for 10 years. Presently only one grocery store, 2 banks, and CVS are within a 1.5-mile radius.
3. Seniors have no way to increase their income or social security or pensions benefits. I know my mother's only income was social security. The other two developments (Kaia and Live Oak) are comprised of working residents, and they could increase their income by working more, getting a different job, etc. Seniors no longer have that opportunity or flexibility.
4. Seniors do not cause any security problems. Being a former high school teacher at a depressed town in Illinois, I have been involved with low-income students. I know from experience that there can be major problems concerning security issues with surrounding neighborhoods, and I know this possibility is causing concern in the over-55 community in which I live. They are also concerned about their property values and financial security being decreased.
5. We feel that the Council tried to pass these developments without giving the residents proper notification and time to respond because of the March 1 deadline. We just accidentally found out about a developer's meeting and the plans for the City Council vote on these 3 developments a week before the City Council meeting. This did not giving us ample time to collect data from the city and prepare our case against these developments.
6. **We already have 3 times more low-income housing than almost all of the towns surrounding us. There are presently 3912 apartments in Georgetown, and 37 percent are income restricted.**
7. Lastly, I don't feel that government intervention is the best way to improve people's lives; **I believe education and encouraging high-paying jobs to come to Georgetown is the best way to help low-income people to help themselves.** The Council has not expressed any interest in recruiting industry or high-paying companies in the past, and it does not seem to be interested in changing this policy for the future.

Thank you for your consideration.

Patricia Allison

318 Yellow Rose Trail, Georgetown, Texas 78633



From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Georgetown TX Low Income Housing
Date: Monday, February 22, 2016 1:04:26 PM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: The Hollands [mailto:txhollands@suddenlink.net]
Sent: Monday, February 22, 2016 12:48 PM
To: Terri Roeber
Subject: Georgetown TX Low Income Housing

We want to express our displeasure with the three Low Income Housing projects approved by the Georgetown City Council. No planning was done by the developer nor the city. Georgetown does not need more Low Incoming Housing especially on the west side of I35. Why? Georgetown has one of the highest number of Low Income Housing in the county. Why add more. The west side of the city does not have sidewalks for the kids to get to schools. The East side does. Shopping is not within walking distance of any of the 3 proposals, whereas the East side does. The marketing approach for these was done in such a manner as we did not get a chance to say anything. The woman's approach was take it or I'm outa here. She was so rude.

Please do not approve any of the three proposals.

Thank you,
Marie and Lawrence Holland
107 Lynn Cove
Georgetown TX 78633
512-868-9930

From: Elizabeth.Henderson
To: Sharon.Gamble
Subject: FW: LIHTC developments in Georgetown, Texas
Date: Friday, February 26, 2016 5:54:18 PM

From: Kaye Davidson [mailto:kaye.d@suddenlink.net]
Sent: Friday, February 26, 2016 5:51 PM
To: Elizabeth Henderson; Marni Holloway; aaron.gibson@house.state.tx.us
Subject: LIHTC developments in Georgetown, Texas

The following email is in reference to the following projects:

1. Kaia Pointe LLC, for the construction of 104 units to be known as the Kaia Pointe, located at approximately 4800 Williams Drive.
2. Pedcor Investments-2016-CLIV, L.P., for the construction of 108 units to be known as the Live Oak Apartments, located at 4121 Williams Drive.
3. DDC Merritt Heritage, Ltd. for the construction of 220 units to house seniors, to be known as the Merritt Heritage Apartments, located at the SE corner of Williams Drive and Woodlake Drive.

I request that a copy of my concerns be placed in each of the above mentioned files and be used in making a decision NOT to allow any of these projects to be developed in Georgetown, Tx. The proposals were a "rush job" and there was not enough time for the citizens and their council members to have active dialog. These three proposals are all west of 1-35 and in the Williams Drive corridor, despite the obvious difficulties with traffic, no areas of real commerce and thus no job opportunities and absolutely no public transportation the area.

Georgetown City Council Representative, Steve Fought, has created a document (below in bold) that I support and agree with 100%. I am sharing his and my thoughts, and asking that you **DO NOT APPROVE any of the three above mentioned LIHTC developments for Georgetown, Texas, for all the reasons stated in his comments below.**

"Now, hopefully having clarified the decisions the Council made, and the process which lies ahead, let's turn to clear up some confusion about whether these projects are "low income housing" or "Affordable/Workforce Housing" of it we should be using some other term. This is easily resolved with the opening statement on the web site for the tax credits (references just above). The narrative states:

"The TDHCA Housing Tax Credit (HTC) Program is one of the primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households."

In other words, these are proposals for low-income housing.

Further, and contrary to what some advocates have offered, and with very few exceptions, our Firefighters and Police would not qualify for these units under the income parameters.

The projects in question focus on providing rental housing for those below the Annual Median Income for the surrounding area (AMI). The categories for residents, by income, are:

*"X" number of units for "less than 60% AMI"
"Y" number of units for "less than 50% AMI" and
"Z" number for "less than 30% AMI."*

The AMI baseline used in the Housing Advisory Board's presentation are based on a family of 4 (\$76,800 annually) -- making the first threshold (60% AMI) is \$46,000. In other words, in order to qualify for the income restricted units, a family of four would have to earn less than \$46,000 per year.

The salary of an entry-level police officer is \$51,022 (\$5,000 above the 60% AMI level) and after 6 years the salary is over \$60,000. The police pay scale is at

<https://civilservice.georgetown.org/police-careers/pay-scale/>

The pay scale for our Fire Department personnel starts at \$43,000 (slightly lower than for the Police Department) but within 3 years it is over the 60% AMI level at \$47,000. The rates can be viewed at

<https://civilservice.georgetown.org/fire-careers/pay-scale/>

*Therefore, with the exception of entry-level Fire personnel during the first 3 years of their career, none of our Police and Fire personnel meet the criteria of 60% AMI, which is the entry-point into the Affordable/Workforce Housing realm.***

However, none of this negates the need for low income (or Affordable/Workforce Housing - or whatever other term you might want to use.) Low income families deserve the opportunity to have decent, safe housing -- but because they have lower incomes, it's obviously more difficult for them to achieve that objective.

But we also need to explore some of the collateral impacts of having more of these types of units. Recall from the previous newsletter that we already have nearly 3 times the state average of these sorts of units while our surrounding communities have considerably less. Here are the comparisons:

- *Georgetown has 2.77 times the state average*
- *Pflugerville, 2.27 times*
- *Austin, 1.84 times*
- *Cedar Park, 1.80 times*
- *Leander, 1.48 times*
- *Round Rock, 0.78 times (i.e., less than the average)*
- *Hutto, 0.33 times*

Jarrell has no units of this type.

Georgetown has nearly 3 times as many units as the state average, and considerably more than the surrounding cities, especially Round Rock and Hutto which are below the state average -- and Jarrell has none. In the face of this, we have no idea if the residents who occupy these units work in Georgetown, or if we are providing a repository of "Affordable/Workforce Housing" for Round Rock and beyond.

There is also a potential relationship between the number of these types of units and the free/reduced-price breakfast/lunch program in our public schools. The Texas Department of Agriculture Food and Nutrition Division administers the National School Lunch (NSLP) and School Breakfast Programs (SBP) for Public Schools.

According to their website (<http://www.benefits.gov/benefits/benefit-details/1990>) a family of 4 with an income of less than \$44,863 would qualify for the free/reduced-price breakfast/lunch program. Thus a significant percentage of the members who qualified for the reduced rent provisions at the 60% threshold (\$46,000) would also qualify for these additional benefits.

Georgetown currently has 44% of our students in these programs, Round Rock has 26%, Hutto has 46%, and Pflugerville has 52% (I did not find data for Cedar Park). In my opinion, the impact on schools, both in terms of free/reduced-price breakfast/lunch as well as classroom loading (which can drive a requirement for more schools and facilities) has to be part of the deliberation process on Affordable/Workforce Housing.

I am not against affordable housing but would hope that it would be spread out within the entire county, not just in the Williams corridor, and within the surrounding counties in an equal manner.

Kaye Davidson
410 Independence Creek Lane
Georgetown, Tx 78633

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Low Income Housing Location
Date: Wednesday, February 24, 2016 8:05:26 AM

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: Tom McComb [mailto:tom@mccomb.org]
Sent: Wednesday, February 24, 2016 8:05 AM
To: Terri Roeber
Subject: Low Income Housing Location

Hello,
This will be short.

I am OPPOSED to low income housing being built at or on the three locations on Williams Drive in proximity to Sun City.

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: low income housing locations on Williams Drive near Sun City
Date: Monday, February 22, 2016 10:14:15 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:08 AM
To: Marni Holloway; Teresa Morales
Subject: FW: low income housing locations on Williams Drive near Sun City

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: Sue Golik [<mailto:483@comcast.net>]
Sent: Sunday, February 21, 2016 5:40 PM
To: Terri Roeber
Subject: low income housing locations on Williams Drive near Sun City

Dear Terri: We understand that you are the primary contact for the Board members who will be making a decision about the locations of low income housing on Williams Drive near Sun City. Please pass this email to each Board member on our behalf - thank you.

We wish to voice our desire that other locations, more distant from Sun City, be the approved locations. We have been hop-scotching our entire lives, many times having to sell our home and relocate to other areas because of the deterioration of the neighborhood, usually precipitated by low-income owners, low-income renters, or the allowing of the building of low-income housing nearby.

This has been the pattern we've observed through the years: we purchase a quality property in a quality neighborhood with good people in the area who become our neighbors and friends (they are clean, respectful of their homes' interiors and exteriors, and they are considerate of whatever is required to maintain the beauty and value of their properties); then a lower-income family moves into a neighboring home they cannot afford, so they invite other relatives to move in with them and the single-family property becomes an illegally-used multi-family property; then either as inconsiderate owners or renters, the codes of the neighborhood are blatantly disregarded, trash and debris accumulate, maintenance is never done, and vehicles and other squalor begin to pile up; then they become defensive because county officials, or city officials, or fire department employees "pester" them in an effort to clean up their mess.

Then we responsible, financially-viable, conscientious homeowners sell our homes and move to the same kind of new neighborhood that, at the time, shines with owners who love their area and neighbors. After a few years, if low-income housing is allowed to creep in, the pattern repeats. We've lived in many lovely homes and many lovely neighborhoods, and nearly always this unfortunate occurrence happens again and again.

Please don't let this happen to Georgetown in the Sun City area. Most of us who own homes in Sun City no longer have the youth or energy to fight it anymore, or move again.

Thank you,
James and Sue Golik, Sun City residents for past 10 years

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Low Income Housing on Williams Drive
Date: Monday, February 22, 2016 10:43:14 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: Gail Duncan [mailto:duncang2@live.com]
Sent: Monday, February 22, 2016 10:43 AM
To: Terri Roeber
Subject: Low Income Housing on Williams Drive

To All Responsible:

I am not as much concerned about the Low Income Housing per se but I am very concerned about the impact we will create for traffic. It is my understanding we have no more ability to expand Williams Drive in any way to accommodate more traffic and as you surely can see it is saturated now and with the other developments already started where do we go.

There surely is affordable land closer to Georgetown Proper that would have less impact on all utilities, transportation, and congestion issues.

Gail Duncan
Nolan Dr., Georgetown

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: Low Income Housing
Date: Monday, February 22, 2016 10:14:01 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:08 AM
To: Teresa Morales; Marni Holloway
Subject: FW: Low Income Housing

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: txmotmot@gmail.com [<mailto:txmotmot@gmail.com>]
Sent: Sunday, February 21, 2016 4:19 PM
To: Terri Roeber
Subject: Low Income Housing

I would like to voice my opposition to building low income housing near the entrance to Sun City. We lived in a very nice retirement place in Arizona which had low income housing next to the property. People were constantly coming over our walls and stealing things from our homes. The two streets nearest to the wall on that side of the property were burglarized regularly. It was a strain on the police department as well. Once the word got out, no one would buy homes on that side of the property because it was nearly impossible to keep the adjoining neighbors out.

Karen & Jim McBride
Sun City

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: low income housing-georgetown tx
Date: Friday, February 26, 2016 8:07:13 AM

Terri Roeber
Executive Administrative Coordinator
Phone: 512-475-3959

-----Original Message-----

From: mayberrybp@suddenlink.net [<mailto:mayberrybp@suddenlink.net>]
Sent: Thursday, February 25, 2016 1:57 PM
To: Terri Roeber
Subject: low income housing-georgetown tx

there are three proposals for low income housing here on Williams drive. Most neighbors are opposed to t. It is a bad location for this kind of housing for many reasons and the city council is largely made up of people from other parts od town and don't seem to care. We are asking that you not approve the grants. thanks, phil mayberry
georgetown

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: New Housing Projects in Georgetown
Date: Monday, February 22, 2016 10:14:43 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:10 AM
To: Marni Holloway; Teresa Morales
Subject: FW: New Housing Projects in Georgetown

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: EDNA HEARD [<mailto:ednalimey@msn.com>]
Sent: Monday, February 22, 2016 7:35 AM
To: Terri Roeber
Subject: New Housing Projects in Georgetown

Dear Sir or Madame: Three housing projects are going up on Williams Drive, a main thoroughfare in the city. Williams Drive should be designated commercial, and not commercial or residential. This is a main artery and the number of additional users will really clog up this already crowded street.

There are other areas in Georgetown that would fit the needs of the home buyers better, and enable the traffic flow to be more easily accomplished. One of these housing developments is low rent - where they will work, and how they will get there and the children to school is a problem. There is no bus service in Georgetown, the only way these people can get around is by private car - This two lane road is already backed up at peak times. Adding the additional housing being built in Sun City, plus these three developments will put an enormous strain on this road.

I have been unable to find out how much the city will lose in income giving out tax credits to the builders. No one seems to be able to give me that information.

Sincerely,

Edna Heard
504 Texas Dr. 78633

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: New low income housing on Williams Drive by Sun City
Date: Tuesday, February 23, 2016 9:14:11 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: Dianne Wolchik [mailto:dwolchik@gmail.com]
Sent: Tuesday, February 23, 2016 9:14 AM
To: Terri Roeber
Subject: New low income housing on Williams Drive by Sun City

Please vote No for this bill. We have worked hard and saved to be able to own a house in Sun City Texas. Having low income housing will lower our property value, increase traffic and cause others to come across the street and use our amenities such as walking trails, fish ponds and any facilities that we have on the grounds that do not require a badge. We have all worked hard and wish to continue to enjoy the quiet, serene and safe surroundings we thought we were buying into.

If we wanted to be in a more mixed environment we could have purchased, at a much lower cost, a home within Georgetown. Since we do not have private streets it will allow others to access the property. There is so much land out by 130 why couldn't such housing be put there. Multiple family housing should not have been zoned along a senior community of single family homes. Seniors have more fears about safety and I believe that this will cause us to have a much more unsafe environment by just adding multiple family housing as well as low income housing. There is an appearance that Sun City folks have money and are not as aware of safety issues as well as a group that may be targeted for theft and scams.

Although the developer of this housing promises to maintain a very nice property so many of the negatives are very concerning. Historically the low income housing projects are not as well maintained and have brought a decline to the surrounding neighborhoods.

A Concerned Sun City Resident,
Dianne Wolchiik

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Please distribute this message to each member of the board
Date: Tuesday, February 23, 2016 7:33:06 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: Bob [mailto:roadgames@suddenlink.net]
Sent: Tuesday, February 23, 2016 7:04 AM
To: Terri Roeber
Subject: Please distribute this message to each member of the board

This is a fervent, heartfelt plea from a pair of retired public school teachers: **Do not approve any of the affordable housing plans recently submitted by the City of Georgetown.**

Georgetown did an extremely poor job of informing the public of the city's intention to consider these proposals. Once the public learned of the proposals' potential for overloading one relatively-new part of the city, there was a large turnout in opposition.

The opposition focused on vital aspects of what the city council failed to consider adequately -- lack of public transportation in the area, insufficient shopping areas for the anticipated increase in population, a shortage of nearby schools to handle anticipated increase of students, a traffic study that was outdated by at least four years.

Georgetown is a city that is growing in many directions. Unfortunately, the area west of downtown chosen for these proposals is already impacted by other developments, both commercial and housing, including Sun City Texas, which is still adding homes.

We strongly urge that the proposals be denied, with City of Georgetown being directed to consider that the proposals belong in other, more logical areas within the city limits.

Respectfully,

Robert and Marilyn Wakefield
717 Texas Drive
Georgetown, TX 78633

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: Proposed affordable living developments in Georgetown TX
Date: Monday, February 22, 2016 10:14:37 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:09 AM
To: Marni Holloway; Teresa Morales
Subject: FW: Proposed affordable living developments in Georgetown TX

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: scheibel711@aol.com [<mailto:scheibel711@aol.com>]
Sent: Sunday, February 21, 2016 10:01 PM
To: Terri Roeber
Subject: Proposed affordable living developments in Georgetown TX

We would like to register our disapproval of the proposed affordable housing developments on in Georgetown TX. Three developments are under consideration for an area in the western part of the city along Williams Drive where as current residents we are already lacking in a lot of services in this part of the city.

We have very little shopping such as grocery stores, large variety stores, and restaurants to support a large western population. There are no sidewalks, absolutely no public transportation, and a lot of traffic. There are several housing developments already under way along Williams Drive that will further add to this burden. We would like to see a lot more planning by the city to support the current population as well as those developments already under way before any further development is considered along this corridor.

Barbara and Paul Scheibel
303 Montley Trail
Georgetown, TX 78633
512-966-3674

From: [Elizabeth Henderson](#)
To: [Sharon Gamble](#)
Subject: FW: Proposed Affordable/workforce projects in Georgetown
Date: Friday, February 26, 2016 11:18:55 AM

[More on same developments.](#)

From: Stephen Phillips [mailto:shp4108@hotmail.com]
Sent: Friday, February 26, 2016 10:28 AM
To: Elizabeth Henderson
Subject: Proposed Affordable/workforce projects in Georgetown

All three of the below projects are proposed for the most congested traffic corridor in Georgetown — along Williams Drive. Not only is this road dangerously congested but there are already several large residential developments being built that will significantly increase that traffic.

All three of these projects should be disapproved subject to changes to the proposed locations:

1. Kaia Pointe LLC, for the construction of 104 units to be known as the Kaia Pointe, located at approximately 4800 Williams Drive.
2. Pedcor Investments-2016-CLIV, L.P., for the construction of 108 units to be known as the Live Oak Apartments, located at 4121 Williams Drive.
3. DDC Merritt Heritage, Ltd. for the construction of 220 units to house seniors, to be known as the Merritt Heritage Apartments, located at the SE corner of Williams Drive and Woodlake Drive.

Thank you.

Stephen H. Phillips
108 Acacia Way
Georgetown, TX 78633
512-496-2312

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: VOTE NO ON--Georgetown, Tx Apartments
Date: Monday, February 22, 2016 10:14:22 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:09 AM
To: Marni Holloway; Teresa Morales
Subject: FW: VOTE NO ON--Georgetown, Tx Apartments

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: Larry Simpson [<mailto:nacho748@gmail.com>]
Sent: Sunday, February 21, 2016 6:56 PM
To: Terri Roeber
Subject: VOTE NO ON--Georgetown, Tx Apartments

Dear TDHCA,

I wanted to relate to you my desire for you to NOT bring affordable housing to Williams Dr. Georgetown, Tx.

Thank You,

Larry Simpson N15 Representative
700 Texas Dr
Georgetown, Tx 78633
916-350-0242

April 10, 2016

Dear Senator Schwertner:

We are asking for your support in OPPOSITION to the applications for 2016 Housing Tax Credits for the following low-income apartments:

Kaia Point (104 units) 4800 Williams Drive, Georgetown, TX

Live Oak (108 units) 4121 Williams Drive, Georgetown, TX

Merritt Heritage (220 units) SE corner of Williams Drive and Woodlake Drive, Georgetown, TX

Cypress Creek at Georgetown Village (220 units) located east side of Shell Rd, north of Sycamore Street

Mariposa at Georgetown Village (180 units) located east side of Shell Rd., north of Sycamore Street

The City of Georgetown has approximately one low income housing unit per 40.9 citizens and nearly three times the state average of low income housing. Travis County is 1.51 times the state average. Below is a breakdown of other cities within our region and comparison to the state average:

Pflugerville - 2.77 times

Austin - 1.84 times

Cedar Park - 1.80 times

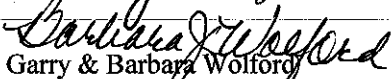
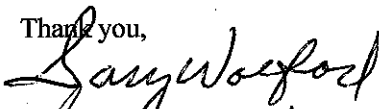
Leander - 1.48 times

Round Rock - 0.78 times

Jarrell - has no units of this type

Georgetown already has the majority of low income housing units in this region. Georgetown does not have a shortfall of affordable housing. Please support us in opposing the development of more affordable housing (low income) projects in our community.

Thank you,



Garry & Barbara Wolford
Concerned Voting Citizens in your District

158 Trail Rider Way
Georgetown, TX 78633

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Affordable Housing, Georgetown, TX
Date: Wednesday, February 24, 2016 10:52:03 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: Carolyn McAndrew [mailto:cmcand60@suddenlink.net]
Sent: Wednesday, February 24, 2016 10:52 AM
To: Terri Roeber
Subject: Affordable Housing, Georgetown, TX

I am writing to voice my strong objection to having any affordable housing developments built on Williams Drive in Georgetown, TX, At the present time traffic is very bad on this main access street. There are already two new housing developments going up which will add to the traffic problem.

I cannot understand why any governmental agency would want to so greatly increase a traffic problem on a main access road when there is plenty of land in Georgetown on which to build new developments. Traffic studies have already been done to show the increase. Please have some pity on those of us who use this road daily to conduct our business around Georgetown. Thank you for your consideration on this matter.

From: [BILLHUGGARD](#)
To: [HTC Public Comment](#)
Subject: 2016 Competitive Housing Tax Credit Applications
Date: Friday, May 27, 2016 9:40:08 AM

GENTLEMEN,

I AM WRITING THIS LETTER TO VOICE MY OPPOSITION TO GRANTING ANY OF THE THREE 2016 COMPETITIVE HOUSING TAX CREDIT APPLICATIONS BY KAIA POINT DEVELOPMENT # 16188, MERRITT HERITAGE DEVELOPMENT # 16185 AND LIVE OAK APARTMENTS DEVELOPMENT # 16068 IN GEORGETOWN TEXAS.

GEORGETOWN ALREADY HAS ALMOST 3 TIMES AS MANY OF THESE TYPES OF UNITS AS THE STATE AVERAGE. I FEEL OTHER COMMUNITIES IN TEXAS SHOULD SHARE IN THIS RESPONSIBILITY. HOWEVER, MY MAIN OBJECTIONS TO THESE 3 SPECIFIC DEVELOPMENTS IS THE IMPACT TO THE TRAFFIC ON WILLIAMS DRIVE. THE CITY COUNCIL GOT WAY AHEAD OF ITSELF APPROVING THESE DEVELOPMENTS BEFORE IT COMMISSIONED A STUDY OF THE WILLIAMS DRIVE TRAFFIC. NO APPROVAL FOR LARGE MULTIPLE FAMILY UNITS SHOULD BE GIVEN UNTIL A REALISTIC SOLUTION FOR THE TRAFFIC IS FOUND AND IMPLEMENTED.

THANK YOU FOR YOUR CONSIDERATION.

BILL & KAY HUGGARD
152 TRAIL OF THE FLOWERS
GEORGETOWN TEXAS 78633
512-868-1953

BILLHUGGARD@SUDDENLINK.NET

From: [Don & Inez Grider](#)
To: [HTC Public Comment](#)
Subject: 2016 Competitive Housing Tax Credit Applications
Date: Wednesday, May 25, 2016 6:35:10 PM

To the TDHCA and to all concerned,

I am writing in opposition to granting any of the three 2016 Competitive Housing Tax Credit Applications by Kaia Pointe development #16188, Merritt Heritage development #16185 and Live Oak Apartments development #16068 in Georgetown, Texas.

Georgetown has nearly 3 times as many units as the state average which is more than the surrounding cities. Williamson County has slightly over the average number of these units. The main reason for my objection is traffic on Williams Drive which all of these developments would heavily impact. Our City Council has just now commissioned a Williams Drive Corridor Study to look at zoning along this route with an emphasis on traffic flow research. The City Council is also considering a mass transit system for an area across town. It doesn't make sense to approve these developments before these studies have been finished. I feel that our City Council got ahead of themselves in a 4 to 3 vote to send them projects forward.

In closing, please register my opposition to the above mentioned proposed developments in Georgetown at this time.

Sincerely,

Inez Grider
154 Trail of the Flowers
Georgetown, TX 78633
512.863.4456

From: [Elizabeth Henderson](#)
To: [Sharon Gamble](#)
Subject: FW: Williams Drive developments
Date: Tuesday, April 05, 2016 11:25:23 AM

Public comment for apparently 3 developments in Georgetown.
EH

From: beemk@suddenlink.net [mailto:beemk@suddenlink.net]
Sent: Tuesday, April 05, 2016 11:03 AM
To: Elizabeth Henderson
Subject: Williams Drive developments

Dear Ms Henderson:

RE: Affordable Housing – Northwest Georgetown

Based on what I have read in the Sun, there are to be at least 3 affordable housing developments in the Williams Drive/Shell Road area. This is an unwise decision for several reasons.

The high density development will put excess stress on an already stressed infrastructure. Williams Drive in this area is already congested and currently has several more residential projects being added to the area. Adding a large number of high-density developments in the area will create only more congestion on the roads and intersections. Additionally, the HEB in the area is already overcrowded at just about any time of the day. Adding affordable housing developments in the area will create further overcrowding and annoyance for the current area residents.

Good planning normally places high-density housing closed to downtown areas and transportation hubs. These 3 locations have neither benefit. Affordable housing residents many times may not have a car or a couple may have only one car creating a demand for public transportation and a proximity to various types of shopping, employment and restaurants. This area has none of these. A much better location would be around the downtown area.

These locations benefit only the developers. They get relatively cheap land as well as government credits and subsidies. They care nothing about transportation, infrastructure, congestion or amenities as long as they can get residents for their development. That is the responsibility of the city planners. Also the creation of public transportation and infrastructure to serve this area will not be paid by these residents or the developers but rather by the current citizens of Georgetown. This cost could be eliminated by locating the housing closer to downtown shopping, employment and restaurants.

This is the wrong type of development for this area and should not be permitted.

Bruce M. Klimkowsky
4906 Big Bend Trail
Georgetown, TX 78633
(516) 485-8584

From: [Stan Brandenburg](#)
To: [HTC Public Comment](#)
Cc: [Mee Richard & Marilyn](#); [Lawhon Jerry](#); [Mainer Manford & MaryMargaret](#); [Baer \(SCSC\) Bob & Linda](#); [Doherty Dan Col.\) Doherty \(USAF; Hasting Linda; Roan J.T. \(Tom\); Brandewie Jim & Kathy; Brandvold Brent; Pearson \(IA Clb\) Jerry & Ann; Larry & Jan Steen; Smith James; District3 John Hesser; Hatley Glynn & Jo; Rutan John; Berriman Ted & Linda; Brown Stephen & Ernestine; Bill Sattler \(City Council\); Kincheloe Beverly Beverly; BARBARA WOLFORD; Brown Rita & Dick O](#)
Subject: Fwd: 2016 Housing Tax Credits
Date: Saturday, April 09, 2016 10:54:25 AM

Texas Department of Housing and Community Affairs
Multifamily Division
P.O. Box 13941
Austin, TX 78711-3941

Please see memo sent to Senator Schwertner

From: Stan Brandenburg <sbrand7@suddenlink.net>
Subject: Re: 2016 Housing Tax Credits
Date: February 21, 2016 at 9:20:57 PM CST
To: Brandenburg Stan <Sbrand7@suddenlink.net>

On Feb 18, 2016, at 12:33 PM, Stan Brandenburg
<Sbrand7@suddenlink.net> wrote:

Dear Senator Schwertner:

We are asking for your support in OPPOSITION to the applications for 2016 Housing Tax Credits for the following low-income apartments:

Kaia Point (104 units) 4800 Williams Drive, Georgetown, TX
Live Oak (108 units) 4121 Williams Drive, Georgetown, TX
Merritt Heritage (220 units) SE corner of Williams Drive and Woodlake Drive, Georgetown, TX
Cypress Creek at Georgetown Village (220 units) located east side of Shell Rd, north of Sycamore Street
Mariposa at Georgetown Village (180 units) located east side of Shell Rd., north of Sycamore Street

The City of Georgetown has approximately one low income housing unit per 40.9 citizens and nearly three times the state average of low income housing. Travis County is 1.51 times the state average. Below is a breakdown of other cities within our region and comparison to the state average:

Pflugerville - 2.77 times
Austin - 1.84 times
Cedar Park - 1.80 times
Leander - 1.48 times

Round Rock - 0.78 times
Jarrell - has no units of this type

Georgetown already has the majority of low income housing units in this region. Georgetown does not have a shortfall of affordable housing. Please support us in opposing the development of more affordable housing (low income) projects in our community.

Thank you,

Stan and Cheri Brandenburg, Concerned Voting Citizens in your District
111 Winecup Way
Georgetown, TX 78633

From: rwgroux@aol.com
To: [HTC Public Comment](#)
Subject: Low Income Housing Traffic Comment
Date: Saturday, April 02, 2016 2:17:11 PM

Dear Sirs:

I have read with considerable interest the plan to locate a number of low income housing off Williams Avenue.

It certainly is desirable to have adequate low income housing available within the community.

My concern, however, relates to the planning decisions related to locating that housing along Williams. That thoroughfare is approaching an operational saturation point now, with stop and go traffic.

To introduce such new use occasioned by the number of housing units proposed is completely short sighted.

It's unfathomable that a planning authority would even consider such a scenario especially with so many other alternative locations available within the City of Georgetown.

This approval process, unfortunately, lacks professional investigation and oversight.

Let's get this right, before the results become an insurmountable traffic nightmare.

Sincerely,

Richard W, Groux

110 Hale Court
Georgetown, Texas 78633

Community Input Scoring Items

TDHCA#: 16188

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Boys and Girls Club of Georgetown

Name of Community Organization

Daniel Anstee

Contact Name

Support

Opposition

B. San Gabriel Unitarian Universalist Fellowship

Name of Community Organization

Jennifer VanBuren

Contact Name

Support

Opposition

C. Capital Idea

Name of Community Organization

Steve Jackobs

Contact Name

Support

Opposition

D. Williamson County Institute for Excellence in Nonprofits Inc.

Name of Community Organization

Robert L. Novello

Contact Name

Support

Opposition

In addition, the Department received 3 emails supporting the application and 16 emails opposing the application. Information is included for your review.

A Resolution of the City Council of Georgetown, Texas, supporting an application for 2016 Housing Tax Credits by Kaia Pointe, LLC, for the development named Kaia Pointe, to the Texas Department of Housing and Community Affairs to develop affordable rental housing and declaring and effective date.

Whereas, Kaia Pointe, LLC has proposed a development for affordable rental housing at approximately 4800 Williams Drive named Kaia Pointe in the City of Georgetown, Texas; and

Whereas, Kaia Pointe, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Kaia Pointe; and

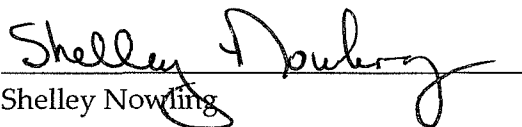
Whereas, the City of Georgetown confirms it will provide a grant, reduced fee or contribution of other value for the benefit of the development in the amount of \$10; and


It is hereby RESOLVED, that the City of Georgetown, acting through its governing body, hereby confirms that it **supports** the proposed **Kaia Pointe** located at approximately 4800 Williams Drive and that this formal action has been taken to put on the record the opinion expressed by the City, and

FURTHER RESOLVED that for and on behalf of the Governing Body, **Dale Ross, Mayor** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs, on the 9th day of February 2016.

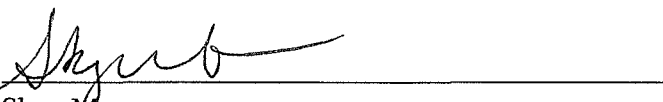
ATTEST:

THE CITY OF GEORGETOWN:


Shelley Nowling
City Secretary


Dale Ross
Mayor

APPROVED AS TO FORM:


Skye Masson
Interim City Attorney

TDHCA (Multifamily Finance Division)
Attention: Sharon Gamble
Competitive Housing Tax Credit Administrator
P.O. Box 13941
Austin, TX 78711-3941

23 March, 2016

Dear Ms. Gamble,

Thank you for your letter of 9 March offering me the opportunity to comment on three proposals for Affordable Rental Housing in Georgetown, where I am a City Council Representative. I am opposed to the following applications for Housing Tax Credits - Competitive 9% (HTC)

- Live Oak Apartments, 4121 Williams Drive, Georgetown TX — applying for Housing Tax Credits - Competitive 9% (HTC);
- Merritt Heritage, SEC of Williams Drive and Woodlake, Georgetown, TX — applying for Housing Tax Credits - Competitive 9% (HTC) and for a Multifamily Direct Loan;
- Kaia Pointe, 4900 Block of Williams Drive, S of Casa Loma, Georgetown, TX — applying for Housing Tax Credits - Competitive 9% (HTC).

I am opposed, at this point, for the following reasons:

1. Georgetown currently has nearly 3 times the average amount of properties with HTC Loans as other communities in the State of Texas. Nearby communities have far less, with some having a number below the average number of these units, and one (Jarrell) having none. I am willing to do our part, and have no problem accepting something like 1.5 to 2.0 times as much as the average. But 3 times the average is excessive — if for no other reason than we may be in a situation where Georgetown is bearing the load of affordable/workforce housing for surrounding communities while our neighbors reap the benefits. It's time to fair-share this program.
2. These proposed developments are along Williams Drive, which is an avenue that is already extremely busy, has no planned public transit (bus) system, and is on the opposite side of the Interstate Highway (IS-35) from essential services (such as our local hospitals and social service organizations). In light of these issues, the City Council has just commissioned a major study of the Williams Drive Corridor (along with CAMPO) to build a strategic plan for the area which includes traffic patterns, public transportation, economic development, and zoning. If the proposals were allowed to go forward prior to our completing this study, they could well preempt or even refute the work we have planned and believe is necessary.

Additionally, the City Council has already agreed, and has plans, to take action on the overall issue of Affordable/Workforce housing. Specifically:

1. The Council, as part of our prior efforts in transportation planning, is moving forward with a proposal to provide public transportation (fixed route bus system), on the opposite side of IS-35 of these proposed developments, to link our major hospitals, retail and employment centers, and various social service organizations and multi-family housing developments. It makes far better sense to consider these three proposals as part of that plan, in the geographic area where public transportation is being planned.
2. The City Council, in its "strategic visioning" session in November and December of 2015, agreed to set "affordable/workforce" housing as part of our strategic considerations. Our plan was to have the Council deliberate, along with the senior staff and a number of important members of our community, and then provide policy guidance to the Staff to develop a comprehensive plan to approach this issue. That plan would include proposals such as the 3 that have come forward, but also include other aspects of economic development, transportation, and even social services. Unfortunately these three proposals (along with two subsequent proposals) were brought before Council before we had our opportunity to deliberate, consult, and provide policy guidance.

In my opinion, the three proposals mentioned in the opening paragraph reflect the wants, needs, and interests of the developers more than they reflect those of the City Council of Georgetown. I consider that a foul, and I will actively oppose these developments until we have had our opportunity to deliberate and provide the necessary, and proper, guidance that reflects the interests of our community.

Once that is done, I will most certainly reconsider my position — and I anticipate I will be an active supporter of affordable/workforce housing when the proposals reflect the wants and needs of Georgetown. But not until.

Regards,

STEPHEN O. FOUGHT.

Stephen O. Fought,
Georgetown City Council
District 4 Representative
district4@Georgetown.Org



February 15th, 2016

TDHCA
Attn: Tim Irvine
221 East 11th Street
Austin, TX 78701

Re: Kaia Pointe - Application # 16188

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Kaia Pointe," to be located in the 4900 block of Williams Drive, South of Casa Loma Circle, in Georgetown, TX, Williamson County.

The Boys & Girls Club of Georgetown (BGGCT) is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need. BGGCT offers critical after school and out of school services for those who need us the most. Over 75% of our members are eligible for the free/reduced lunch program within their respective school district which is an indicator of financial hardship. 50% of our members also live within a single parent household.

It is not uncommon for me, as the Director of the Boys & Girls Club, to hear sad stories of families losing homes due to low family incomes and high housing costs whether that is monthly rent or mortgage payments. Within the past month I had a parent in my office in tears because she was being evicted and given 3 days to find a new place to live. As I stated earlier, this is not uncommon for us to hear such a story.

With this in mind, I would be fully supportive of the "Kaia Pointe" Development as there is a huge need for affordable housing in our community. If you would like further information on our services and how affordable housing would benefit our clientele, please feel free to contact me using the information below.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Anstee", written over a horizontal line.

Daniel Anstee – Branch Director
Office: 512 868 3700, Extension 564
Cell: 512 762 2206



February 14, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin TX 78701

Re: Kaia Pointe
Application #16188

Dear Mr. Irvine:

We are writing this letter to voice our support for TDHCA Tax Credit Application for the proposed affordable housing development. "Kaia Pointe," to be located in the 4900 block of Williams Drive, South of Casa Loma Circle, in Georgetown, TX Williamson County.

San Gabriel Unitarian Universalist Fellowship is a tax-exempt civic organization that serves the community in which the development site is located. Our primary purpose is the overall betterment of the community. We recognize that there is a significant need for housing that is affordable to citizens of modest need. We believe this development will help meet this need.

Sincerely,

Jennifer VanBuren
Board President, SGUUF

February 15, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Kaia Pointe
Application # 16188

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Kaia Pointe," to be located in the 4900 block of Williams Drive, South of Casa Loma Circle, in Georgetown, Texas, Williamson County.

Capital IDEA is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Steve Jackobs
Executive Director



The Williamson County Institute
for Excellence in Nonprofits, Inc.

February 16, 2016

TDHCA

Attn: Tim Irvine
221 East 11th Street
Austin, TX 78701

Re: Kaia Pointe - Application # 16188

Dear Mr. Irvine:

I am writing this letter to voice my support for the TDHCA Tax Credit Application for the proposed affordable housing development, "Kaia Pointe," to be located in the 4900 block of Williams Drive, South of Casa Loma Circle, in Georgetown, TX, Williamson County.

The Williamson County Institute for Excellence in Nonprofits, Inc. (The Institute) is a tax exempt civic organization that provides pro-bono services to the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

It is not uncommon for me, as the Executive Director of The Institute, to hear the nonprofits I serve complain about the difficulty their clients and volunteers have getting to their facilities. The primary reason for this issue is they cannot afford to live in the Georgetown area due to low family incomes and high housing costs

With this in mind, I would be fully supportive of the "Kaia Pointe" Development as there is a huge need for affordable housing in our community. If you would like further information on our services and how affordable housing would benefit the nonprofits we serve, please feel free to contact me using the information below.

Sincerely,

A handwritten signature in cursive script that reads 'Robert L. Novello'.

Robert L. Novello – Executive Director
Office: 512-864-7387
Cell: 512-507-7799

WE HELP PEOPLE

Teach One.
Reach Many.

LITERACY COUNCIL of
WILLIAMSON COUNTY



- Learn English
- Improve literacy skills
- Prepare for a GED

2411 Williams Drive, Suite 1, Georgetown, TX 78628 512-869-0497

<http://www.literacycouncil-wc.org>

Learning Centers in: February 18, 2016

Cedar Park TDHCA
Georgetown Attn: Tim Irvine
Hutto 221 East 11th Street
Austin, TX 78701

Leander Re: Kaia Pointe Application # 16188

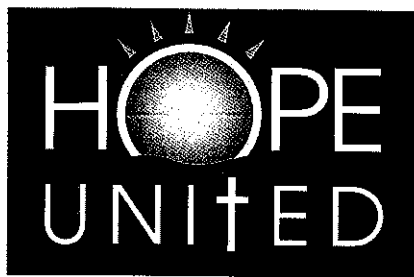
Round Rock Dear Mr. Irvine:

Taylor I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Kaia Pointe," to be located in the 4900 block of Williams Drive, South of Casa Loma Circle, in Georgetown, TX, Williamson County.

The Literacy Council of Williamson County is a tax-exempt civic organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need. Our volunteers and clients regularly express this need to us, which is why we are stating our support.

Sincerely,

Robert Pinhero
Executive Director
Literacy Council of Williamson County



Less Religion, More Jesus

An Open and Affirming Congregation

February 14, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

Re: Kaia Pointe Application # 16188

Dear Mr. Irvine:

I am writing this letter on behalf of Hope United to voice our support for TDHCA Tax Credit Application for the proposed affordable housing development, "Kaia Pointe," to be located in the 4900 block of Williams Drive, South of Casa Loma Circlen, in Georgetown, Texas, Williamson County.

We are a Georgetown church that believes in offering the hope of Jesus Christ in real and tangible ways in the world, and we believe God calls us to work for justice and meet the needs of our community. There is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Blessings and Peace,
Ron Trimmer, pastor Hope United



Hope United

"Where the doors are always open, and the hearts are warm with love."

www.HopeGeorgetown.org



125 Summers Green, Georgetown, TX 78633 • 512.876.9097 • revtrimmer@gmail.com

From: [Larry J. Hilliard](#)
To: [Elizabeth Henderson](#); [Marni Holloway](#)
Cc: [charles.schwertner@gmail.com](#); [marsha.farney@gmail.com](#); [aaron.gibson@house.state.tx.us](#); [district3@georgetown.org](#); [district4@georgetown.org](#); [mayor@georgetown.org](#)
Subject: Statement of support for Housing Tax Credit Proposals in Georgetown, T exas
Date: Friday, February 26, 2016 8:20:55 AM

Good morning,

Georgetown City Council Member Steve Fought has provided your contact information to me. I am writing to ask that you fully support and approve all 3 of the below applications for Housing Tax Credits. I, and the many others who support these proposals, realize that affordable/workforce housing is much needed in Georgetown and these tax credits will serve as a catalyst for their construction. My wife and I have attended presentations by these developers at community meetings and the proposals are attractive and of high quality. We support them ~ as do many others in the community.

Those who are against these proposals are misrepresenting them, despite all of the opportunities afforded them to become educated about the developments. Some even continue to misrepresent them even after the facts have disproven their biases.

In short, as I see it, this is a simple matter of a "privileged" community (Sun City Texas) that doesn't want "those people" in our back yard. There was no outrage when the developers at Sun City recently announced the expansion of the Sun City community by another 2500 homes, but the outrage over the possibility of up to 3 developments for "the less privileged," totaling less than 500 units has met the wrath of the NIMBY group. One Sun City resident leader has commented that the future residents "are not our people." It is clear what motivates the opponents.

Thank you for considering my input. Feel free to contact me for any questions you might have.

Sincerely,

Larry Hilliard
Sun City Texas
Georgetown

1. Kaia Pointe LLC, for the construction of 104 units to be known as the Kaia Pointe, located at approximately 4800 Williams Drive.
2. Pedcor Investments-2016-CLIV, L.P., for the construction of 108 units to be known as the Live Oak Apartments, located at 4121 Williams Drive.
3. DDC Merritt Heritage, Ltd. for the construction of 220 units to house seniors, to be known as the Merritt Heritage Apartments, located at the SE corner of Williams Drive and Woodlake Drive.

From: [Mary Pat Morris](#)
To: [HTC Public Comment](#)
Subject: comments on planned apartment developments in Georgetown, TX
Date: Friday, April 01, 2016 2:59:06 PM

16068 Live Oad 4121 Williams Drive- a positive plan, needed in Georgetown, please approve

16185 Merritt Heritage Williams Drive and Woodlake- a positive plan needed in Georgetown, please approve

16188 Kaia Point- 4900 Williams Dr.-very positive plan, much needed. reasonable, good construction, long history- Please approve

16007 Maripose - Sycamore - a positive plan and need in Georgetown, please approve.

Mary Morris
103 Montley Trail
Georgetown, TX 78633

April 10, 2016

Dear Senator Schwertner:

We are asking for your support in OPPOSITION to the applications for 2016 Housing Tax Credits for the following low-income apartments:

Kaia Point (104 units) 4800 Williams Drive, Georgetown, TX

Live Oak (108 units) 4121 Williams Drive, Georgetown, TX

Merritt Heritage (220 units) SE corner of Williams Drive and Woodlake Drive, Georgetown, TX

Cypress Creek at Georgetown Village (220 units) located east side of Shell Rd, north of Sycamore Street

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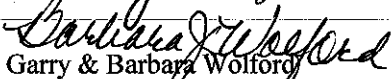
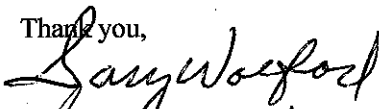
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Round Rock - 0.78 times

Jarrell - has no units of this type

Georgetown already has the majority of low income housing units in this region. Georgetown does not have a shortfall of affordable housing. Please support us in opposing the development of more affordable housing (low income) projects in our community.

Thank you,



Garry & Barbara Wolford
Concerned Voting Citizens in your District
158 Trail Rider Way
Georgetown, TX 78633

February 27, 2016

TDHCA
Attn: Multi-Family Division
PO Box 13941
Austin Texas 78711-3941

Dear Members of the TDHCA Tax Credit Development Board:

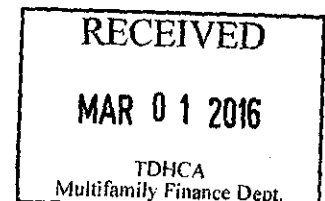
I am writing because of my concern with the Kaia and Live Oak developments being proposed in Georgetown. I feel that the senior development (Merritt Heritage) could possibly be the only development desirable for the following reasons.

1. The seniors (Merritt Heritage) would not cause a traffic jam during work hours. It took my husband 22 minutes to go 6 miles, and it took me 35 minutes to go across town on a Monday morning. Last year the City Council asked us to pass a bond referendum to improve traffic on Williams Drive (There basically are only 2 roads in Georgetown). We passed the bond issue because the Council said they would improve traffic congestion on Williams Drive; but they are only adding to the congestion by approving these developments, and we feel that we were deceived.
2. The Senior (Merritt Heritage) development would not add to an additional influx of students to the primary school in the vicinity, and there are no sidewalks planned by the city for 10 years. Presently only one grocery store, 2 banks, and CVS are within a 1.5-mile radius.
3. Seniors have no way to increase their income or social security or pensions benefits. I know my mother's only income was social security. The other two developments (Kaia and Live Oak) are comprised of working residents, and they could increase their income by working more, getting a different job, etc. Seniors no longer have that opportunity or flexibility.
4. Seniors do not cause any security problems. Being a former high school teacher at a depressed town in Illinois, I have been involved with low-income students. I know from experience that there can be major problems concerning security issues with surrounding neighborhoods, and I know this possibility is causing concern in the over-55 community in which I live. They are also concerned about their property values and financial security being decreased.
5. We feel that the Council tried to pass these developments without giving the residents proper notification and time to respond because of the March 1 deadline. We just accidentally found out about a developer's meeting and the plans for the City Council vote on these 3 developments a week before the City Council meeting. This did not giving us ample time to collect data from the city and prepare our case against these developments.
6. **We already have 3 times more low-income housing than almost all of the towns surrounding us. There are presently 3912 apartments in Georgetown, and 37 percent are income restricted.**
7. Lastly, I don't feel that government intervention is the best way to improve people's lives; **I believe education and encouraging high-paying jobs to come to Georgetown is the best way to help low-income people to help themselves.** The Council has not expressed any interest in recruiting industry or high-paying companies in the past, and it does not seem to be interested in changing this policy for the future.

Thank you for your consideration.

Patricia Allison

318 Yellow Rose Trail, Georgetown, Texas 78633



From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Georgetown TX Low Income Housing
Date: Monday, February 22, 2016 1:04:26 PM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: The Hollands [mailto:txhollands@suddenlink.net]
Sent: Monday, February 22, 2016 12:48 PM
To: Terri Roeber
Subject: Georgetown TX Low Income Housing

We want to express our displeasure with the three Low Income Housing projects approved by the Georgetown City Council. No planning was done by the developer nor the city. Georgetown does not need more Low Incoming Housing especially on the west side of I35. Why? Georgetown has one of the highest number of Low Income Housing in the county. Why add more. The west side of the city does not have sidewalks for the kids to get to schools. The East side does. Shopping is not within walking distance of any of the 3 proposals, whereas the East side does. The marketing approach for these was done in such a manner as we did not get a chance to say anything. The woman's approach was take it or I'm outa here. She was so rude.

Please do not approve any of the three proposals.

Thank you,
Marie and Lawrence Holland
107 Lynn Cove
Georgetown TX 78633
512-868-9930

From: [Elizabeth Henderson](mailto:Elizabeth.Henderson)
To: [Sharon Gamble](mailto:Sharon.Gamble)
Subject: FW: LIHTC developments in Georgetown, Texas
Date: Friday, February 26, 2016 5:54:18 PM

From: Kaye Davidson [mailto:kaye.d@suddenlink.net]
Sent: Friday, February 26, 2016 5:51 PM
To: Elizabeth Henderson; Marni Holloway; aaron.gibson@house.state.tx.us
Subject: LIHTC developments in Georgetown, Texas

The following email is in reference to the following projects:

1. Kaia Pointe LLC, for the construction of 104 units to be known as the Kaia Pointe, located at approximately 4800 Williams Drive.
2. Pedcor Investments-2016-CLIV, L.P., for the construction of 108 units to be known as the Live Oak Apartments, located at 4121 Williams Drive.
3. DDC Merritt Heritage, Ltd. for the construction of 220 units to house seniors, to be known as the Merritt Heritage Apartments, located at the SE corner of Williams Drive and Woodlake Drive.

I request that a copy of my concerns be placed in each of the above mentioned files and be used in making a decision NOT to allow any of these projects to be developed in Georgetown, Tx. The proposals were a "rush job" and there was not enough time for the citizens and their council members to have active dialog. These three proposals are all west of 1-35 and in the Williams Drive corridor, despite the obvious difficulties with traffic, no areas of real commerce and thus no job opportunities and absolutely no public transportation the area.

Georgetown City Council Representative, Steve Fought, has created a document (below in bold) that I support and agree with 100%. I am sharing his and my thoughts, and asking that you **DO NOT APPROVE any of the three above mentioned LIHTC developments for Georgetown, Texas, for all the reasons stated in his comments below.**

"Now, hopefully having clarified the decisions the Council made, and the process which lies ahead, let's turn to clear up some confusion about whether these projects are "low income housing" or "Affordable/Workforce Housing" of it we should be using some other term. This is easily resolved with the opening statement on the web site for the tax credits (references just above). The narrative states:

"The TDHCA Housing Tax Credit (HTC) Program is one of the primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households."

In other words, these are proposals for low-income housing.

Further, and contrary to what some advocates have offered, and with very few exceptions, our Firefighters and Police would not qualify for these units under the income parameters.

The projects in question focus on providing rental housing for those below the Annual Median Income for the surrounding area (AMI). The categories for residents, by income, are:

*"X" number of units for "less than 60% AMI"
"Y" number of units for "less than 50% AMI" and
"Z" number for "less than 30% AMI."*

The AMI baseline used in the Housing Advisory Board's presentation are based on a family of 4 (\$76,800 annually) -- making the first threshold (60% AMI) is \$46,000. In other words, in order to qualify for the income restricted units, a family of four would have to earn less than \$46,000 per year.

The salary of an entry-level police officer is \$51,022 (\$5,000 above the 60% AMI level) and after 6 years the salary is over \$60,000. The police pay scale is at

<https://civilservice.georgetown.org/police-careers/pay-scale/>

The pay scale for our Fire Department personnel starts at \$43,000 (slightly lower than for the Police Department) but within 3 years it is over the 60% AMI level at \$47,000. The rates can be viewed at

<https://civilservice.georgetown.org/fire-careers/pay-scale/>

*Therefore, with the exception of entry-level Fire personnel during the first 3 years of their career, none of our Police and Fire personnel meet the criteria of 60% AMI, which is the entry-point into the Affordable/Workforce Housing realm.***

However, none of this negates the need for low income (or Affordable/Workforce Housing - or whatever other term you might want to use.) Low income families deserve the opportunity to have decent, safe housing -- but because they have lower incomes, it's obviously more difficult for them to achieve that objective.

But we also need to explore some of the collateral impacts of having more of these types of units. Recall from the previous newsletter that we already have nearly 3 times the state average of these sorts of units while our surrounding communities have considerably less. Here are the comparisons:

- Georgetown has 2.77 times the state average*
- Pflugerville, 2.27 times*
- Austin, 1.84 times*
- Cedar Park, 1.80 times*
- Leander, 1.48 times*
- Round Rock, 0.78 times (i.e., less than the average)*
- Hutto, 0.33 times*

Jarrell has no units of this type.

Georgetown has nearly 3 times as many units as the state average, and considerably more than the surrounding cities, especially Round Rock and Hutto which are below the state average -- and Jarrell has none. In the face of this, we have no idea if the residents who occupy these units work in Georgetown, or if we are providing a repository of "Affordable/Workforce Housing" for Round Rock and beyond.

There is also a potential relationship between the number of these types of units and the free/reduced-price breakfast/lunch program in our public schools. The Texas Department of Agriculture Food and Nutrition Division administers the National School Lunch (NSLP) and School Breakfast Programs (SBP) for Public Schools.

According to their website (<http://www.benefits.gov/benefits/benefit-details/1990>) a family of 4 with an income of less than \$44,863 would qualify for the free/reduced-price breakfast/lunch program. Thus a significant percentage of the members who qualified for the reduced rent provisions at the 60% threshold (\$46,000) would also qualify for these additional benefits.

Georgetown currently has 44% of our students in these programs, Round Rock has 26%, Hutto has 46%, and Pflugerville has 52% (I did not find data for Cedar Park). In my opinion, the impact on schools, both in terms of free/reduced-price breakfast/lunch as well as classroom loading (which can drive a requirement for more schools and facilities) has to be part of the deliberation process on Affordable/Workforce Housing.

I am not against affordable housing but would hope that it would be spread out within the entire county, not just in the Williams corridor, and within the surrounding counties in an equal manner.

Kaye Davidson
410 Independence Creek Lane
Georgetown, Tx 78633

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Low Income Housing Location
Date: Wednesday, February 24, 2016 8:05:26 AM

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: Tom McComb [mailto:tom@mccomb.org]
Sent: Wednesday, February 24, 2016 8:05 AM
To: Terri Roeber
Subject: Low Income Housing Location

Hello,
This will be short.

I am OPPOSED to low income housing being built at or on the three locations on Williams Drive in proximity to Sun City.

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: low income housing locations on Williams Drive near Sun City
Date: Monday, February 22, 2016 10:14:15 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:08 AM
To: Marni Holloway; Teresa Morales
Subject: FW: low income housing locations on Williams Drive near Sun City

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: Sue Golik [<mailto:483@comcast.net>]
Sent: Sunday, February 21, 2016 5:40 PM
To: Terri Roeber
Subject: low income housing locations on Williams Drive near Sun City

Dear Terri: We understand that you are the primary contact for the Board members who will be making a decision about the locations of low income housing on Williams Drive near Sun City. Please pass this email to each Board member on our behalf - thank you.

We wish to voice our desire that other locations, more distant from Sun City, be the approved locations. We have been hop-scotching our entire lives, many times having to sell our home and relocate to other areas because of the deterioration of the neighborhood, usually precipitated by low-income owners, low-income renters, or the allowing of the building of low-income housing nearby.

This has been the pattern we've observed through the years: we purchase a quality property in a quality neighborhood with good people in the area who become our neighbors and friends (they are clean, respectful of their homes' interiors and exteriors, and they are considerate of whatever is required to maintain the beauty and value of their properties); then a lower-income family moves into a neighboring home they cannot afford, so they invite other relatives to move in with them and the single-family property becomes an illegally-used multi-family property; then either as inconsiderate owners or renters, the codes of the neighborhood are blatantly disregarded, trash and debris accumulate, maintenance is never done, and vehicles and other squalor begin to pile up; then they become defensive because county officials, or city officials, or fire department employees "pester" them in an effort to clean up their mess.

Then we responsible, financially-viable, conscientious homeowners sell our homes and move to the same kind of new neighborhood that, at the time, shines with owners who love their area and neighbors. After a few years, if low-income housing is allowed to creep in, the pattern repeats. We've lived in many lovely homes and many lovely neighborhoods, and nearly always this unfortunate occurrence happens again and again.

Please don't let this happen to Georgetown in the Sun City area. Most of us who own homes in Sun City no longer have the youth or energy to fight it anymore, or move again.

Thank you,
James and Sue Golik, Sun City residents for past 10 years

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Low Income Housing on Williams Drive
Date: Monday, February 22, 2016 10:43:14 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: Gail Duncan [mailto:duncang2@live.com]
Sent: Monday, February 22, 2016 10:43 AM
To: Terri Roeber
Subject: Low Income Housing on Williams Drive

To All Responsible:

I am not as much concerned about the Low Income Housing per se but I am very concerned about the impact we will create for traffic. It is my understanding we have no more ability to expand Williams Drive in any way to accommodate more traffic and as you surely can see it is saturated now and with the other developments already started where do we go.

There surely is affordable land closer to Georgetown Proper that would have less impact on all utilities, transportation, and congestion issues.

Gail Duncan
Nolan Dr., Georgetown

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: Low Income Housing
Date: Monday, February 22, 2016 10:14:01 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:08 AM
To: Teresa Morales; Marni Holloway
Subject: FW: Low Income Housing

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: txmotmot@gmail.com [<mailto:txmotmot@gmail.com>]
Sent: Sunday, February 21, 2016 4:19 PM
To: Terri Roeber
Subject: Low Income Housing

I would like to voice my opposition to building low income housing near the entrance to Sun City. We lived in a very nice retirement place in Arizona which had low income housing next to the property. People were constantly coming over our walls and stealing things from our homes. The two streets nearest to the wall on that side of the property were burglarized regularly. It was a strain on the police department as well. Once the word got out, no one would buy homes on that side of the property because it was nearly impossible to keep the adjoining neighbors out.

Karen & Jim McBride
Sun City

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: low income housing-georgetown tx
Date: Friday, February 26, 2016 8:07:13 AM

Terri Roeber
Executive Administrative Coordinator
Phone: 512-475-3959

-----Original Message-----

From: mayberrybp@suddenlink.net [<mailto:mayberrybp@suddenlink.net>]
Sent: Thursday, February 25, 2016 1:57 PM
To: Terri Roeber
Subject: low income housing-georgetown tx

there are three proposals for low income housing here on Williams drive. Most neighbors are opposed to t. It is a bad location for this kind of housing for many reasons and the city council is largely made up of people from other parts od town and don't seem to care. We are asking that you not approve the grants. thanks, phil mayberry
georgetown

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: New Housing Projects in Georgetown
Date: Monday, February 22, 2016 10:14:43 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:10 AM
To: Marni Holloway; Teresa Morales
Subject: FW: New Housing Projects in Georgetown

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: EDNA HEARD [<mailto:ednalimey@msn.com>]
Sent: Monday, February 22, 2016 7:35 AM
To: Terri Roeber
Subject: New Housing Projects in Georgetown

Dear Sir or Madame: Three housing projects are going up on Williams Drive, a main thoroughfare in the city. Williams Drive should be designated commercial, and not commercial or residential. This is a main artery and the number of additional users will really clog up this already crowded street.

There are other areas in Georgetown that would fit the needs of the home buyers better, and enable the traffic flow to be more easily accomplished. One of these housing developments is low rent - where they will work, and how they will get there and the children to school is a problem. There is no bus service in Georgetown, the only way these people can get around is by private car - This two lane road is already backed up at peak times. Adding the additional housing being built in Sun City, plus these three developments will put an enormous strain on this road.

I have been unable to find out how much the city will lose in income giving out tax credits to the builders. No one seems to be able to give me that information.

Sincerely,

Edna Heard
504 Texas Dr. 78633

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: New low income housing on Williams Drive by Sun City
Date: Tuesday, February 23, 2016 9:14:11 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: Dianne Wolchik [mailto:dwolchik@gmail.com]
Sent: Tuesday, February 23, 2016 9:14 AM
To: Terri Roeber
Subject: New low income housing on Williams Drive by Sun City

Please vote No for this bill. We have worked hard and saved to be able to own a house in Sun City Texas. Having low income housing will lower our property value, increase traffic and cause others to come across the street and use our amenities such as walking trails, fish ponds and any facilities that we have on the grounds that do not require a badge. We have all worked hard and wish to continue to enjoy the quiet, serene and safe surroundings we thought we were buying into.

If we wanted to be in a more mixed environment we could have purchased, at a much lower cost, a home within Georgetown. Since we do not have private streets it will allow others to access the property. There is so much land out by 130 why couldn't such housing be put there. Multiple family housing should not have been zoned along a senior community of single family homes. Seniors have more fears about safety and I believe that this will cause us to have a much more unsafe environment by just adding multiple family housing as well as low income housing. There is an appearance that Sun City folks have money and are not as aware of safety issues as well as a group that may be targeted for theft and scams.

Although the developer of this housing promises to maintain a very nice property so many of the negatives are very concerning. Historically the low income housing projects are not as well maintained and have brought a decline to the surrounding neighborhoods.

A Concerned Sun City Resident,
Dianne Wolchiik

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: NO to More Low-Income Housing in Georgetown, TX (Kaia Pointe apts)
Date: Monday, February 22, 2016 10:42:21 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: Kellye Chandler [mailto:kacy1101@gmail.com]
Sent: Monday, February 22, 2016 10:30 AM
To: Terri Roeber
Subject: NO to More Low-Income Housing in Georgetown, TX (Kaia Pointe apts)

Dear Board Members of the TDHCA,

This email is to express my strong opposition to building of the **Kaia Pointe** low income housing apartments, proposed to be located at the far NW border of the Georgetown city limits, near

the

Sun City

neighborhood

on Williams Drive. Low income housing built near Sun City would adversely affect the property values of Sun City and surrounding neighborhoods, bring

the probability of increase crime rates to our neighborhoods, and seriously increase traffic to an already overly-congested Williams Drive.

There is a general consensus of current residents in this quadrant of Georgetown, that low income housing properties such the three proposed properties to be built along Williams Drive would discourage people from choosing Sun City Georgetown as their retirement home. This would be detrimental to current residents' property values, add more burden to overly-taxed support facilities and systems, as well as adversely affect Georgetown's economic growth as it pertains to its large retirement community.

Georgetown already has far more low income housing projects in comparison to surrounding communities in Texas. Georgetown does not need more of this type housing, especially three more

all

proposed to be built along Williams Drive. As it is, the HEB at DB Woods is so overcrowded, it can barely handle current surrounding neighborhoods' needs. We already have too much traffic on Williams Drive, and with the numerous

new home developments currently being built today, Williams Drive will be worse nightmare than it already is.

Also, the Landlord of Kaia Pointe said that they would own and operate the property for 15 years. What happens after 15 years? Taking a long-term view down the road, it is easy to imagine this property being sold to a company that makes no promises to maintain the property or screen its residents. I've seen this happen time and time again. It is a major concern for the residents of Sun City and surrounding neighborhoods.

I recently moved from Cedar Park to Georgetown to escape the horrible traffic congestion that Highway 1431 had become over the years, along with the increase crime rate that inevitably followed. I would sincerely hate to see Williams Drive and the surrounding neighborhoods that depend upon it, follow suit.

Please deny the building of

Kaia Pointe low income apartment project that is proposed to be built in NW Georgetown, as well as the other two low income housing apartments

also

proposed to also be built on Williams Drive. Georgetown has already exceeded its duty to include low income housing to its community. Let the other surrounding towns step up and do their parts as well!

Thanks for listening,

Kellye Chandler
116 Crosby St.
Georgetown, TX 78633
512-688-2262
kacy1101@gmail.com<mailto:kacy1101@gmail.com>

From: [Terri Roeber](#)
To: [Sharon Gamble](#)
Subject: FW: Please distribute this message to each member of the board
Date: Tuesday, February 23, 2016 7:33:06 AM

Terri Roeber

Executive Administrative Coordinator

Phone: 512-475-3959

From: Bob [mailto:roadgames@suddenlink.net]
Sent: Tuesday, February 23, 2016 7:04 AM
To: Terri Roeber
Subject: Please distribute this message to each member of the board

This is a fervent, heartfelt plea from a pair of retired public school teachers: **Do not approve any of the affordable housing plans recently submitted by the City of Georgetown.**

Georgetown did an extremely poor job of informing the public of the city's intention to consider these proposals. Once the public learned of the proposals' potential for overloading one relatively-new part of the city, there was a large turnout in opposition.

The opposition focused on vital aspects of what the city council failed to consider adequately -- lack of public transportation in the area, insufficient shopping areas for the anticipated increase in population, a shortage of nearby schools to handle anticipated increase of students, a traffic study that was outdated by at least four years.

Georgetown is a city that is growing in many directions. Unfortunately, the area west of downtown chosen for these proposals is already impacted by other developments, both commercial and housing, including Sun City Texas, which is still adding homes.

We strongly urge that the proposals be denied, with City of Georgetown being directed to consider that the proposals belong in other, more logical areas within the city limits.

Respectfully,

Robert and Marilyn Wakefield
717 Texas Drive
Georgetown, TX 78633

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: Proposed affordable living developments in Georgetown TX
Date: Monday, February 22, 2016 10:14:37 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:09 AM
To: Marni Holloway; Teresa Morales
Subject: FW: Proposed affordable living developments in Georgetown TX

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: scheibel711@aol.com [<mailto:scheibel711@aol.com>]
Sent: Sunday, February 21, 2016 10:01 PM
To: Terri Roeber
Subject: Proposed affordable living developments in Georgetown TX

We would like to register our disapproval of the proposed affordable housing developments on in Georgetown TX. Three developments are under consideration for an area in the western part of the city along Williams Drive where as current residents we are already lacking in a lot of services in this part of the city.

We have very little shopping such as grocery stores, large variety stores, and restaurants to support a large western population. There are no sidewalks, absolutely no public transportation, and a lot of traffic. There are several housing developments already under way along Williams Drive that will further add to this burden. We would like to see a lot more planning by the city to support the current population as well as those developments already under way before any further development is considered along this corridor.

Barbara and Paul Scheibel
303 Montley Trail
Georgetown, TX 78633
512-966-3674

From: [Elizabeth Henderson](#)
To: [Sharon Gamble](#)
Subject: FW: Proposed Affordable/workforce projects in Georgetown
Date: Friday, February 26, 2016 11:18:55 AM

[More on same developments.](#)

From: Stephen Phillips [mailto:shp4108@hotmail.com]
Sent: Friday, February 26, 2016 10:28 AM
To: Elizabeth Henderson
Subject: Proposed Affordable/workforce projects in Georgetown

All three of the below projects are proposed for the most congested traffic corridor in Georgetown — along Williams Drive. Not only is this road dangerously congested but there are already several large residential developments being built that will significantly increase that traffic.

All three of these projects should be disapproved subject to changes to the proposed locations:

1. Kaia Pointe LLC, for the construction of 104 units to be known as the Kaia Pointe, located at approximately 4800 Williams Drive.
2. Pedcor Investments-2016-CLIV, L.P., for the construction of 108 units to be known as the Live Oak Apartments, located at 4121 Williams Drive.
3. DDC Merritt Heritage, Ltd. for the construction of 220 units to house seniors, to be known as the Merritt Heritage Apartments, located at the SE corner of Williams Drive and Woodlake Drive.

Thank you.

Stephen H. Phillips
108 Acacia Way
Georgetown, TX 78633
512-496-2312

From: [Teresa Morales](#)
To: [Sharon Gamble](#)
Subject: FW: VOTE NO ON--Georgetown, Tx Apartments
Date: Monday, February 22, 2016 10:14:22 AM

From: Terri Roeber
Sent: Monday, February 22, 2016 8:09 AM
To: Marni Holloway; Teresa Morales
Subject: FW: VOTE NO ON--Georgetown, Tx Apartments

Terri Roeber

Executive Administrative Coordinator
Phone: 512-475-3959

From: Larry Simpson [<mailto:nacho748@gmail.com>]
Sent: Sunday, February 21, 2016 6:56 PM
To: Terri Roeber
Subject: VOTE NO ON--Georgetown, Tx Apartments

Dear TDHCA,

I wanted to relate to you my desire for you to NOT bring affordable housing to Williams Dr. Georgetown, Tx.

Thank You,

Larry Simpson N15 Representative
700 Texas Dr
Georgetown, Tx 78633
916-350-0242

Community Input Scoring Items

TDHCA#: 16196

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Wimberley Senior Center

Name of Community Organization

Carol Scheel

Contact Name

Support

Opposition

B. Barnabas Connection

Name of Community Organization

Vicki McCuiston

Contact Name

Support

Opposition

C. Wimberley Valley Chamber of Commerce

Name of Community Organization

Cathy Moreman

Contact Name

Support

Opposition

D. St Mary's Catholic Church

Name of Community Organization

Rev. Richard Tijerina

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Jason A. Isaac

CAPITOL OFFICE
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0647



COUNTIES
BLANCO
HAYS

STATE REPRESENTATIVE
DISTRICT 45

February 24, 2015

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Support for the Merritt Starlight senior housing development in Wimberley, Texas, TDHCA # 16196

Dear Mr. Irvine,

This letter is in support of the Merritt Starlight senior project (TDHCA #16196), located in Wimberley, on the 14400 block of Ranch Road 12.

This new community will contribute to the need for senior affordable housing in Wimberley.

Sincerely,

A handwritten signature in black ink that reads "JASON ISAAC". The letters are bold and slightly slanted, with a distinctive loop in the letter 'I'.

Jason Isaac
Texas State Representative
House District 45



RESOLUTION

NO. R-01-2016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS SUPPORTING A PROPOSED MERRITT STARLIGHT HOUSING COMMUNITY FOR SENIOR CITIZENS; APPROVING AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS TO FINANCE SUCH PROJECT; PROVIDING AN IN KIND CONTRIBUTION FOR SUCH PROJECT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, DDC MERRITT STARLIGHT, LTD. and its affiliates (the "Applicant") propose to develop a mixed income housing development with up to 80 residential units (the "Housing") in the City, to house senior citizens; and

WHEREAS, the Housing is expected to be located at 14400 Ranch Road 12, Wimberley, Texas and is expected to be named "Merritt Starlight"; and

WHEREAS, the Applicant has submitted a pre-application (TDHCA No. 16196) and proposes to submit a final application for financing for the Housing, including Competitive 9% Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS THAT:

SECTION ONE. The City Council of the City of Wimberley hereby confirms its support for the development and construction of the Housing described above and that this formal action has been taken to put on record the opinion expressed by the City on this date.

SECTION TWO. The City Council of the City of Wimberley hereby approves the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Housing pursuant to the Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

SECTION THREE. In accordance with 10 Texas Administrative Code §11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of an in-kind contribution such as a fee waiver, grant or contribution of other value for the benefit of the Housing.

SECTION FOUR. For and on behalf of the City Council, [name, position of authorized person] is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

SECTION FIVE. This Resolution shall become effective immediately upon its passage.

[Signature page follows]

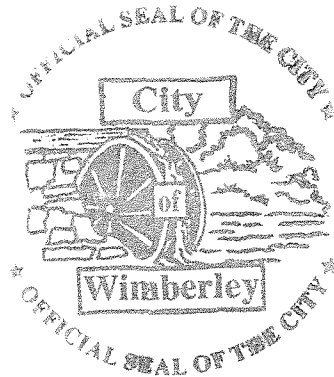
PASSED AND APPROVED this 21st day of January, 2016 at a Regular Meeting of the City Council of the City of Wimberley, Texas.

CITY OF WIMBERLEY

By: *Steve Thurber*
Steve Thurber, Mayor

ATTEST:

Cara McPartland
Cara McPartland, City Secretary



WIMBERLEY SENIOR CENTER

14609 Ranch Road 12

Wimberley, Texas 78676

512-847-1781

February 3, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas, 78701

Re: Community support letter for the Merritt Starlight senior Living Community, TDHCA #16196

Dear Mr. Irvine,

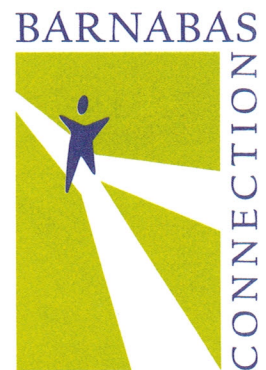
The purpose of this letter is to express our support for the Merritt Hill starlight senior living community, TDHCA application #16196, located at 14400 Block of Ranch Road 12, Wimberley, TX. 78676. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Starlight, Ltd

In 1986, the Wimberley Senior Citizens Activities, Inc. (WSCAI) a non-profit 501 (c) 3 embarked on a community based program to enhance the quality of life for Wimberley citizens. The Wimberley Senior Citizen Activities, Inc. board of directors and the community as a whole strongly believe there is a great need for affordable housing for seniors in the Wimberley Valley area. Our community recently lost many homes due to two major flood events. A number of those home owner did not have flood insurance and cannot afford to rebuild or are too old to go through the rebuilding process. Wimberley is in great need of safe, affordable places for all of our citizens to live and especially our seniors. Seniors play an important part in our community as they continue to contribute to the welfare of the area in which they live, such as volunteering at schools, hosting community events and participating in the area workforce.

WSCAI is a non-profit corporation chartered under the laws of the state of Texas to serve the senior community in the Wimberley Valley area. Our facility is located next door to the site of the proposed Merritt Starlight and can be walked in just a few minutes. The center serves as a focal point for citizen interaction, a place where citizens can come together to recreate, share hobbies and common interests and host artistic exhibits. We are truly excited about the prospect of having a neighbor like the Merritt Starlight senior facility and anxiously await its completion.

Sincerely,


Carol Scheel, Executive Director
Wimberley Senior Citizens Activities, Inc.



Companions in Times
of Crisis and Beyond

February 17, 2016
Mr. Timothy Irvine
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Support for the Merritt Starlight senior living community, TDHCA #16196

Dear Mr. Irvine,

The purpose of this letter is to express our support for the Merritt Hill Starlight senior living community, TDHCA application #16196, located at 14400 Block of Ranch Road 12, Wimberley, Texas 78676. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Starlight, Ltd.

The Barnabas Connection is a 501(c)3 nonprofit focused on addressing the health and human service needs of our community through education, advocacy and direct service. Services focused in Wimberley and Hays County include advocacy with local service providers; annual events that provide for specific community needs; and encouraging education and discussion among community leaders about the issues of poverty. At the heart of our work is a volunteer-staffed phone-based resource referral service that connects clients in need with resources to help them. The Barnabas Connection began as an outreach assistance ministry of Wimberley United Methodist Church in 2004 and received 501(c)3 status in 2014.

One of our daily challenges in serving our clients is access to affordable housing, particularly for our elderly living on a fixed income. With the impact of the two catastrophic floods in Wimberley in 2015, the ongoing issue of access to affordable housing was amplified and continues to be a significant challenge for our community. Unfortunately our clients (even before the two floods) are often faced with the decision to move out of area away from friends and supportive networks due to limited access to affordable housing, or attempt living beyond their means. The proposed Merritt Hill Starlight senior living community discussed at the City of Wimberley Town Hall meeting on February 16 is desperately needed for the "over 55" clients we serve. Affordable, safe housing with proximity to community services is ideal and met by the description of this project.

We wholeheartedly support granting assistance to TDCHA application #16196. Thank you for considering this request.

Sincerely,

Vicki McCuiston
Executive Director

Chair
Frank Walker, J.D.
Rev. Prince Altom
Rev. Ellen Debenport
Jeanette Kinard, J.D.
Sally Pool
Betty Jo Slider
Karen Sosby
Harold Tannahill
Ellen Tarver
Rev. Richard Young
Executive Director
Vicki McCuiston

P.O. Box 737
Wimberley, Texas 78676
512.847.1664 Helpline
512.847.3109 Admin
info@barnabasconnects.org
barnabasconnects.org



P.O. Box 12
Wimberley, TX 78676
(512) 847-2201
info@wimberley.org
www.wimberley.org

February 17, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

re: Community support for the Merritt Starlight senior housing development, TDHCA #16196

Dear Mr. Irvine,

The purpose of this letter is to express support for the Merritt Starlight senior housing development, TDHCA application #16196 located on the 14400 Block of Ranch Road 12 in Wimberley, Texas 78676. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Starlight, Ltd.

The Chamber of Commerce welcomes the development of safe and affordable housing that will suit the needs of our aging residents. Our community offers very little housing for seniors as this segment of our population continues to grow. Many people find that Wimberley is a beautiful place to live, work and retire. As people flock to our community and their needs change many find they are unable to remain in Wimberley for lack of suitable housing. Seniors play an important role in Wimberley, many of them work and volunteer in our community contributing much to the vibrancy of our city.

We look forward to the development of senior housing in Wimberley.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cathy Moreman".

Cathy Moreman
Executive Director

A handwritten signature in blue ink, appearing to read "Sherri Cline".

Sherri Cline
Chairman

St. Mary Catholic Church

14711 Ranch Road 12

Wimberley Tx, 78676

February 17, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Community support letter for the Merritt Starlight senior living community, TDHCA #16196

Dear Mr. Irvine:

The purpose of this letter is to express my support for the Merritt Starlight senior living community, TDHCA application #16196, located on the 14400 Block of RR 12 in Wimberley, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Starlight, Ltd.

As more you may be aware, we suffered great losses from two floods that devastated our community last year. Our loss of housing and as more of our senior citizens advance in age, I strongly agree that there is a great need for affordable housing for seniors in the Wimberley area. I believe the Merritt Starlight will help provide a safe, affordable place for our seniors to live. Seniors play an important part in our community and continue to contribute to the welfare of the area in which they live.

St. Mary Catholic Church is located at 14711 RR 12 in Wimberley, TX 78676. Our church provides spiritual growth, development and fellowship opportunities to residents in the Wimberley community and surrounding areas through worship services, weekly bible studies, home small groups and a host of other activities. Our target groups are children and adults of all ages.

Sincerely,



Rev. Richard Tijerina

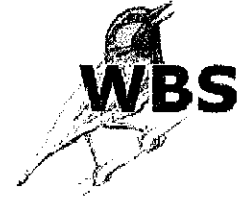
Pastor

St. Mary Catholic Church

Wimberley Birding Society

P. O. Box 1526

Wimberley, TX 78676



February 18, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Community support letter for the Merritt Starlight senior housing development, TDHCA # 16196

Dear Mr. Irvine,

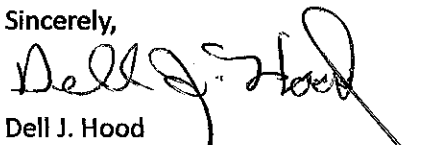
The purpose of this letter is to express support for the Merritt Starlight senior housing development, TDHCA application #16196, located on the 14400 Block of Ranch Road 12 in Wimberley Texas, 78676. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Starlight, Ltd.

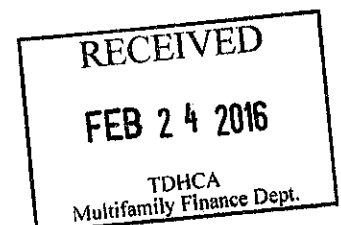
The Wimberley Birding Society is a non-profit, 501(c)(3) organization that promotes watching, protecting and enjoying of birds. A current major project of the Society is the Patsy Glenn Refuge, a Wimberley bird sanctuary with a chimney swift tower and information kiosk, paths, wildflower areas, bird blind, native tree plantings, bluebird nest boxes, bird viewing platform, and feeding and watering sites. The Patsy Glenn Refuge is located directly adjacent to the proposed Merritt Starlight senior living facility. The Board of the Wimberley Birding Society has a responsibility to protect and ensure the future viability of the Patsy Glenn Refuge as a birding site in the heart of Wimberley, as a facility for the education of school children, and for the development of an appreciation for birding, and will not approve or support any project that leads to impairment or degradation of the Refuge. This commitment by the Society was recognized in 2015 by the Texas Parks & Wildlife Department when it included the Refuge on its Heart of Texas East Wildlife Trail map and made the Refuge the site of the official launch of that map. The Refuge thus serves also as one of the several unique attractions that bring visitors to Wimberley and thereby makes a contribution, however small, to the economy of our home town.

The Board recognizes the importance of having high quality affordable housing for our senior citizens. Under the right development plan, carefully executed, having Merritt Starlight within walking distance of the Refuge could benefit both facility residents and the Wimberley Birding Society. Residents of Merritt Starlight will be in close proximity to the Wimberley Community Center with its Seniors Lounge, as well as the Patsy Glenn Refuge, which would offer an easily accessible outdoor experience for facility residents. I can support the Merritt Starlight project as it has been presented to the Wimberley Birding Society and its goal of providing much needed affordable housing for our senior citizens.

The Wimberley Birding Society through The Patsy Glenn Refuge encourages the protection of birds and all wildlife. It has also served to inform and educate area school children, residents and visitors about our local environment and to improve the Cypress Creek watershed in the Wimberley area.

Sincerely,


Dell J. Hood
President, Wimberley Birding Society



Patricia J. Morgan

209 Freedom Drive Wimberley TX 78676

February 26, 2016

Mr. Timothy Irvine, Executive Director
Texas Department of Housing & Community Affairs
221 East 11th Street
Austin TX 78701

Re: Support of Merritt Starlight Senior Housing Community in Wimberley, Texas 78676
TDHCA # 16196

Dear Timothy Irvine,

This letter is in support of the mid-sized senior community housing development, proposed by DDC Merritt Starlight, Ltd., and expected to be located at 14400 Ranch Road 12 in Wimberley.

I heard about the proposed plan when the builder/developer presented it to a group of citizens during a recent Mayor's Meeting that I attended (and drew a packed room with few chairs left) ~~crowd~~ at our community center. People seemed very pleased about the project (no one spoke against it at all) and since we have absolutely nothing else like this in town and never have had, the prospect was an exciting one to hear about.

This project addresses what is long, long overdue in Wimberley; a modern, apartment community designed and geared for the working/late middle-age, pre-retiree group of 55-65, as well as the post- 65 (Social Security/pension) and post 75 age groups. The last group often comprises widows and widowers who can no longer physically or financially maintain a family home they bought twenty years or more before when they relocated to Wimberley from city life and full employment. Right now, the only path for them is to head north, south, west and east in search of a community that has addressed these needs. They leave neighbors, friends, church circles, abandon their vitally needed volunteer responsibilities. (Wimberley volunteers put in hundreds if not thousands of unpaid hours so that our community non-profit organizations can provide needed social and other ervices; the 501-C3's can even receive extra donations as former

RECEIVED

MAR 01 2016

TDHCA
Multifamily Finance Dept.

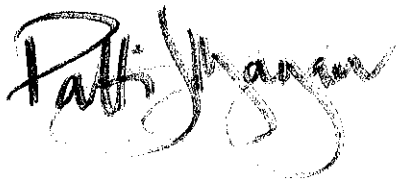
employers of those volunteers often "pay" back those volunteer hours as part of their retirement benefits). When our residents have to leave town and start again at a strange place at an age they should not have to do so it negatively affects many aspects of our social services as well as individual's own emotional health. I saw this happen to my mother when she had no choice but to leave her small village after fifty years and move to a senior apartment building (with no amenities) thirty minutes drive away. Her friends were of an age that they couldn't get to see her either. Loneliness crept in and affected her whole life. We all know that it is usually better for people to remain in familiar surroundings as long as they can so I am in favor of some additional apartments here to allow at least up to eighty households of one or two to stay put and help us maintain the fabric of this community

I understand that the development will be built to high architectural and environmental standards, have a Hill Country look, and offer one and two bedroom apartments to those older than 55. I also gather that the development will offer market rate rent apartments aligned with rents in South Austin, as well as a percentage of affordable-rate units based on income. I worked in a market rent/affordable rent high rise in Chicago in the 1970s so I know this works well for the senior age group. It would be a gift that enhances their health, happiness and emotional welfare and supports a continued active life for those whose numbers will only continue to increase in comparison to the general population, according to numerous statistics.

While the usual alarms about our drought and flood Hill Country character will invariably be used to spoil the idea of getting a brand new, age-based senior community in Wimberley, I will simply remind those people that every single village, town and city the world over has some kind of topographical or climate issues to contend with but people still want to live there. Nature got here first but people were a close second and we have to work to maintain a socially responsible balance.

I support the Merritt Starlight senior housing development and hope that, after all due diligence has been completed Wimberley can look forward to the building of a modern, safe, attractive and eminently practical and socially-supportive apartment community for seniors of 55 and older. After a lifetime of work and paying their taxes to federal, county and local entities, as hardworking American citizens they surely deserve no less.

Sincerely,

A handwritten signature in cursive script that reads "Patti Mangan". The signature is written in dark ink and is positioned below the word "Sincerely,".

Community Input Scoring Items

TDHCA#: 16197

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Mission Lions Club

Name of Community Organization

Ron D'Andrea

Contact Name

- Support
 Opposition

B. Mission Regional Medical Center

Name of Community Organization

Javier Iruegas

Contact Name

- Support
 Opposition

C. First Presbyterian Church of Mission

Name of Community Organization

Eric Dittman

Contact Name

- Support
 Opposition

D. St. Peter St. Paul Episcopal Church

Name of Community Organization

Mike Bertrand

Contact Name

- Support
 Opposition

E. St. Paul Catholic Church

Name of Community Organization

Gregory M . Kuczmanski

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

State of Texas
House of Representatives

CAPITOL OFFICE:
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
VOICE: (512) 463-0578
FAX: (512) 463-1482
E-MAIL: bobby.guerra@house.state.tx.us



DISTRICT OFFICE:
10213 NORTH 10TH STREET
SUITE B
MCALLEN, TEXAS 78504
VOICE: (956) 292-0407
FAX: (956) 292-0418

R.D. "Bobby" Guerra
STATE REPRESENTATIVE
DISTRICT 41

February 17, 2016

BAH Taylor Senior Living Center
Attn: Mr. Doak D. Brown
6517 Mapleridge
Houston, TX 77081

Dear Mr. Brown,

Re: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Taylor Senior Living Village TDHCA#16197

Dear Mr. Brown,

I received your information on Taylor Senior Living Center, which is to be located 1617 N. Taylor Rd. in Mission Texas in Hidalgo County.

In as much as I believe in local control, I have been advised by city officials that this project was given unanimous support from the city commission. As the Texas Representative of District 41 in which the City of Mission is located, I see an increasing need for affordable housing in my district. Developments like this will help address the needs of this community by providing affordable housing. Based on the information that has been provided to me, I support this proposed project which will make a positive impact in our community.

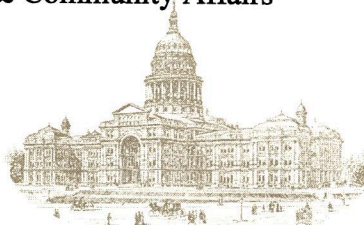
If you have questions regarding my support of this proposed development, please contact me at (512) 463-0578.

Sincerely,

A handwritten signature in black ink, appearing to be "R.D. Guerra".

State Representative R. D. "Bobby" Guerra
House District 41

Cc: Texas Department of Housing & Community Affairs
Cc: Mission Housing Authority



RESOLUTION NO. 1430

**A RESOLUTION OF SUPPORT FOR THE PROPOSED
TAYLOR SENIOR VILLAGE**

WHEREAS, BAH Taylor Senior Village, Ltd. has proposed to develop a 126 units or less development for senior affordable rental housing located within the City of Mission, Texas, to be called Taylor Senior Village; and

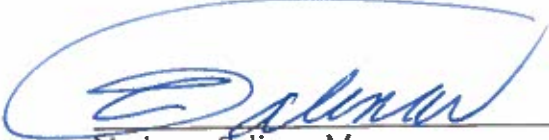
WHEREAS, BAH Taylor Senior Village, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Taylor Senior Village;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Mission, Texas that:

Section 1. The City Council of the City of Mission hereby confirms that it supports the proposed Taylor Senior Village development being TDHCA Application #16197 located in the City of Mission proposed by BAH Taylor Senior Village, Ltd. and an allocation of Housing Tax Credits for this development.

Section 2. This resolution shall become effective from and after the date of its passage by City Council.

PASSED AND APPROVED by the City Council on this the 8th day of February, 2016.



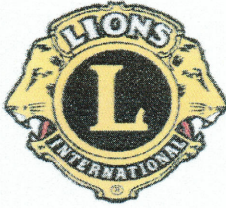
Norberto Salinas, Mayor

ATTEST:



Anna Carrillo, City Secretary

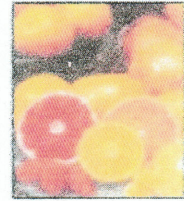




HOME OF THE GRAPEFRUIT

MISSION LIONS CLUB

P. O. Box 268, Mission, Texas 78573 USA



Mission Lions Foundation, Inc.

FEIN: 46-1630253 an IRS 501(c)3 Corp.

February 17, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation to Construct Taylor Senior Village in Mission, Texas, TDHCA Application No. 16197

Dear Mr. Irvine,

The purpose of this letter is to express our support for the Taylor Senior Village housing development, TDHCA application No. 16197, located at 1617 North Taylor Road in Mission, Texas in Hidalgo County. This application is being submitted to the Texas Department of Housing and Community Affairs by BAH Taylor Senior Village, Ltd.

As both the City of Mission and Hidalgo County continue to grow, there is a greater need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Taylor Senior Village could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The Mission Lions Club and Mission Lions Foundation, Inc. are non-profit charitable organizations located at P.O. Box 268, Mission Texas 78573. As part of the neighborhood and community in which Taylor Senior Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates.

Ultimately, we look forward to seeing this project developed.

Sincerely,

Ron D'Andrea, Treasurer

Mission Lions Club

Mission Lions Foundation, Inc.



**Mission Regional
Medical Center**

February 17, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

**RE: 2016 Application to the TDHCA for an Allocation to Construct Taylor Senior Village
in Mission, Texas, TDHCA Application No. 16197**

Dear Mr. Irvine,

Please accept this letter in support of the Taylor Senior Village housing development, TDHCA application No. 16197, located at 1617 North Taylor Road in Mission, Texas in Hidalgo County. That application is being submitted to the Texas Department of Housing and Community Affairs by BAH Taylor Senior Village, Ltd.

As both the City of Mission and The County of Hidalgo continue to grow, there is a need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Taylor Senior Village could provide a new, safe and affordable housing option for citizens in our community. Overall, the health and well-being of all members in the community is critically important to growth and long-term sustainability for our city.

Mission Regional Medical Center is a 501(c) 3 non-profit hospital located at 900 S. Bryan Road, Mission, Texas 78572. As an integral member of the neighborhood and community in which Taylor Senior Village will be located, we strongly support this application for tax credits because of our community's need for affordable housing at affordable rental rates. Thank you for your consideration of their important project.

Sincerely,

Javier Iruegas, FACHE
Chief Executive Officer

First Presbyterian Church, Mission, Texas

Where God's Love Makes all the Difference!

February 22, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation to Construct Taylor Senior Village in Mission, Texas, TDHCA Application No. 16197

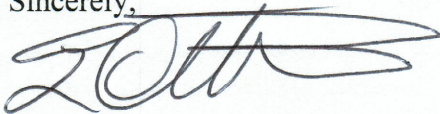
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The purpose of this letter is to express our support for the Taylor Senior Village housing development, TDHCA application No. 16197, located at 1617 North Taylor Road in Mission, Texas in Hidalgo County. This application is being submitted to the Texas Department of Housing and Community Affairs by BAH Taylor Senior Village, Ltd.

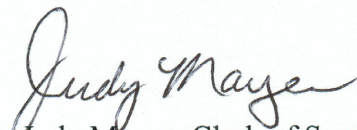
As both the City of Mission and Hidalgo County continue to grow, there is a greater need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Taylor Senior Village could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The First Presbyterian Church of Mission, Texas is a non-profit located at 1102 Ash Drive. As part of the neighborhood and community in which Taylor Senior Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,



Rev. Eric Dittman

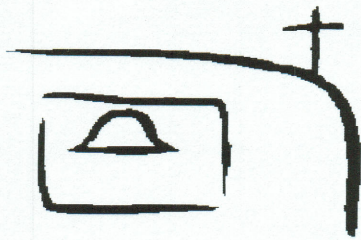


Judy Mayes, Clerk of Session

Pastor, First Presbyterian Church of Mission, Texas

Support of Taylor Senior Village was approved at the meeting of Session, February 22, 2016





St. Peter St. Paul Episcopal Church
2310 N. Stewart, Mission, Texas 78574

February 16, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation to Construct Taylor Senior Village in Mission, Texas, TDHCA Application No. 16197

Dear Mr. Irvine,

The purpose of this letter is to express our support for the Taylor Senior Village housing development, TDHCA application No. 16197, located at 1617 North Taylor Road in Mission, Texas in Hidalgo County. This application is being submitted to the Texas Department of Housing and Community Affairs by BAH Taylor Senior Village, Ltd.

As both the City of Mission and Hidalgo County continue to grow, there is a greater need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Taylor Senior Village could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The St. Peter and St. Paul Episcopal Church is a church non-profit located at 2310 N. Stewart, Mission, Texas 78574. As part of the neighborhood and community in which Taylor Senior Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Fr. Mike Bertrand, Vicar

ST. PAUL CATHOLIC CHURCH



1119 Francisco
Mission, TX 78572

Office: (956) 585-2701
Fax: (956) 581-4801

February 18, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2016 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Taylor Senior Village in Mission, Texas, TDHCA Application No. 16197

Dear Mr. Irvine,

The purpose of this letter is to express our support for the Taylor Senior Village housing development, TDHCA application No. 16197, located at 1617 North Taylor Road in Mission, Texas in Hidalgo County. This application is being submitted to the Texas Department of Housing and Community Affairs by BAH Taylor Senior Village, Ltd.

As both the City of Mission and Hidalgo County continue to grow, there is a greater need for affordable housing for families and individuals at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Taylor Senior Village could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The St. Paul's Catholic Church is a Parish as well as-Civic Non- profit organization located at 119 San Francisco, Mission, Texas 78572. As part of the neighborhood and community in which Taylor Senior Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

A handwritten signature in black ink, appearing to read "Father Gregory M. Kuczmanski". The signature is fluid and cursive, with a large loop at the end.

Father Gregory M. Kuczmanski - Pastor

From: [Miguel Garcia](#)
To: [HTC Public Comment](#)
Subject: Support for the BAH Taylor Senior Village
Date: Wednesday, June 08, 2016 8:50:26 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Texas Department of Housing and Community Affairs
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

Re: Support for Application # 16197

I am writing this letter to voice my strong support for Texas Department of Housing and Community Affairs Tax Credit Application #16197, Taylor Senior Village, to be located 1617 N Taylor Road, Mission, Texas 78572.

The Rio-Net Aging and Disability Resource Center under Area Agency on Aging along with Coastal Bend Center for Independent Living are both non-profit organizations that serve the Aging and Disabled community throughout our tri county service area which includes the counties of Willacy, Cameron and Hidalgo. Through our agency on aging, we assist older adults and persons with disabilities in securing affordable housing, accessing public and private benefits and obtaining social services that support independent living. We're often challenged to find clients safe, accessible, and affordable housing. As the aging population grows, so does the housing needs for these individuals increases.

We have reviewed this development application and strongly feel that this project will assist to meeting those housing needs. We see a great shortage of affordable and accessible housing in our community. We encourage TDHCA to consider this application for the Lower Rio Grande Valley to better enhance the lives of the communities and persons we serve.

Thank you,

Kind Regards,

Mike Garcia, Jr.

Housing Navigator

RIO-Net ADRC Aging and Disability Resource Center/Area Agency on Aging

Lower Rio Grande Valley Development Council

301 W. Railroad St.

Weslaco, TX 78596

Direct 956-682-3481 Ext. 132

Cell: 956-375-3486

Toll Free 1-855-937-2372

Fax 956-682-8852

<http://lrgv.tx.networkofcare.org>



The Area Agency on Aging is a program of the Lower Rio Grande Valley Development Council and funded by the Texas Department of Aging and Disability Services. Serving Cameron, Hidalgo, and Willacy Counties. A proud sponsor of RIO-Net Aging and Disability Resource Center.

CONFIDENTIALITY NOTICE: The e-mail and any files or attachments transmitted with it are confidential and may be protected by legal privilege. This e-mail is intended solely for the use of the individual/s or entity to whom this e-mail is addressed. If you are not the intended recipient of this e-mail, you are hereby notified that any use, dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by e-mail and delete this e-mail from your system.

Community Input Scoring Items

TDHCA#: 16200

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Galilee Community Development Corp.

Name of Community Organization

Terry Shaner, Executive Director

Contact Name

Support
 Opposition

B. Southside Lions Club

Name of Community Organization

Monette Molinar

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

TEXAS HOUSE of REPRESENTATIVES



CAPITOL OFFICE:
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0331 PHONE

DISTRICT OFFICE:
36 WEST BEAUREGARD
SUITE 517
SAN ANGELO, TEXAS 76903
(325) 658-7313 PHONE
(325) 659-3762 FAX

Drew Darby

DISTRICT 72

COKE • CONCHO • GLASSCOCK • HOWARD • IRION • REAGAN • RUNNELS • STERLING • TOM GREEN

February 23, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Kirby Park Villas
TDHCA Application #16200

Dear Director Irvine:

It has come to my attention that the Kirby Park Villas to be located at the southwest corner of 29th Street and Martin Luther King Boulevard, San Angelo, Tom Green County, Texas, is applying for a tax credit financing provided by Texas Department of Housing and Community Affairs for a development of approximately forty-nine (56) multi-family rental units to serve the elderly population in my district. I also understand the City of San Angelo supports this project as part of an ongoing revitalization and housing effort. I too would like to express my support in your approval of this organization's application.

There is a need in my district for housing that is affordable to citizens of modest means and this development will help fulfill that need. Thank you for your consideration. If I can be of assistance, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Drew Darby". The signature is written in a cursive style with a large, stylized "D" and "A".

Drew Darby
State Representative
House District 72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, RECOGNIZING PRIOR ADOPTION OF THE CITY OF SAN ANGELO NEIGHBORHOOD REVITALIZATION PLAN; SUPPORTING THE PROPOSED ZIMMERMAN PROPERTIES, LLC SENIOR MULTIPLE HOUSING DEVELOPMENT LOCATED AT THE SOUTHEAST QUADRANT OF EAST 29TH STREET AND MARTIN LUTHER KING, JR. DRIVE; IDENTIFYING THE PROPOSED ZIMMERMAN PROPERTIES, LLC HOUSING DEVELOPMENT AS THE DEVELOPMENT IN THE 2016 TAX CREDIT APPLICATION POOL THAT CONTRIBUTES MOST SIGNIFICANTLY TO THE CONCERTED REVITALIZATION EFFORTS OF THE CITY OF SAN ANGELO, TEXAS; PROVIDING AN EFFECTIVE DATE; AND AUTHORIZING AND DIRECTING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

WHEREAS, the City of San Angelo, Texas, has a Community Development Program, implemented pursuant to Article 1.06 of the City of San Angelo Code of Ordinances, adopted pursuant to the Texas Community Development Act of 1975, V.T.C.A., Local Government Code Chapter 373; and,

WHEREAS, pursuant to the City's Community Development Program, the City has adopted a Neighborhood Revitalization Plan, Resolution No. 2014-01-174, ("Plan") which identifies targeted neighborhoods within the City and available resources for revitalization; and,

WHEREAS, the City's Neighborhood Revitalization Plan has identified the Blackshear Revitalization Area ("Designated Area") as a targeted neighborhood, and the awarding and allocating of Low Income Housing Tax Credits under federal law administered by the Texas Department of Housing and Community Development (TDHCD) as an appropriate resource; and,

WHEREAS, the Plan contemplates activities that have already been performed in the Designated Area and funding that has already been awarded to the Designated Area for such activities, along with additional proposed activities and funding for the Designated Area; and

WHEREAS, the City of San Angelo, Texas has considered the revitalization needs of the Designated Area, within which is the intersection of East 29th Street and Martin Luther King, Jr. Drive; and

WHEREAS, the City of San Angelo's has incorporated public input on the following factors that may impact the need in the Designated Area for revitalization: adverse environmental conditions; real estate challenges including but not limited to conditions that impede growth; infrastructure needs; adequacy of transportation; community amenities such as health care facilities, law enforcement and firefighting facilities; social and recreational facilities, and other public facilities comparable to those typically found in neighborhoods containing comparable but

unassisted housing; crime rates; school performance; the lack of local employment opportunities providing wages sufficient for residents to afford housing; and, the need to promote diversity, including but not limited to multigenerational diversity and economic diversity in the Designated Area; and

WHEREAS, in furtherance of the community revitalization activities noted in the Plan, Zimmerman Properties, LLC, a State of Missouri limited liability company authorized to do business in the State of Texas, and its affiliates (“Applicant”) propose to build a senior multiple housing development for the elderly population within the Designated Area with up to 72-residentail units (“Affordable Housing”) located at the southeast quadrant of East 29th Street and Martin Luther King, Jr. Road, San Angelo, Texas 76903, to be known as Kirby Park Villas, which will have restrictions on the incomes of the residents and the rents that can be charged to them (“Project”); and

WHEREAS, the Applicant proposes to apply and qualify for financing for the Affordable Housing; and

WHEREAS, the Applicant will submit a pre-application proposing 72-low income units for Low Income Housing Tax Credits (“Tax Credits”) from the Texas Department of Housing and Community Affairs (the “TDHCA”), pursuant to the TDHCA’s 2016 Qualified Allocation Plan (the “QAP”), and

WHEREAS, the City of San Angelo, Texas anticipates that full funding for the senior multiple affordable housing Project proposed by the applicant and Low Income Tax Credits may be awarded utilizing the resources and programs implemented by its Neighborhood & Family Services Department and Economic Development Department in addition to private financing; and

WHEREAS, TDHCA rules establishing the Competitive Housing Tax Credit Selection Criteria provide that an application may receive points for a resolution from the governing body of a city identifying one particular tax credit project that contributes “most significantly to the concerted revitalization efforts of the city”; and

WHEREAS, the City of San Angelo, Texas supports this Project for the development of the senior multiple Affordable Housing because the proposed Project is consistent with the City’s obligation to affirmatively further fair housing, and because of its anticipated community revitalization impact for the Designated Area; and

WHEREAS, Zimmerman Properties, LLC is the only applicant for Tax Credits in the 2016 competitive round that the City of San Angelo, Texas, wishes to receive points under

§11.9(d)(7)(A)(i) of the QAP for meeting the criteria of §11.9(d)(7)(ii)(II) by contributing most significantly to the concerted revitalization efforts of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, THAT;

SECTION ONE. The foregoing recitals are adopted by the City Council as true and correct.

SECTION TWO. The City of San Angelo, Texas, supports the application of Zimmerman Properties, LLC for development of the senior multiple Affordable Housing Project located within the Blackshear Revitalization Area at the southeast quadrant of East 29th Street and Martin Luther King, Jr. Road, San Angelo, Texas 76903.

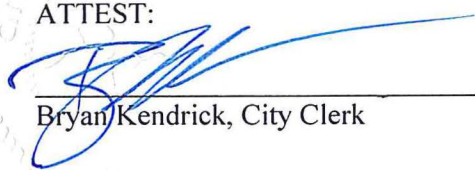
SECTION THREE. The City of San Angelo, Texas identifies the proposed senior multiple Affordable Housing Project as the development in the 2016 tax credit application pool that contributes most significantly to the concerted revitalization efforts of the City of San Angelo, Texas, and that this formal action has been taken to put on record the opinion expressed by the City of San Angelo City Council on December 15, 2015.

SECTION FOUR. The City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA for and on behalf of the City of San Angelo, Texas.

SECTION FIVE. This resolution shall be effective upon its adoption.

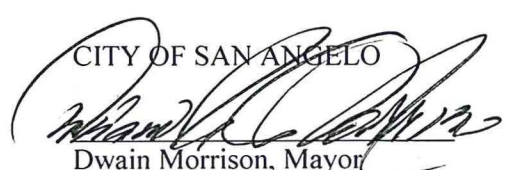
PASSED AND ADOPTED on this the 15th day of December, 2015.

ATTEST:

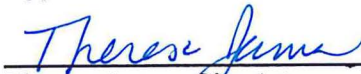


Bryan Kendrick, City Clerk

CITY OF SAN ANGELO


Dwain Morrison, Mayor

Approved as to form:



Theresa James, City Attorney



Galilee Community Development Corporation

Matthew 25:40 inasmuch as ye have done it unto one of the least of these my brethren, ye have done it unto me.

Executive Director
Terry Shaner

February 12, 2016

Board of Directors
Manuel Campos, President
George Epps, Vice President
Loretta Floyd, Treasurer
Mike Hernandez, Secretary
Irene Guzman, Asst Sec/Treas
Richard Barron
Steve Lawhone
Tom Porter
Aubrey Todd

Texas Department of Housing and Community Affairs
Mr. Cameron Dorsey
P.O. Box 13941
Austin, Texas 78711-3941

Advisory Board
Dr. Laurence Jones
Michelle Perkey, CPA
Dr. Kenneth Stewart

RE: Kirby Park Villas
San Angelo, Texas
TDHCA#16200

President Emeritus
Rev. Floyd Crider

Dear Mr. Dorsey:

Please be advised that the Galilee Community Development Corporation is a non-profit community organization located in San Angelo, Texas.

Zimmerman Properties, LLC has shared information concerning the proposed Kirby Park Villas to be located at the South-West corner of Martin Luther King Blvd and 29th Street, San Angelo, Texas 76903, as well as the senior citizen tenant base that will be served.

Please be aware that Galilee Community Development Corporation is in full support of this proposed community in San Angelo and look forward to working together.

Galilee Community Development Corporation is a 501c3, nonprofit organization that serves the community of San Angelo, Texas. Our primary mission is, "Creating decent, affordable housing for low and moderate income families in the Concho Valley." Our federal tax exemption number is: 752865891.

Sincerely,

Terry Shaner
Executive Director
Galilee CDC

Southside Lions Club

P.O. Box 5686 • San Angelo, Texas 76902



February 19, 2016

Ms. Marni Holloway
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Kirby Park Villas
San Angelo, Texas
THDCA #15229

Dear Marni:

Please be advised that the Southside Lions Club is a non-profit community organization with a location in San Angelo, Texas.

Zimmerman Properties, LLC has shared information concerning the proposed Kirby Park Villas senior community to be located on the SE quadrant of 29th street and MLK Road, as well as the tenant base that will be served.

Please be aware that the Southside Lions Club is in full support of this proposed community in San Angelo and look forward to working together.

Sincerely,


Monette Molinar
President

Community Input Scoring Items

TDHCA#: 16204

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Schertz Chamber of Commerce

Name of Community Organization

Maggie Titterington

Contact Name

Support

Opposition

B. VFW Cibolo Valley Post No. 8315

Name of Community Organization

Commander Henry R. Conway

Contact Name

Support

Opposition

C. Connections Individual and Family Services

Name of Community Organization

Kellie Stallings

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



The State of Texas House of Representatives

JOHN KUEMPEL DISTRICT 44 • GUADALUPE & WILSON COUNTIES

February 16, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for The Preserve at Wiederstein, TDHCA #16204

Dear Mr. Irvine,

I am writing to show my support for The Preserve at Wiederstein, a proposed affordable rental housing community to be located at the southwest corner of Wiederstein Road and FM 3009 in Schertz, Texas.

My district includes the area where the development site is located and I believe the City of Schertz will benefit from the availability of quality housing like The Preserve at Wiederstein. I therefore fully support The Preserve at Wiederstein, application number 16204.

Sincerely,

A handwritten signature in black ink, appearing to read "John Kuempel".

John Kuempel
State Representative, District 44

RESOLUTION NO. 16-R-09

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS SUPPORTING AN APPLICATION FOR 2016 HOUSING TAX CREDITS BY RA SCHERTZ DEVELOPMENT, LP NAMED THE PRESERVE AT WIEDERSTEIN TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) TO DEVELOP AFFORDABLE RENTAL HOUSING, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, RA Schertz Development, LP has proposed a development for affordable rental housing named The Preserve at Wiederstein, located at the southwest corner of Wiederstein Road and FM 3009 in the city of Schertz, Texas; and

WHEREAS, RA Schertz Development, LP has advised it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for The Preserve at Wiederstein; and

WHEREAS, the City of Schertz finds the need for such affordable housing for citizens within the City's boundaries and supports The Preserve at Wiederstein tax credit application; and

WHEREAS, this resolution confirms the City of Schertz will provide a grant, reduced fee or contribution of other value for the benefit of the development in the amount of Ten Dollars (\$10.00) in accordance with §11.9(d)(2) of the 2016 Qualified Allocation Plan; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:

Section 1. The City of Schertz, Guadalupe County hereby supports the application of The Preserve at Wiederstein, TDHCA #16204, and confirms that its governing body has voted specifically to support the authorization of Housing Tax Credits for The Preserve at Wiederstein.

Section 2. That for and on behalf of the City Council of the City of Schertz, Michael R. Carpenter, Mayor is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 8. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 26th day of January, 2016

CITY OF SCHERTZ, TEXAS



Michael R. Carpenter, Mayor

ATTEST:



Brenda Dennis, City Secretary

(CITY SEAL)

1730 Schertz Parkway
Schertz, Texas 78154

210-619-1950
schertzchamber.org



February 19, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: Support for The Preserve at Wiederstein, TDHCA #16204

Dear Mr. Irvine,

I am writing on behalf of my Board and Chamber to show our support for The Preserve at Wiederstein, a proposed affordable rental housing community to be located at the southwest corner of Wiederstein Road and FM 3009 in Schertz, Guadalupe County, Texas.

The Chamber is a nonprofit organization that has been active in the Schertz, Cibolo, and Selma area for over 11 years. The City of Schertz is experiencing significant growth, and there is a need for quality housing options for all of those in the community. I believe this area will benefit from the availability of quality affordable housing like The Preserve at Wiederstein. We, therefore, fully support The Preserve at Wiederstein, application number 16204.

Sincerely,

Maggie Titterington – President
The Chamber (Schertz- Cibolo-Selma Area)



CIBOLO VALLEY POST NO. 8315
1000 FM 78
Schertz, Texas 78154
(210) 658-6325

February 17, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street

Re: Support for the Preserve at Wiederstein, TDHCA # 16204

Dear Mr Irvine,

I am writing this letter to show our support for the Preserve at Wiederstein, proposed affordable rental housing community to be located at the southwest corner of Wiederstein Road and FM 3009 in Schertz, Guadalupe County, Texas.

Veterans of Foreign Wars Post 8315 located at 1000 FM, 78, a nonprofit organization that has been active in Schertz/Guadalupe County area for over 69 years. The Schertz area is expanding significantly, and there is a need for quality housing options for everyone in the community. I truly believe that this general area will benefit from the availability of this kind of housing at the Preserve at Wiederstein. After careful discussion with Members, I fully support the Preserve at Wiederstein application number TDHCA # 16204.

Sincerely,

Henry R. Conway

Commander

VFW Post 8315

February 18, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

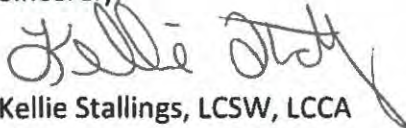
Re: Support for The Preserve at Wiederstein, TDHCA #16204

Dear Mr. Irvine,

Please accept this letter as our support of the application to provide an affordable rental housing community to be located at the southwest corner of Wiederstein Road and FM 3009 in Schertz, Guadalupe County, Texas, to be known as The Preserve at Weiderstein. Our non-profit agency, Connections Individual and Family Services, provides counseling and other supportive services for youth and families; we also provide emergency shelter for homeless youth and referrals for homeless adults or families. We have been active in the Schertz area for close to 20 years and have recognized over that time span that the need for quality affordable housing continues to grow beyond the available resources in our community.

Due to the growing need, we feel it is imperative to increase the number of safe, secure, and affordable housing units in our community. We believe this area will benefit from the availability of quality affordable housing like The Preserve at Wiederstein. We fully support The Preserve at Wiederstein, application number 16204 and urge you to thoughtfully consider their request. Due to the strong collaborations among social service agencies and schools in our community, any support given for this project indirectly benefits our organization, other organizations in the community, and the entire community as a whole.

Sincerely,


Kellie Stallings, LCSW, LCCA
Executive Director

Community Input Scoring Items

TDHCA#: 16210

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Family Promise of Midland

Name of Community Organization

Tom Miller

Contact Name

Support

Opposition

B. Midland Hispanic Chamber of Commerce

Name of Community Organization

Rachel Stone

Contact Name

Support

Opposition

C. Midland Chamber of Commerce

Name of Community Organization

Robt. E Burns

Contact Name

Support

Opposition

D. United Way of Midland

Name of Community Organization

Mark Alexander

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



TEXAS HOUSE OF REPRESENTATIVES
TOM CRADDICK
DISTRICT 82
CRANE DAWSON MARTIN MIDLAND UPTON

February 25, 2016

Mr. Timothy Irvine
Executive Director
Texas Dept. of Housing & Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Support for the Merritt Monument Affordable Housing Project, TDHCA
Application #16210

Dear Mr. Irvine:

After reviewing the application material and consulting with citizens in the community, I am pleased to offer this letter of support for the Merritt Monument affordable housing project, TDHCA #16210 located at Thomason Drive and Loop 250 in Midland.

This new community will contribute to the need for senior affordable housing in Midland. Thank you for giving consideration to this application. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Tom Craddick".

TOM CRADDICK
Texas State Representative
House District 82

RESOLUTION NO. 2016-065

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS SUPPORTING THE PROPOSED MERRITT MONUMENT HOUSING DEVELOPMENT; THE APPLICANT IS DDC MERRITT MONUMENT, LTD.; THE PROPOSED DEVELOPMENT IS LOCATED AT LEISURE DRIVE AND ROCKY LANE; PROVIDING AN EFFECTIVE DATE; AND AUTHORIZING AND DIRECTING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

WHEREAS, DDC Merritt Monument, Ltd. and its affiliates (the “Applicant”) propose to build a development for rental housing with approximately 120 residential units located at Leisure Drive and Rocky Lane, Midland, Texas 79703, named Merritt Monument (the “Housing”), with some having restrictions on the incomes of the residents and the rents that can be charged to them; and

WHEREAS, the Applicant has submitted a pre-application proposing 100 Low Income Units and 20 Market Rate Units to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2016 Competitive 9% Housing Tax Credits for the Housing, and its application has been assigned No. 16210; and

WHEREAS, the City of Midland, Texas believes the development of the Housing will be beneficial to the City and its residents and desires to evidence its support for such development;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS:

SECTION ONE. That the City of Midland, Texas, acting through its governing body, hereby confirms that it supports the proposed Merritt Monument development located at Leisure Drive and Rocky Lane, Midland, Texas 79703, and that this formal action has been taken to put on record the opinion expressed by the City of Midland, Texas on February 23rd, 2016.

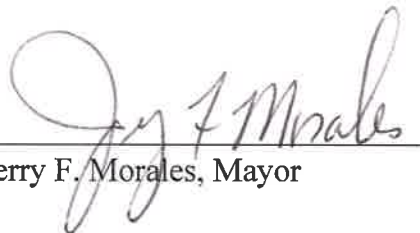
SECTION TWO. That for and on behalf of the governing body of the City of Midland, Texas, Amy M. Turner, City Secretary, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

SECTION THREE. That this resolution shall become effective on February 24th, 2016.

On motion of Council member Lacy , seconded by Council member Robnett , the above and foregoing resolution was adopted by the City Council of the City of Midland at a regular meeting on the 23rd day of February, A.D., 2016, by the following vote:

Council members voting "AYE": Hotchkiss, Love, Sparks, Morales, Dufford, Lacy, Robnett

Council members voting "NAY": None


Jerry F. Morales, Mayor

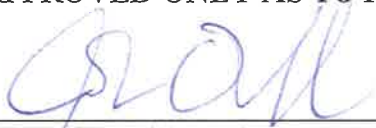
ATTEST:


Amy M Turner, City Secretary

RECOMMENDED AND APPROVED:


Courtney Sharp, City Manager

APPROVED ONLY AS TO FORM:


John Ohnemiller, City Attorney



February 12, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Community Support Letter for the Merritt Leisure Housing Development.
TDHCA # 16210

Dear Mr. Irvine,

The purpose of this letter is to express Family Promise of Midland's support for the Merritt Monument housing development, TDHCA application #16210, located on approximately 4.5 acres located on the Leisure Dr. & Rocky Lane in Midland, Texas 79703. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Monument, Ltd.

Midland is a unique community, in that growth is primarily dictated by the oil industry. During the oil "boom" 2-4 years ago, there was absolutely no available housing, albeit affordable, nor market rate. Developers could not build fast enough to meet the needs of the population. Now that we are in an oil "slump" affordable housing is still somewhat scarce. An overlooked population in Midland is its senior citizens. Whether in time of boom or bust, this population is forgotten and their struggles to find affordable housing continue to exist. The proposed Merritt Monument would help alleviate that shortage and lend a much higher quality of life to this valuable population.

Therefore, Family Promise of Midland, whose administrative offices are located at 3500 North A, Suite 1400, Midland, Texas and is a qualified tax exempt 501(c)3 organization whose mission is to "end homelessness, one family at a time", fully supports DDC Merritt Monument, Ltd.'s housing development and

their TDHCA application #16210.

In God's Blessings,

Tom Miller
E.D. – Family Promise of Midland

Board of Directors

- David McWilliams - President
- James Riggen- Vice President
- Jennifer Stevens – Treasurer
- Craig Brown - Secretary
- Rick Armstrong
- Jordan Cox
- Rudy Munoz
- Emily Smith
- Kevan Taylor

Executive Director

Tom Miller

Participating Congregations

- Calvary Assembly of God
- Elevate Church
- First Baptist Church
- First Christian Church
- Fannin Terrace Baptist Church
- First Presbyterian Church
- Golf Course Road Church of Christ
- Grace Lutheran Church
- Grace Presbyterian Church
- Holy Cross Lutheran Church
- Living Way Foursquare Church
- Midland First Assembly of God
- Midland Lutheran Church
- Mt. Rose Baptist Church
- North A Church of Christ
- Our Savior Lutheran Church
- St. Ann's Catholic Church
- St. Mark's United Methodist Church
- St. Luke's United Methodist Church

Mission Statement:

The mission of Family Promise of Midland, Texas, Inc. is to end homelessness - one family at a time!

Please visit our website at:

www.familypromiseofmidland.com

"Building community, strengthening lives."





February 10, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Community Support Letter for the Merritt Leisure Housing Development.
TDHCA # 16210

Dear Mr. Irvine,

The purpose of this letter is to express our support for the Merritt Monument housing development, TDHCA application #16210, located on approximately 4.5 acres located on the Leisure Dr. & Rocky Lane in Midland, Texas 79703. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Monument, Ltd.

As our community sees continued economic growth, the Midland Hispanic Chamber of Commerce (MHCC) and its leadership strongly agree that there is a great need for quality affordable housing for the citizens of Midland. The proposed Merritt Monument would help alleviate a shortage of affordable housing in Midland which has been caused by increased rents due to the oil and gas industry expansion. It is important to offer quality housing for residents of all income levels in our community so they continue to contribute to the welfare of the area in which they live.

The Midland Hispanic Chamber of Commerce is located at 208 S. Marienfeld in Midland, Texas and is a qualified tax exempt organization with a primary purpose of economic development (chamber of commerce). The mission of the MHCC is to promote the growth, prosperity and development of small business and the community.

Sincerely,

Rachel L. Stone
President/CEO



February 10, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Community Support Letter for the Merritt Leisure Housing Development.
TDHCA # 16210

Dear Mr. Irvine

The purpose of this letter is to express our support for the Merritt Monument housing development, TDHCA application #16210, located on approximately 4.5 acres located on the Leisure Dr. & Rocky Lane in Midland, Texas 79703. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Monument, Ltd.

As our community sees continued economic growth, I strongly agree that there is a great need for quality affordable housing for the citizens of Midland. The proposed Merritt Monument would help alleviate a shortage of affordable housing in Midland which has been caused by increased rents due to the oil and gas industry expansion. It is important to offer quality housing for residents of all income levels in our community so they continue to contribute to the welfare of the area in which they live.

The Midland Chamber of Commerce is located at 109 North Main in Midland, Texas and is a qualified tax exempt organization with a primary purpose of providing resources, information and support for our local business community. Affordable housing is critical to the success of our business – ensuring that employers have a sustainable pool of talent on which to draw.

Sincerely,

Robt. E. Burns
President & CEO
Midland Chamber of Commerce

109 N. Main St. Midland, Texas 79701
Phone: 432.683.3381 Fax: 432.686.3556 Toll-Free: 800.624.6435
www.MidlandTXchamber.com





United Way of Midland

LIVE UNITED

February 3, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Community Support Letter for the Merritt Leisure Housing Development.
TDHCA # 16210

Dear Mr. Irvine,

The purpose of this letter is to express our support for the Merritt Monument housing development, TDHCA application #16210, located on approximately 4.5 acres located on the Leisure Dr. & Rocky Lane in Midland, Texas 79703. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Monument, Ltd.

As our community sees continued economic growth, I strongly agree that there is a great need for quality affordable housing for the citizens of Midland. The proposed Merritt Monument would help alleviate a shortage of affordable housing in Midland which has been caused by increased rents due to the oil and gas industry expansion. It is important to offer quality housing for residents of all income levels in our community so they continue to contribute to the welfare of the area in which they live.

United Way of Midland is located at 1209 W. Wall St., Midland, Texas and is a qualified tax exempt organization with a primary purpose of, "Improving the quality of life in Midland by uniting community resources with identified needs."

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Alexander", written in a cursive style.

Dr. Mark Alexander, Executive Director
United Way of Midland



MIDLAND HABITAT FOR HUMANITY

305 E. Texas
PO Box 2555
Midland, Texas 79702
432/686-8877
432/686-9994 fax
www.habitatmidland.org

February 11, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Community Support Letter for the Merritt Leisure Housing Development.
TDHCA # 16210

Dear Mr. Irvine,

The purpose of this letter is to express our support for the Merritt Monument housing development, TDHCA application #16210, located on approximately 4.5 acres located on the Leisure Dr. & Rocky Lane in Midland, Texas 79703. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Monument, Ltd.

As our community sees continued economic growth, I strongly agree that there is a great need for quality affordable housing for the citizens of Midland. The proposed Merritt Monument would help alleviate a shortage of affordable housing in Midland which has been caused by increased rents due to the oil and gas industry expansion. It is important to offer quality housing for residents of all income levels in our community so they continue to contribute to the welfare of the area in which they live.

Midland Habitat for Humanity is located at 305 E. Texas in Midland, Texas and is a qualified tax exempt organization with a primary purpose of affordable housing for low income individuals. Midland Habitat for Humanity is a Christian based non-profit that builds homes low-income families falling in the 30-60% of the area median income. Midland Habitat is celebrating its 25th anniversary, having built 134 homes with 6 more under construction.

Sincerely,

A handwritten signature in cursive script that reads "Alynda Best".

Alynda Best
Executive Director

Helping God's people in need.

Community Input Scoring Items

TDHCA#: 16213

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Wolfforth Economic Development Corp

Name of Community Organization

Mike Wright, Board President

Contact Name

Support
 Opposition

B. Friendship Senior Citizens Group

Name of Community Organization

Frances Mixon, President

Contact Name

Support
 Opposition

C. Wolfforth Area Chamber of Commerce and Agriculture

Name of Community Organization

Allyson Sherrill, President

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



P.O. Box 2910
Austin, Texas 78768-2910

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

512-463-0542
Fax: 512-463-0671

DUSTIN BURROWS

District 83

February 22, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Villas on Flint (TDHCA Application # 16213)

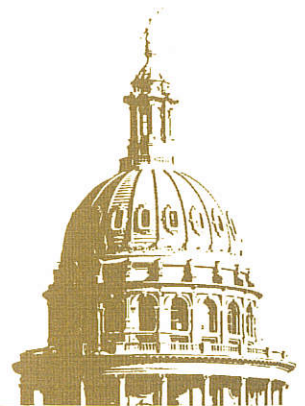
Dear Director Irvine:

It has come to my attention that the Villas on Flint has applied for housing tax credits. I have received letters of support from my community for this project; and, because of this support, I am writing to let you know I support this project. I hope you and the TDHCA Board will look favorably on their application.

Respectfully,

A handwritten signature in blue ink that reads "Dustin R. Burrows".

Dustin R. Burrows



RESOLUTION NO. 230

WHEREAS, Zimmerman Properties, LLC has proposed a development for affordable rental housing located West of Flint Avenue and North of 12th Street, Wolfforth, Texas; named as the Villas on Flint; in the extraterritorial jurisdiction of Wolfforth, Texas; and

WHEREAS, Zimmerman Properties, LLC intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Villas on Flint.

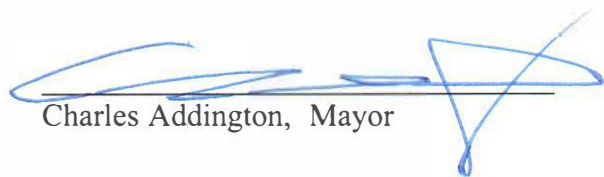
WHEREAS, there is a need for affordable rental housing in the community.

IT IS HEREBY RESOLVED, that as provided for in section 11.3 of the Qualified Allocation Plan, it is acknowledged and confirmed that the City of Wolfforth has more than twice the state average of units per capita supported by Housing Tax Credits; and

FURTHER RESOLVED, that the City of Wolfforth acting through its governing body, hereby resolves to support the proposed Villas on Flint located on Flint Avenue near 12th Street, and that this formal action has been taken to put on record the opinion expressed by the City of Wolfforth; and

FURTHER RESOLVED, that for and on behalf of the Governing Body of the City of Wolfforth, Texas, Mayor Charles Addington is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED THIS 1st DAY OF FEBRUARY, 2016.


Charles Addington, Mayor

ATTEST:


Debra Perkey, City Secretary



**LUBBOCK COUNTY RESOLUTION FOR ZIMMERMAN PROPERTIES AT
CITY OF WOLFFORTH**

WHEREAS, Zimmerman Properties, LLC has proposed a development for affordable rental housing located West of Flint Avenue and North of 12th Street, Wolfforth, Texas; named as the Villas on Flint; in the extraterritorial jurisdiction of Wolfforth, Texas; and


WHEREAS, Zimmerman Properties, LLC intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Villas on Flint.

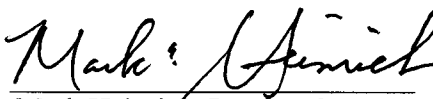
WHEREAS, there is a need for affordable rental housing in the community.

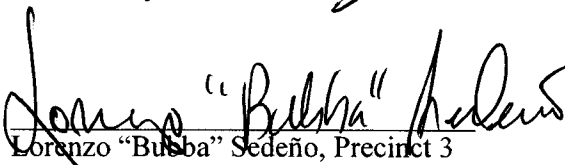
Be it resolved that:

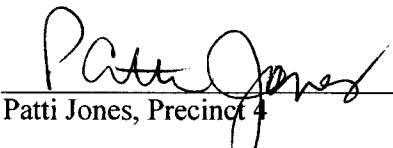
This resolution affirms the County of Lubbock's support for the above named development; and

Resolved this this 8th day of Feb 2016


Bill McCay, Precinct 1


Mark Heinrich, Precinct 2


Lorenzo "Busba" Sedeño, Precinct 3


Patti Jones, Precinct 4


Tom Head, County Judge

February 12, 2016

Ms. Marni Holloway
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Dear Ms. Holloway:

Please consider this letter as a statement of support for the proposed tax credit housing project known as the Villas on Flint.

The Villas on Flint presents seniors on fixed incomes an opportunity for housing in our community that is currently not available. Facilities geared to the needs of independent seniors will be a great asset to our area.

The Friendship Senior Citizens group is pleased to see the prospect of dedicated senior housing in Wolfforth, Texas, and supports the efforts of Zimmerman Properties to develop the Villas on Flint.

Sincerely,

Frances Nixon,
President

Friendship Senior Citizens Group
Wolfforth, Texas



February 16, 2016

Ms. Marni Holloway
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Dear Ms. Holloway:

Please consider this letter as a statement of support for the proposed tax credit housing project known as the Villas on Flint.

The Villas on Flint presents seniors on fixed incomes an opportunity for housing in our community that is currently not available. Facilities geared to the needs of independent seniors will be a great asset to our area, and provide development incentive for the surrounding area.

WolfForth Economic Development Corporation is pleased to see the prospect of dedicated senior housing in WolfForth, Texas. We support the application submitted by Zimmerman Properties, and look forward to the Villas on Flint becoming a part of our community.

Sincerely,

Mike Wright
Board President



February 26, 2016

Ms Marni Holloway

Texas Department of Housing and Community Affairs

Po Box 13941

Austin, TX 78711-3941

Please consider this letter as a statement of support from the Wolfforth Area Chamber of Commerce and Agriculture for the proposed tax credit housing project known as the Villas on Flint.

Our community needs additional housing options for seniors on fixed incomes and the Villas on Flint would be a great asset to those in our community. Currently, there are few options for Seniors in our area.

We look forward to welcoming the Villas on Flint to the Wolfforth community.

Sincerely,

Allyson Sherrill, President

Wolfforth Area Chamber of Commerce and Agriculture

Community Input Scoring Items

TDHCA#: 16214

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Texarkana Chamber of Commerce

Name of Community Organization

Warren L. Allen

Contact Name

Support
 Opposition

B. United Way of Greater Texarkana

Name of Community Organization

Mark Bledsoe

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



GARY VANDEAVER
DISTRICT 1

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

January 20, 2012

Mr. Dan Allgeier
The NuRock Companies
4925 Greenville Ave., Ste. 1305
Dallas, Texas 75206

Dear Sir/Madam:

I received the Public Notification for the Heritage Pines project located in Texarkana and in House District 1, which I represent. I am pleased to lend my support to this development which will serve the constituents in my District.

Very truly yours,

A handwritten signature in cursive script that reads "Gary VanDeaver".

Dr. Gary VanDeaver

House District 1 State Representative



RESOLUTION NO. 2016- 011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTS THE SUBMISSION OF AN APPLICATION TO THE 2016 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY NDG TEXARKANA HOUSING PARTNERS, LTD., FOR THE PROJECT KNOWN AS "HERITAGE PINES" LOCATED AT 4001 NEW BOSTON ROAD; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, NDG Texarkana Housing Partners, Ltd. has proposed a development for affordable senior rental housing at 4001 New Boston Road named Heritage Pines in the City of Texarkana, Texas; and

WHEREAS, NDG Texarkana Housing Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Heritage Pines;

IT IS HEREBY:

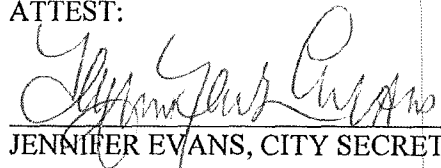
RESOLVED, that the City of Texarkana, Texas, acting through its governing body, hereby confirms that it supports the proposed Heritage Pines located at 4001 New Boston Road application #16214; and that this formal action has been taken to put on record the opinion expressed by the City of Texarkana, Texas on this 22 day of February, 2016. This support does not relinquish any procedures or rights the City might have in the rezoning process for the Heritage Pines property, nor does it alleviate any requirement of NDG Texarkana Housing Partners, LTD to submit and follow all applicable applications, procedures and policies with the City and the Planning and Zoning Commission, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Bob Bruggeman, Mayor is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

FURTHER RESOLVED that this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 22nd day of February, 2016.

ATTEST:


JENNIFER EVANS, CITY SECRETARY


BOB BRUGGEMAN, MAYOR

6:33 p.m.



February 16, 2016

Texas Department of Housing and Community Affairs
Marni Holloway
221 East 11th Street
Austin, Texas 78701

Re: Letter of Support
Heritage Pines, Texarkana, TX
TDHCA # 16214

Dear Ms. Holloway:

We understand that NDG Texarkana Housing Partners, Ltd is planning to build new senior rental housing at the SWC of New Boston Road and Elliot Land in Texarkana. These affordable apartments would be a valuable asset to the community. We support this project.

Our organization has served this area for 109 years and believes that this project—and its participants—reflect the appropriate growth model for the proposed development. As a not-for-profit business organization, we are pleased to provide any additional information as needed to move this project forward.

Texarkana USA Chamber Of Commerce is a tax-exempt organization that has as a primary purpose recruiting, welcoming, uniting, and promoting business. We look forward to working with NDG Texarkana Housing Partners, Ltd and the residents of the Heritage Pines in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Warren L. Allen". The signature is fluid and cursive, with a long horizontal line extending to the right.

Warren L. Allen
President & CEO

Post Office Box 106
214 Spruce Street
Texarkana, Texas 75501
tel 903.794.3105
fax 903.793.6320
uwgrtexark@cableone.net
www.texarkanaunitedway.org

February 15th, 2016

Texas Department of Housing and Community Affairs
Marni Holloway
221 East 11th Street
Austin, Texas 78701

Re: Letter of Support
Heritage Pines, Texarkana, TX
TDHCA # 16214

Dear Ms. Holloway:

We understand that NDG Texarkana Housing Partners, Ltd is planning to build new senior rental housing at the SWC of New Boston Road and Elliot Land in Texarkana. These affordable apartments would be a valuable asset to the community. We support this project.

Our organization has served this area for 92 years and believes that this project—and its participants—reflect the appropriate growth model for the proposed development. As a not-for-profit service organization, we are pleased to provide any additional information as needed to move this project forward.

United Way of Greater Texarkana is a tax-exempt organization. **The mission of United Way of Greater Texarkana is to improve lives by mobilizing the caring power of the community to advance the common good.** We look forward to working with NDG Texarkana Housing Partners, Ltd and the residents of the Heritage Pines in the future.

Sincerely,



Mark Bledsoe
President & CEO
United Way of Greater Texarkana
(903)794-3105



United Way
of Greater Texarkana

LIVE UNITED™

Community Input Scoring Items

TDHCA#: 16218

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Ark of Resolution Missionary Babtist Church

Name of Community Organization

Pastor V. L. Cooper

Contact Name

Support

Opposition

B. Lifeboat, inc.

Name of Community Organization

Nicole M. Durio

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



January 19, 2016

Ark of Restitution Missionary Baptist Church
Pastor V. L. Cooper
6013 Selinsky
Houston, Texas 77048
(713) 991-7180
arkchurchhouston@gmail.com

To Whom It May Concern:

The Ark of Restitution Missionary Baptist Church would like to express full support for the Sphinx at Sims Bayou Villas Project, Application #16218, located at 5300 Airport Blvd, Houston, Texas 77048, Harris County.

We believe this project will benefit our community greatly and we are excited to support the development and see the finish project.

If you have any questions regarding our support for the project or our organization please contact us at any time.

Thank you,

Pastor V. L. Cooper

Lifeboat, Inc.

6013 Selinsky Road * Houston, Texas 77048

January 19, 2016

Lifeboat Inc.
Nicole M. Durio
6013 Selinsky Road
Houston, Texas 77048
(832) 264-8668
Mynameisvictory74@gmail.com

To Whom It May Concern:

The Lifeboat Inc. would like to express full support for the Sphinx at Sims Bayou Villas Project, Application #16218, located at 5300 Airport Blvd, Houston, Texas 77048, Harris County.

We believe this project will benefit our community greatly and we are excited to support the development and see the finish project.

If you have any questions regarding our support for the project or our organization please contact us at any time.

Thank you,


Nicole M. Durio

Community Input Scoring Items

TDHCA#: 16223

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Child Advocates of Fort Bend County

Name of Community Organization

Ruthanne Mefford

Contact Name

Support
 Opposition

B. Coalition for the Homeless

Name of Community Organization

Marilyn L. Brown

Contact Name

Support
 Opposition

C. Fort Bend Chamber of Commerce

Name of Community Organization

Keri Schmidt

Contact Name

Support
 Opposition

D. Fort Bend Family Promise

Name of Community Organization

Vera Johnson

Contact Name

Support
 Opposition

E. United Way

Name of Community Organization

Anna M. Babin

Contact Name

Support
 Opposition

F. _____

Name of Community Organization

Support
 Opposition

In addition, the Department received 133 letters and emails opposing the application. While a copy of each is not included, representations are included for your review.

JOHN ZERWAS, M.D.

P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0657
(512) 236-0713 FAX



COMMITTEES:
CHAIR, HIGHER EDUCATION
PUBLIC HEALTH

District 28 TEXAS HOUSE OF REPRESENTATIVES

February 29, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Magnolia Gardens, TDHCA Application No. 16223

Dear Mr. Irvine,

I am writing to show my support for Magnolia Gardens, a proposed affordable rental housing community which will be a program of the Fort Bend Women's Center, at its proposed location at the northeast corner of Skinner Ln. and W. Bellfort St., Houston ETJ, Fort Bend County, Texas.

My district includes the area where the development site is located and I believe this area will benefit from the availability of quality affordable housing like Magnolia Gardens. I therefore support Magnolia Gardens and TDHCA Application No. 16223.

Sincerely,

A handwritten signature in black ink that reads "John Zerwas".

John Zerwas, M.D.
State Representative



**A RESOLUTION OF FORT BEND COUNTY COMMISSIONERS COURT
SUPPORTING THE DEVELOPMENT OF MAGNOLIA GARDENS**

WHEREAS, **Magnolia Partners I, LP** has proposed a development for affordable rental housing at +/- **20.325 Acres at the north east corner of Skinner Lane and West Bellfort/0205 R Hunter, Tract 1 & 6**, named **Magnolia Gardens in Fort Bend County and the Houston ETJ**; and

WHEREAS, **Magnolia Partners I, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for **Magnolia Gardens**; and

WHEREAS, **Magnolia Partners I, LP** will be owned and operated by a well-established non-profit service agency; and

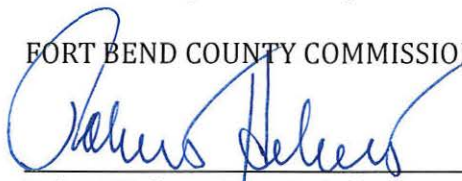
WHEREAS, Fort Bend County is not a related party to the Applicant. It is hereby

RESOLVED, that **Fort Bend County**, acting through its governing body, hereby confirms that it **supports** the proposed **Magnolia Gardens located at +/- 20.325 Acres at the north east corner of Skinner Lane and West Bellfort/0205 R Hunter, Tract 1 & 6, TDHCA Application #16223** and that this formal action has been taken to put on record the opinion expressed by **Fort Bend County** and

FURTHER RESOLVED that the Commissioners Court of Fort Bend County are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED, APPROVED AND RESOLVED on this the 9th day of February, 2016.

FORT BEND COUNTY COMMISSIONERS

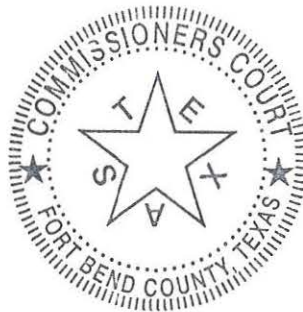


Robert Hebert, County Judge

ATTEST:



Laura Richard, County Clerk



City of Houston, Texas, Resolution No. 2016- 0007

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, TEXAS OR HAVING BEEN ANNEXED INTO THE CITY OF HOUSTON, TEXAS ONLY FOR LIMITED PURPOSES, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the Extraterritorial Jurisdiction of the City of Houston, Texas or having been annexed into the City of Houston, Texas only for limited purposes pursuant to an agreement between the City and the applicable municipal utility or other special purpose district, which provides that the areas remain in the Extraterritorial Jurisdiction of the City of Houston Texas for all other purposes, as set forth on Schedule I; and

WHEREAS, the City Council finds that each Applicant has advised that it intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project.

Section 3. That this Resolution shall take effect immediately upon its passage

and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2016.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is MAR 01 2016.



City Secretary

(Prepared by Legal Dept. Revi F. Bell)

Assistant City Attorney

(Requested by Neal Rackleff, Director, Housing and Community Development Department)

(LD File No. 0291500012001)

Schedule I

TDHCA				
Number	Project Name	Project Address	Applicant Name	County
16256	Chapman Crossings	N. Side of Water Works Blvd., E of N. Sam Houston Pkwy E.	Chapman Crossings at Harris County, Ltd.	Harris
16084	Cottages at Sheldon	900 block of Sheldon, Channelview	Cottages at Sheldon, Ltd.	Harris
16175	Crosby Meadows	304 Krenek	Crosby Meadows Housing, Ltd.	Harris
16118	Standard at Fall Creek	SEC Fall Creek Preserve Dr. and Sam Houston Pkwy	The Standard at Fall Creek, LP	Harris
16246	Gala at Four Corners	Old Richmond Road west of Sugarbridge Trail	Gala at Four Corners LP	Ft. Bend/LPA
16327	Gardens at Cinco Ranch	26000 block of FM 1093	The Gardens at Cinco Ranch, LP	Ft. Bend/LPA
16223	Magnolia Gardens	NEC of Skinner Lane and W. Bellfort St.	Magnolia Partners I LP	Ft. Bend
16251	Provision at Clodine Road	SEC Boss Gaston Rd and Clodine Road	Provision at Clodine Road, LP	Ft. Bend



January 19, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Magnolia Gardens, TDHCA Application No. 16223

Dear Mr. Irvine,

I am writing to show my support for Magnolia Gardens, a proposed housing community, which will be a program of the Fort Bend County Women's Center, at its proposed location at the northeast corner of Skinner Ln. and W. Bellfort St., Houston ETJ, Fort Bend County, Texas. As Executive Director of Child Advocates of Fort Bend, which has served Fort Bend County for 25 years, I am in a position to see the need for this type of program in Fort Bend County.

The Fort Bend Women's Center has been serving people in our county for over 35 years, and I believe this area will benefit from the availability of quality affordable housing like Magnolia Gardens. I therefore support Magnolia Gardens and TDHCA Application No. 16223.

Sincerely,

Ruthanne Mefford
Chief Executive Officer



January 19, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Magnolia Gardens, TDHCA Application No. 16223

Dear Mr. Irvine,

I am writing to show my support for Magnolia Gardens, a proposed housing community, which will be a program of the Fort Bend County Women's Center, at its proposed location at the northeast corner of Skinner Ln. and W. Bellfort St., Houston ETJ, Fort Bend County, Texas. As President and CEO of the Coalition for the Homeless of Houston/Harris County, which has served the Greater Houston area, including Fort Bend County for over 30 years, I am in a position to see the need for this type of program in our community.

The Coalition for the Homeless of Houston/Harris County serves as the lead agency for the Houston/Harris County/Fort Bend County Continuum of Care of which the Fort Bend Women's Center is one of our more progressive and aligned partner agencies. As HUD includes anyone fleeing domestic violence as immediately eligible for homeless services, this project will add a much needed resource to our overall plan to solve homelessness in our jurisdiction. Evidence shows that Rapid Rehousing which quickly houses the victim of domestic violence is the best intervention for this population, when no safety issues are indicated, and leads to the highest success rate for long term housing stability and lowers the incidence of the person returning to their abuser. Our jurisdiction is in need of quality, affordable, Rapid Rehousing units and this housing community will help fill that gap.

The Fort Bend Women's Center has been serving people in the area for over 35 years, and I believe we will benefit from the availability of quality affordable housing like Magnolia Gardens. I therefore support Magnolia Gardens and TDHCA Application No. 16223.

Sincerely,

Marilyn L. Brown
President/CEO

FORT  BEND
CHAMBER OF COMMERCE
CONVENTION AND VISITORS SERVICES

January 19, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Magnolia Gardens, TDHCA Application No. 16223

Dear Mr. Irvine,

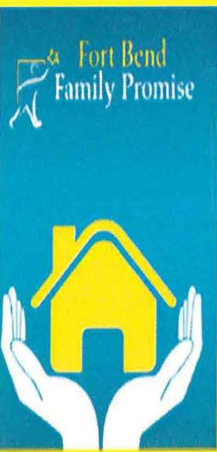
I am writing to show my support for Magnolia Gardens, a proposed housing community, which will be a program of the Fort Bend County Women's Center, at its proposed location at the northeast corner of Skinner Ln. and W. Bellfort St., Houston ETJ, Fort Bend County, Texas. As President and CEO of the Fort Bend Chamber of Commerce, I am in a position to see the need for this type of program in our community.

The Fort Bend Women's Center has been serving people in our county for over 35 years, and I believe this area will benefit from the availability of quality affordable housing like Magnolia Gardens. I therefore support Magnolia Gardens and TDHCA Application No. 16223.

Sincerely,



Keri Schmidt
President & CEO



Board of Trustees

Elizabeth Butler
Board Chair

Robbin Mallett
Vice President

Ben Svoboda
Secretary

Ed Brasher
Treasurer

Robert 'Bob' Coltharp

Bill Mallett

Karen Jennings

Manual Corona

Arnetta Yardborough

Raquel P. Smith

Jim Uschkrat

Fallon Moody

John Tipton

4645 Cartwright Rd.

Missouri City, TX 77459

(o) 281.403.3923

Email: VLJohnson.FBFamilyPromise@gmail.com

Website: www.fortbendfamilypromise.org

January 20, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Tim Irvine, Executive Director

Re: Support for Magnolia Gardens, TDHCA Application No. 16223

Dear Mr. Irvine,

I am writing to show my support for Magnolia Gardens, a proposed housing community, which will be a program of the Fort Bend County Women's Center, at its proposed location at the northeast corner of Skinner Ln. and W. Bellfort St., Houston ETJ, Fort Bend County, Texas.

As Executive Director of Fort Bend Family Promise, which has served Fort Bend County since 2005, I am in a position to see the need for this type of program in Fort Bend County.

The Fort Bend Women's Center has been serving people in our county for over 35 years, and I believe this area will benefit from the availability of quality affordable housing like Magnolia Gardens. I therefore support Magnolia Gardens and TDHCA Application No. 16223.

Sincerely,

Vera L. Johnson, Executive Director
Fort Bend Family Promise



United Way of Greater Houston

United Way Center for
Philanthropy, Leadership
and Volunteerism

50 Waugh Drive
Houston, Texas 77007

P.O. Box 3247
Houston, Texas 77253-3247
Phone 713-685-2300

January 22, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Magnolia Gardens, TDHCA Application No. 16223

Chair of the Board
Marc Watts

Executive Committee
Dorothy Ables

Bruce Culpepper
Stephen M. Fraga
Robert W. Harvey
Jonathan C. Homeyer
Duncan F. Klussmann
Lynne Liberato
Lynn Mathre
David McClanahan
Wayne McConnell
Jack B. Moore
Robert K. Reeves
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Mary Jane Fortin
John T. Grep
Ryan Lance
Louis Lien
Gina A. Luna
Rabbi David Lyon
Scott J. McLean
Oniel Mendenhall, Jr.
Ron Oran
Karyn F. Ovelmen
Sue Payne
Scott M. Prochazka
Alie Pruner
Bobby Robbins
Jamey Rootes
Jeff Shellebarger
Anne Taylor
Jose Villarreal
George C. Yang

President and CEO
Anna M. Babin

Dear Mr. Irvine,

The United Way of Greater Houston is pleased to write this letter of support for the Fort Bend County Women's Center in its application to the Texas Department of Housing and Community Affairs to provide quality, affordable housing through the Magnolia Gardens Housing Community Program at its proposed location at the northeast corner of Skinner Ln. and W. Bellfort St., Houston ETJ, Fort Bend County, Texas.

The Fort Bend County Women's Center plays a crucial role as the primary advocate for survivors of domestic violence or sexual assault and their children in the Fort Bend region. It is through their efforts that survivors are able to become self-sufficient and begin a new life for themselves and their families.

The unprecedented population growth in Fort Bend County has resulted in an increased demand for services with very limited affordable housing options available. The Fort Bend Women's Center proposes to address these increased housing demands through their Magnolia Gardens Housing Community.

The Fort Bend Women's Center has been a trusted affiliate agency of the United Way of Greater Houston for many years. United Way is committed to improving lives and building a stronger community, and we look forward to the success of continued collaborative efforts.

United Way of Greater Houston truly applauds the Fort Bend Women's Center's vision to help survivors of domestic violence and sexual assault gain independence for themselves and their families. Therefore, we are pleased to support Magnolia Gardens and TDHCA Application No. 16223 on behalf of the Fort Bend Women's Center.

Very Truly Yours,

Anna M. Babin

President and CEO

June 11, 2016

To: Sharon Gamble, Sharon.gamble@TDHCA.state.tx.us

cc: Vita Godell, vgodell@fortbendwomenscenter.org

cc: Commissioner James Patterson, commpct4@fortbendcountytexas.gov

Email sent June 11, 2016

Re: Magnolia Gardens Application 16223

Sharon,

I am a strong supporter of the Fort Bend Women's Center, but I have serious practical concerns about the choice of land for the Magnolia Gardens housing project proposed for the corner of West Belfort and Skinner Lane in Fort Bend County. The land is raw, rural land with no drainage, no water and no sewage access. There is no infrastructure to support a dense apartment complex for over 100 resident families. **Before spending \$2.5 MM in taxpayer funds for 20 acres of raw land, the Fort Bend Women's Center and their financial backers should absolutely require a site feasibility survey by an independent engineering firm before committing to this location.**

The soil on the property is clay gumbo which will not percolate for a septic system. The county no longer approves septic systems in this area. A stand alone Clear Stream type system is required because the land does not percolate for septic even for single family homes. For public health reasons, a high density apartment building would probably have to be connected, at considerable expense, to the Long Meadow Farms sewage treatment facility approximately 1 mile away. This connection would most likely not be approved by Long Meadow Farms or by Fort Bend County.

All the surrounding homes are on limited capacity shallow water wells which barely support single family homes. There is no capacity for a high volume water well on the property considering the heavy drawdown that has already occurred in the local aquifers. A high capacity water well could negatively impact all surrounding residential wells in the area. Surface and/or city water would have to be provided to the location at considerable cost from approximately 1 mile to the east in Long Meadow Farms. Surface water is now mandated for new developments in the area.

Also, there are no drainage rights or easements for the 20 acre property which is very swampy and poorly drained. The property is actually the site of an abandoned rice canal which has been partially filled and retains water (and mosquitoes) year round. The property does not drain or have drainage rights in any direction -- in other words all rain that falls there sits there.

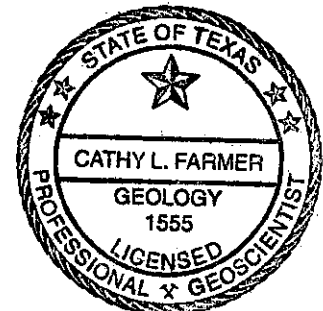
The 20 acre tract is overpriced well above comps for the immediate area. I am concerned that the site is not "fit for purpose" for a development of this type. The unsuitability of this land may not be fully understood by the Fort Bend County Women's Center and their financial backers (TDHCA? & HUD?).

I have owned property on Skinner Lane since 1992 and am very familiar with the problems for building and living in this area. The Fort Bend Women's Center would be fine neighbors, BUT there are serious problems with the proposed site.

Sincerely,

Cathy L. Farmer 6/11/2016

Cathy L. Farmer
Texas Licensed Geologist #1555
5320 Skinner Lane
Richmond, TX 77406
Home Phone: 281-232-9266



From: [Helen Barrera](#) on behalf of [info](#)
To: [Elizabeth Henderson](#)
Subject: FW: You Funding for Fort Bend Women's Center in Fort Bend Count
Date: Friday, July 01, 2016 10:22:36 AM

Per conversation.

Thank you,
Helen B

From: Guy Davis [<mailto:10hut@sbcglobal.net>]
Sent: Friday, July 01, 2016 9:02 AM
To: info
Subject: You Funding for Fort Bend Women's Center in Fort Bend Count

The director of this organization, Vita Göodell told our sub division, Long Meadow Farms that she is going to you for funding. This would be for their 102 apartment building on West Belfort in Richmond, Tx. 95% of the residents in this area are opposed to this ridiculous idea. They have been very clandestine about this project. It is in a bad location that has flooded twice this year. It is wrong for so many reasons.

The better idea for this non profit is buy existing apartments in Richmond/Rosenberg. These apartments could be bought for 1/10 the cost of this project. This would save the taxpayer. These apartments could be remodeled and made to be very nice at the fraction of the cost. They would be close to the clients current area and services. The upside to buying and fixing up apartments that already exist is it would bring up the neighborhoods Richmond/Rosenberg.....Guy Davis Long Meadow Farms resident 281-433-2107 Thank you! The director does not live in Fort Bend Co. She lives in Waller County. Let her build it next to her house!!!!

From: james9412@att.net
To: Elizabeth.Henderson
Subject: Re: Home Valuations Virginia Dr
Date: Tuesday, June 14, 2016 11:41:47 AM

Elizabeth,

All emails from james9412@att.net are from James Combs. The home owners are James and Nancy Combs. The home is located at 5355 Virginia Dr, Richmond, Tx 77406. This property abuts the property of concern.

Thank you.

James Combs
281 750-5505

Sent from my iPhone

On Jun 14, 2016, at 11:25 AM, Elizabeth Henderson <elizabeth.henderson@tdhca.state.tx.us> wrote:

Hello James,

Please provide your last name for our records here. We need both your first and last name for the listing and your email only shows "James".

Thanks very much and have a great day!
Elizabeth Henderson

Elizabeth Henderson

*Program Specialist III
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.463.9784 | Fax: 512.475.0764*

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).

From: james [<mailto:james9412@att.net>]
Sent: Monday, June 13, 2016 8:09 PM
To: Sharon Gamble
Cc: john.Zerwas@house.texas.gov; Lois.Kolkhorst@senate.state.tx.us; Elizabeth Henderson
Subject: Home Valuations Virginia Dr

To Whom it May Concern,

Pursuant to Magnolia Gardens Application Number 16223, please consider the 2016 market value of the homes immediately east of the concerned property. I have attached a listing of each home. Homes range in value from \$227,740 to \$753,170. The average is \$384,509 with the median being \$356,880.

Homes on this street were built largely by the individuals occupying them. At least four of them were physically built by the owners. While I did not physically build mine, I manually cleared one acre of very dense woods. I also physically built my 864 square foot barn. This is a street of proud individuals that expect to see a decent return on their investments and personal labors.

The odd numbered houses all abut the property in question. Lots for the even number houses are approximately 250 feet from the property in question. The furthest house will be approximately 2000 feet from the proposed buildings of the facility.

In researching the nature of the tax credits being sought I happened across one statement that one reason for these credits is for neighborhood revitalization. Clearly, such revitalization is not needed. The proposed facility is being placed adjacent to a very nice street and very close to a booming area of Fort Bend County.

I realize this email is written one day after the deadline for submission to your agency. However, as you know by now, the homeowners in the area were caught off guard by this application. The homeowners are not versed in the procedures for the application. Virginia Dr. is a one street subdivision with no HOA. I urge you to accept this email for the purpose of determining funding.

Regards,

From: [Helen Barrera](#) on behalf of [info](#)
To: [Elizabeth Henderson](#)
Subject: FW: application number 16223
Date: Monday, June 13, 2016 9:31:16 AM

Hello :

The message below came through TDHCA's general email box and I am forwarding to your division to handle. If you are not the appropriate person/division to respond, please let me know.

Thanks!

Helen Barrera

Information Specialist
Texas Department of Housing and Community Affairs
211 E. 11th Street | Austin, TX 78701
Office: (512) 936-7808
Fax (512) 475-0070

About TDHCA

The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit www.tdhca.state.tx.us.

From: Melissa Petrosky [<mailto:petrosky4@sbcglobal.net>]
Sent: Sunday, June 12, 2016 3:31 PM
To: info
Subject: application number 16223

I'm not sure where to send my comments and concerns. We are a resident in Long Meadow Farms. It is our understanding that 20 acres are being sold to a Womens Shelter to provide housing. We protest this from going through. We chose our location to live very carefully, we did not want to live near this type of environment. It is bad enough we have apartments being built all around us as well. We do not want or need this type of housing. We do not want our tax dollars going for this type of housing.

Please deny this request and ask them to look for another location.

Melissa Petrosky

From: TJ Morgan
To: Elizabeth Henderson
Subject: Fort Bend Women's Center
Date: Tuesday, July 19, 2016 11:51:55 AM

Elizabeth,

I am writing you as a concerned resident of Long Meadow Farms in Richmond, TX. I want you to know that I strongly oppose the proposed Fort Bend County Women's Center, through Magnolia Partners I, LP, rental housing development at the northeast corner of Skinner Lane and West Belfort/0205 R Hunter, Tract 1 and 6.

Regarding the proposed Fort Bend County Women's Center, through Magnolia Partners I, LP, rental housing development at the northeast corner of Skinner Lane and West Belfort/0205 R Hunter, Tract 1 and 6, we the undersigned are firmly opposed to such low income property at this location, for the below listed reasons.

Fort Bend County Women's Center is planning to build a 104 unit low income housing project. This matter was not brought to the attention of area residents until right before deadlines for the proposal was looming.

The below issues have not been addressed by the Women's Center and are my primary reasons for opposition:

1. Zero data on this type housing project.
2. Only about half of the units are for the women and children. The other half to displaced agencies from Houston, based on income.
3. The lack of public notification and no noticeable posting of the land use.
4. Size of the development is misrepresented and still not disclosed.
5. Overcrowded schools – Adolphus elementary is already at capacity.
6. Overcrowded roads with Skinner and (part of) West Belfort being one lane.
7. Too many apartment complexes being built in the area that are not fully occupied.
8. Low income housing being built next to a toll road.
9. No specific set of rules stated for residents already drafted and no punishments for violation for said rules.
10. Flooding of the area and nearby roads.

11. Lack of transportation, sidewalks, and mass transit.
12. It is a disclosed location where abusers will know where their victims are which could cause security and safety issues for our homes, children, and community.
13. The only people that will benefit from this are the developers.
14. Danger to the children in the neighborhood from the extra traffic from husbands/spouses searching for their families.
15. No such low income rental properties are currently in the nearby surrounding area. Properties fronting the east edge of the existing tracts are deed restricted, acreage lots with property values up to approximately \$750,000. Larger acreage lots are along the western edge. This high density project would negatively impact the country aspect along Skinner Road.
16. Concerns about future expansion or other support for low income families.
17. Deterioration of our LMF community and the decrease of property values is a valid concern.

If you would like to contact me, I would be happy to any additional thoughts.

Sincerely,

TJ Morgan

832.721.5485

From: [Shelly](#)
To: [Sharon Gamble](#); neal.rackleff@houstontx.gov; roxanne.lawson@houstontx.gov
Subject: Magnolia Gardens application #16223
Date: Saturday, June 11, 2016 4:22:35 PM
Attachments: [IMG_1463.PNG](#)

Good afternoon

1) The director can not guarantee that the residence will be a part of the Fort Bend Women's Center's program nor can she guarantee that these will be families of domestic violence. It is my understanding project was presented to the Commissioner and the community to house women from the Fort Bend Women's Center.

2) Was Commissioner Patterson given misleading information?

The original post stated that most of the units would be 1 bedrooms. The directors response states states that less than 15% of the units will be 1 bedroom units. The majority of the units will be 2 and 3 bedroom units.

The original post states 84 units, but is now listed at a 104 units. Commissioner Patterson seemed surprised when I mentioned 104 units. I am not an attorney nor am I a politician, but I am wondering if the original approval is still valid based on the misleading information.

3) After working with individuals in the independent living process, the biggest concerns that have been expressed to me are

Their own personal safety from other residents in their complex that may not be appropriate for the program

Full time daycare

Transportation

Career Counseling

Employment opportunities within walking distance.

With a community of 104 units, IMO I do not see how these needs can be met.

4)When I spoke with the director about why hadn't this been presented earlier to the community to answer our questions, her response was she was waiting for funding to be approved before hosting a town hall meeting. That really doesn't give the community much input considering it is after the fact. Please consider extending the time period allowing input from the community until after the Town Hall Meeting on 6/28.

5)Based on the size of the independent living communities I have had contact with in GA, this is extremely large. IMPO for this to be a successful community, it should be a much smaller development

6)There was a comparison of larger multi family developments in the area. Those developments are not geared to house families with special needs. Those developments are not using streets with traffic patterns geared for single family homes. This an extremely large project for a single family residential community.

7) I am attaching a screenshot of our elementary schools enrollment projections. The elementary school is one of a few in the LISD to be at over 120% capacity.

I am not against having a community to help women and children, but I believe it needs to be

done in a way to be a positive for the community and the families.

IMPO we do not have the infrastructure to handle a multi family development of this size.
Please reconsider location or size.

Thank you for taking the time to read my concerns
Shelly Krueger
404-610-3333

Population & Survey Analysts - Demographic Update - February 2016

Elementary Zone	Capacity	Projected RESIDENT EE-5th Grade Students										
		Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Adolphus	750	716	793	883	917	953	988	1,041	1,095	1,148	1,201	1,255
Arredondo	750	686	746	786	820	861	900	949	999	1,038	1,066	1,095
Austin	720	588	613	638	651	671	689	709	729	751	777	801
Beasley	370	433	417	430	435	450	471	504	543	587	634	685
Bowie	640	614	617	627	625	627	633	643	653	665	676	687
Campbell	720	592	527	485	485	485	482	482	483	481	479	478
Dickinson	750	574	559	557	557	557	554	554	555	554	550	549
Frost	720	415	425	458	489	526	570	620	677	751	834	926
Hubenak	750	1,219	1,348	1,420	1,475	1,545	1,621	1,709	1,796	1,887	1,979	2,084
Huggins	650	756	895	1,100	1,322	1,586	1,914	2,285	2,705	3,170	3,668	4,194
Hutchison	750	678	659	649	679	717	783	855	922	985	1,038	1,080
Jackson	520	440	446	440	441	444	448	455	466	477	487	501
Long	750	594	607	629	627	632	640	649	660	670	676	689
McNeill	750	842	857	881	881	881	877	877	877	877	873	872
Meyer	750	713	751	817	873	942	1,018	1,107	1,206	1,299	1,389	1,482
Pink	720	738	748	758	757	754	751	756	766	783	804	832
Ray	640	696	729	753	753	754	752	755	756	755	753	752
Smith	600	551	526	527	527	529	530	534	538	541	540	541
Thomas	750	867	901	950	989	1,043	1,105	1,182	1,265	1,361	1,470	1,588
Travis	680	666	640	621	620	620	618	620	621	621	620	621
Velasquez	750	646	651	667	687	713	748	799	881	992	1,134	1,299
Williams	750	894	933	945	996	1,055	1,102	1,143	1,196	1,249	1,294	1,338
Total Projected Elementary Students	15,230	14,918	15,388	16,021	16,606	17,345	18,194	19,228	20,389	21,642	22,942	24,349

- Yellow highlights refer to attendance zones in excess of 120% of their capacity

From: [SM](#)
To: [Sharon Gamble](#)
Subject: LMF Resident re Magnolia Gardens Application Number 16223
Date: Saturday, June 11, 2016 6:54:24 PM

Hi,

My name is Manu and I am writing this email to convey that as a resident of Long Meadow Farms my family and I oppose the construction of a center "Magnolia Gardens". This is especially frustrating to learn 2 days before the deadline. We bought our house only 18 months ago which is our only investment. We do not want to lose any value of our house because of a center that will be built 1 minute from our house. We are already contributing to the community, paying all high taxes and were hoping to give our kids a safe environment by getting ourselves in long-term debts as well as commuting 3 hours every day. One can claim how these kind of places are not going to impact property values but in return I would ask if there is one next to your own house? If so, I would be happy to see how property values in that area changed.

We are already hit by the downturn in oil and gas and will not be able to tolerate even more pressure from reduction in our property values. I would accept it if it was caused by the overall downturn in the market. But I cannot accept something which can be avoided. By bringing our property values down we are risking to be on the streets ourselves. Already, a lot of residents of LMF are considering selling their houses. Most of the houses listed are not selling. Residents will move being forced to sell their houses for cheap and Houston area will have yet another destroyed neighborhood.

We are all for helping each other as human beings but we cannot risk to lose our homes because improper location of the center.

Sincerely,
Manu

From: [Shelly](#)
To: [Sharon Gamble](#); roxanne.lawson@houstontx.gov; neal.rackleff@houstontx.gov
Subject: Application #16223
Date: Friday, June 10, 2016 4:54:20 PM

Good afternoon

I am writing you in regards to the application for a 104 unit complex at the intersection of Skinner Lane and W. Bellfort in Richmond, TX. It is application # 16223.

I have strong concerns about the infrastructure being able to handle a community of this size.

This complex would be using the main entrance street of Long Meadow Farms. The streets were design to accommodate traffic to single family homes. This complex would be built in the back of the community. The roads can not handle that amount of traffic. An elementary school was built near the intersection of Winston Ranch and West Belfort. The traffic from the elementary school is already causing severe traffic problems. There are several traffic complaints on the residents Facebook page. This will only add to the traffic issues.

I no longer have school age children, but it my understanding that a project this large would cause an overcrowding issue to the elementary school. This is already a concern in the community, because the children of LMF already attend two different elementary schools.

Also I have strong concerns for the families moving to the complex. I have worked with low income families, women of domestic abuse, children in group home placements, and homeless shelters. One of the key elements of success is affordable and accessible transportation. This is vital for employment, medical care and obtaining basic necessities. This is not an area known to utilize public transportation. It is also not a walkable community. It would be very difficult for the families to become self sufficient. Which should be the ultimate goal.

It is also my understanding this complex is being designed to accommodate women of domestic violence from the Fort Bend Women's Center. It is my understanding only 50 of the units would be filled by the Fort Bend Women's Center. The other 54 units would be filled through other programs around the Houston area. This would not establish a healthy environment for abused women. If this is truly the purpose of the complex, it should be constructed on a much smaller scale. It should provide on site daycare. It should provide transportation. It should provide independent living couesling. It should also provide a monitored secured environment.

Please reconsider placing a complex that would negatively impact both the community and the people it is suppose to help.

Thank you
Shelly Krueger
404-610-3333

[Sent from Yahoo Mail for iPad](#)

Stan W. Steele
5206 Virginia Dr.
Richmond, TX 77406

July 19, 2016

Texas Department of Housing and Community Affairs Multi Family Programs
Attn: Mr. Tim Irvine, Executive Director
221 E. 11th Street
Austin, TX 78701

RE: 2016 Competitive Housing Tax Credit (HTC) Application for Magnolia Gardens
TDHCA Number: 16223

Gentlemen:

We believe the subject application should be denied for the following reasons:

1. Applicant has no public source of water for proposed 104-unit apartment complex
2. Applicant has no public source to discharge wastewater from 104-unit apartment complex
3. Applicant has no experience in the building and operating of a 104-unit apartment complex
4. Applicant has no experience in providing on-site water and wastewater facilities
5. Applicant fails to ensure safety of residents at this location due to no sidewalks
6. Applicant fails to ensure safety of residents due to the proximity of very active open sand mining operation with trucks hauling sand directly in front of proposed 104-unit apartment complex
7. Applicant lacks community support, there is an active petition with over 1,900 signatures against subject application

According to the proposed application as of July 8, 2016, page 11, applicant plans ..."**to extend a total of 2100 linear feet to the existing water and sewer lines.**" To our knowledge, applicant has no contract or even a letter of understanding in hand for these critical services. In fact, at the most recent Fort Bend County MUD 146 meeting held on July 13, 2016, applicant intended to present a written request to said board to propose a *feasibility study* but did not **because the attorney for the board reminded the board members that annexation of multiple family buildings into the MUD is prohibited by its by-laws.**

We understand that applicant helps assist women into apartments and the like, but to date, nothing in applicant's history indicates that applicant has developed a multifamily property from the ground up and certainly nothing approaching the complexity of day to day managing of same.

In the event applicant cannot make a deal with MUD 146, then another applicant's option would be to drill and maintain its own water well and build and maintain its own wastewater treatment plant: we find no evidence where applicant has done either of these two things.

It is self-evident that there are no sidewalks to allow applicant's residents the freedom to walk to and from local stores, which are at least one mile away and require crossing under Highway 99. More importantly, if residents do not have cars, there is no existing public mode of transportation for them at this location to use for work or shopping.

Large, dump trucks move numerous volumes of sand daily, estimated conservatively to be between 100,000 and 200,000 yards annually, from an open sand pit located less than 1/3 mile from proposed apartment location (see page 54 of application, Community Assets Map). Applicant has no control over the use of this county maintained road.

Once the residents adjoining this property became aware of applicant's intended use for said property via a letter dated June 9, 2016, a petition was started to object to the proposed 104-unit apartment complex. To date, there are nearly two thousand petitioners who have signed said petition.

In summary, as of July 8, 2016, applicant had no contract for water and wastewater services for the proposed 104-unit apartment complex which are **very material changes to the overall development plan or costs**. Such material changes at the very least demand further review and analysis by HCA's Real Estate Analysis Division before determining the viability and/or approval of this project. Additionally, even if the HCA approves the project as is without access to water and sewer, the project is still in doubt because applicant would then be subject to the TCEQ lengthy approval processes, with an unknown outcome.

Therefore, the undersigned respectfully requests that the subject application be denied simply because the project is not approval ready, the applicant has no apparent experience with this kind of project, the residents cannot safely move within the community and there is strong, local opposition to the project.

Thank you.

Ann W. Stule

Carol Stule

Peter K. Wheeler 7/19/16

Dominic Aguilera 7/19/16

Jim Gons 7.19.16

Greg N. 7/19/16

[Signature]

Jenna Smith

Chen Fan 7/19/16

Marcy Freeman 7/19/16

Arthy Zullo 7/19/16

Mark Felt 7/19/16

Clay A.

Patience Under

Clarence Joseph Lee

Harold Gisi

Brian L. Woods

Rachelle Anlin

SS

Madison Gisi

A. John

Community Input Scoring Items

TDHCA#: 16226

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. North Collin County Habitat for Humanity

Name of Community Organization

Support

Celeste Cox

Opposition

Contact Name

B. Family Promise of Collin County

Name of Community Organization

Support

Sheila Miller

Opposition

Contact Name

C. Assistance Center of Collin County

Name of Community Organization

Support

Yvonne P. Booker

Opposition

Contact Name

D.

Name of Community Organization

Support

In addition, the Department received one email opposing the application. Information is included for your review.

STATE of TEXAS
HOUSE of REPRESENTATIVES



REPRESENTATIVE SCOTT SANFORD
DISTRICT 70 – COLLIN COUNTY

February 25, 2016

Provision at Melissa
C/O John Palmer
2501 N. Harwood Street, Suite 1501
Dallas, TX 75201

Dear John Palmer,

I received the Public Notification for Provision at Melissa development project located in the City of Melissa and the 70th District, which I represent.

Based on the support granted by City Council of the City of Melissa per Resolution 16-12(R) on February 23rd, 2016, I also support Provision at Melissa development project which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Sanford". The signature is written in a cursive style with a large initial "S".

Representative Scott Sanford
State Representative, District 70

The City of Melissa’s 2015 Comprehensive Plan recommends the City be receptive to a variety of housing types to meet the various needs of the market place as a means to ensure community viability over time.

WHEREAS, Gardner Capital Development Texas LLC has proposed a development for affordable rental housing on 7+/- acres north of Melissa Road, 1,400 feet east of SH 121 named Provision at Melissa in Melissa, Texas;

WHEREAS, Gardner Capital has requested the City Council of the City of Melissa issue a Resolution of Support for their proposed “Provision at Melissa” Development Project;

WHEREAS, the property for the project currently resides in Melissa’s City Limits;

WHEREAS, the property is properly zoned and has proceeded through approval of the preliminary site planning process; and

WHEREAS, the City will openly consider any property development that complies with the rules and regulations of Melissa.

RESOLVED, that the City of Melissa, acting through its governing body, hereby confirms that it supports the proposed Provision at Melissa, based on the information provided thus far and that this formal action has been taken to put on record the opinion expressed by the City of Melissa on February 23, 2016.



ATTEST TO:

Linda Bannister
LINDA BANNISTER, City Secretary

Reed Greer
REED GREER, Mayor



Seeking to put God's love into action, North Collin County Habitat for Humanity brings people together to build homes, communities and hope.

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Rick Alcalá
Steve Darling
David Hale
Jason Jupiterwala
Jack Kocks
JR Russell
Fr. Don Zeiler

February 12, 2016

TDHCA
Kathryn Saar
221 East 11th Street
Austin, TX 78701

Emeritus

Shannon Cain
Gary Carley
Jim German
Marta Gore
Dennis Heydaneck
Don Hixon
Rick Horton
Mike LaTour
Kim McPeak
Michael Nichols
Harvey Oaxaca
Jim Owens
Frank Shushok
Sue Shushok
Ed Smith
Timothy Solano
Ed Stankunas
Olive Swearingen
Brian Umberger
Bud Ward
Sharon Weldeman
Bill Whitfield, Past Mayor

RE: Support for the Provision at Melissa

Dear Ms. Saar:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16226 Provision at Melissa to be located on the East side of SH 121 and North of East Melissa Road.

North Collin County Habitat for Humanity is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Ex-Officio

Corbett Howard, Past Mayor
Mike Foreman, City Mgr
Celina Terri Ricketts, Celina

STAFF - Dept. Heads

Celeste CoxExec. Director
Bif HaighDir. of Const.
LaVeeta Hamilton, Dir. Fam. Prog
Rick GreeneDir. of ReStore Op
Robert ManleyDir. of HR/Ops.
Ruthie Drye.....Dir. of Finance
Randy Hullett....Legal Counsel

Our Board of Directors reviewed this Project on Monday, February 15th and voted in favor of supporting this project.

The Provision at Melissa site is within our service area and we look forward to working with this affordable apartment project once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Celeste Cox (handwritten signature)

Celeste Cox
Executive Director



February 17, 2016

TDHCA
Kathryn Saar
221 East 11th Street
Austin, TX 78701

RE: Support for the Provision at Melissa

Dear Ms. Saar:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16226 Provision at Melissa to be located on the East side of SH 121 and North of East Melissa Road.

Family Promise of Collin County is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in black ink that reads "Sheila Miller". The signature is written in a cursive style with a large initial "S".

Sheila Miller
Executive Director



Assistance Center
of Collin County

HONORARY DIRECTORS

Phil Dyer
Former Mayor of Plano
President, LegacyTexas Bank

Honorable Florence Shapiro
Texas State Senator
1992-2012

Scott Johnson
Former Plano
City Council Member

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Elizabeth Ramirez-Washka

Bruce Robidou

Eric E. Wolfe

John Caldwell

Leslie Mensching

ACCC STAFF

Yvonne Booker
Executive Director

Natalie Evans
Program Director

Joyce Neal
Office & Volunteer Manager

February 17, 2016

TDHCA
Kathryn Saar
221 East 11th Street
Austin, TX 78701

RE: Support for the Provision at Melissa

Dear Ms. Saar:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16226 Provision at Melissa to be located on the East side of SH 121 and North of East Melissa Road.

The Assistance Center of Collin County is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Yvonne P. Booker
Executive Director

From: [Lloyd Warren](#)
To: [Elizabeth Henderson](#)
Subject: 9 % tax credit housing applications
Date: Monday, June 06, 2016 5:58:47 PM

Ms. Henderson,

I am writing to you regarding the "low income apartment" applications requested by Gardner Capital for 9% tax credits in Region 3 located in Melissa, TX. These tax credits are requested for new construction of two low income apartment complexes. One complex is listed for general population of 128 units total (112 units designated for low income residents) and the other is for 55+, 108 units total (96 units designated for low income residents). Both apartment complexes are within walking distance of one another. The location of the apartments is between two major highways in Melissa, State Highway 121 (which is under renovation expanding ,from a single lane to 2 lanes in each direction boulevard with turn lanes, and Melissa Rd (CR 545) which will soon to be widened to four lanes. This is not the best area for kids, which I am sure will be in the general population unit. All the residents will have to cross one of these highways to get anywhere within the city. This will become especially dangerous with school children who may cross 121 to reach McKillop Elementary within Liberty Subdivision located directly across from our main entrance. Besides safety issues, I don't believe the area can support both apartment complexes totaling 236 apartments, with **208 units (89%)** that are allotted for low income, for the following reasons.

Melissa is a small town with a current population of 9000. It has very little commerce which is essential in providing services and jobs for lower income apartment dwellers. The city has a CVS pharmacy, Dollar Store, five gas stations some of these are combined with convenient stores, two Mexican restaurants, Sonic and eight churches within our city limits. The closest "Neighborhood" grocery store is 8 miles away to the north and Wal-Mart is ten miles to the south. The closest movie theatre is at least 15 miles away, and in another town. The number of people employed within the city is around 2100, with the largest employers being the school system (35 %), the city government, and also general sales and office workers comprises 35% . This

is essentially a " bedroom community" with the largest percentage of residents working elsewhere. Therefore, any apartment dwellers will need to travel to their jobs in other cities will require a vehicle. This means driving a good distance to and from work (don't even think of calling a cab, it would cost an arm & leg). Dart Rail stated today there probably won't be any public service available until the year 2035. Most of the communities that have a greater opportunity for jobs would be roughly 20 to 35 miles away, the closest being McKinney. This essentially puts an extra burden on lower income residents who would have to spend a higher percentage of their income on traveling and food expenses when they would be better served living closer to their jobs .

In 2000 Melissa had a population of 1500, now it has grown to about 9000, which means over 80 % of the homes are less than 15 years old. The medium value of a home in Melissa is \$260,000, with a medium household income of \$85,000. The current level of poverty is earmarked by the government, at an income level of \$24,300.00 per year, very few of Melissa residents and surrounding area would qualify for low income housing. The census bureau indicates that the current level of poverty in Melissa is a very low at 1.7%. Given the low poverty rate in the area ,the development would have to attract renters from surrounding areas of which most are larger communities that already have a much greater variety of services available. I do not see this as a possibility. Consequently the development will most likely serve mostly "Market rate" renters, college students, or have many empty apartments.

My wife spoke to Jervon Harris, listed as primary contact on the tax credit applications by Gardner Capital. She expressed her concern of not having a grocery store, transportation etc. His response was that there was no need to worry about that because all these people would have cars and good jobs, like fireman, dental hygienists, police officers making \$50,000 - \$70,000/year as their target renters. He also indicated that all of the finishes on these apartments would be "High-end," granite counter tops, hard wood floors, crown molding etc. The outside was described as having a large pool, with patio, pavilion, fire pit, BBQ , etc. The outside of the buildings will be made of brick and stone. He mentioned there would be no Hardi-plank on the outside

of the apartments. "Everything has to be high quality," according to Mr. Harris. Why is there such an emphasis on high quality apartments versus providing basic amenities for "low income" residents? I'm certain these residents would much rather live closer to their workplace, grocery stores, hospitals, physicians, Dart rail, buses, etc. Why are those who truly need these apartments being excluded just because they don't have a car or make less than \$50,000/yr. I don't consider these individuals to be "low income." According to a "Low Income Apartment Manager" in McKinney, two occupants of an apartment cannot make more than \$35,000/year to qualify for low income apartments.

I am not opposed to apartments being located in our city; they will come when there is sufficient commerce with easy access for people to commute to and from work. What I am opposed to is my tax dollars subsidizing the construction for low income housing when we are further forcing the lower income people to spend more money to travel to and from their jobs, getting groceries etc. All this just to live further out in the country where land is cheaper. I think the money would be better spent in a community that has a large and diverse amount of commerce, along with public transportation. This action would allow the lower income residents to be more efficient with their money and provide them with more options. In other words, the money saved with lower rent may assist them in becoming future homeowners. It gives them a pathway to move out of poverty and into the middle class.

All of the numbers quoted are verifiable either through your web site for region three applications, or the "City of Melissa's comprehensive plan of 2015"

Sincerely,

Lloyd Warren

Lloyd Warren
972-837-2076

Community Input Scoring Items

TDHCA#: 16228

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Grace Bridge

Name of Community Organization

Carter Morris

Contact Name

Support
 Opposition

B. North Collin County Habitat for Humanity

Name of Community Organization

Celeste Cox

Contact Name

Support
 Opposition

C. Apartment Life

Name of Community Organization

Michelle Smith

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

STATE of TEXAS
HOUSE of REPRESENTATIVES



REPRESENTATIVE SCOTT SANFORD
DISTRICT 70 – COLLIN COUNTY

February 12, 2016

Palladium Celina Senior Living
C/O Tom Huth
13455 Noel Road, Suite 400
Dallas, TX 75240

Dear Tom Huth,

I received the Public Notification for Palladium Celina Senior Living (TDHCA Application number 16228) located in the City of Celina and the 70th District, which I represent.

Based on the support granted by City Council of the City of Celina on February 9, 2016, I also support Palladium Celina Senior Living which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Sanford".

Representative Scott Sanford
State Representative, District 70

**CITY OF CELINA
RESOLUTION NO. 2016-14R**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, CONFIRMING SUPPORT FOR THE PROPOSED PALLADIUM CELINA SENIOR LIVING DEVELOPMENT LOCATED ON THE WEST SIDE OF SOUTH OKLAHOMA DRIVE, AND WEST OF CHERRYWOOD STREET.

WHEREAS, the City of Celina, Texas (the "City") is a Home Rule municipality located in Collin County, Texas, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the Celina Home Rule Charter; and

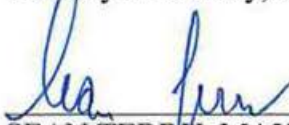
WHEREAS, Palladium Celina Senior Living, Ltd., has proposed a development for affordable rental housing located on the west side of South Oklahoma Drive just west of Cherrywood Street, City of Celina, Collin County, Texas named Palladium Celina Senior Living in the City of Celina; and

WHEREAS, Palladium Celina Senior Living, Ltd., has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Palladium Celina Senior Living.

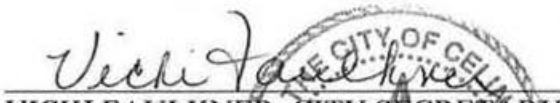
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS;

1. That the City Council hereby confirms that it supports the proposed Palladium Celina Senior Living located on the west side of South Oklahoma Drive just west of Cherrywood Street, City of Celina, Collin County, Texas, TDHCA Number 16228 and that this formal action has been taken to put on record the opinion expressed by the city on February 9, 2016, and
2. That for and on behalf of the Governing Body, Mike Foreman, City Manager is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs .

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 12th day of January, 2016.



SEAN TERRY, MAYOR



VICKI FAULKNER, CITY SECRETARY

RESOLUTION NO. 2016-_____





February 17, 2016

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Celina Senior Living (Application #16228) – located on the west side of S. Oklahoma Drive just west of Cherrywood Street, City of Celina, Collin County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2016 application round of Housing Tax Credits for the proposed Palladium Celina Senior Living apartment community, located on the west side of S. Oklahoma Drive just west of Cherrywood Street, City of Celina, Collin County, Texas.

The Master Cares Foundation, Inc., dba Grace Bridge is a tax-exempt organization and has the overall betterment, development, and improvement of the community as a whole as our primary purpose. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Celina Senior Living site is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Carter Morris", is written over a light blue horizontal line.

Carter Morris
Executive director

Enclosures:

1. Proof of tax-exempt status
2. Calendar



Seeking to put God's love into action, North Collin County Habitat for Humanity brings people together to build homes, communities and hope.

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Bill Whitfield, Past Mayor

Ex-Officio

- Corbett Howard, Past Mayor
Mike Foreman, City Mgr Celina
Terri Ricketts, Celina

STAFF - Dept. Heads

- Celeste Cox.....Exec. Director
Bif Haigh.....Dir. of Const.
LaVeeta Hamilton Dir. Fam. Prog
Rick Greene.....Dir. of ReStore Op
Robert Manley.....Dir. of HR/Ops
Ruthie Drye.....Dir. of Finance
Randy Hullett.....Legal Counsel

February 12, 2016

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Celina Senior Living (Application #16228) - located on the west side of S. Oklahoma Drive just west of Cherrywood Street, City of Celina, Collin County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2016 application round of Housing Tax Credits for the proposed Palladium Celina Senior Living apartment community, located on the west side of S. Oklahoma Drive just west of Cherrywood Street, City of Celina, Collin County, Texas.

North Collin County Habitat for Humanity is a tax-exempt organization and has the overall betterment, development, and improvement of the community as a whole as our primary purpose. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

Our Board of Directors reviewed this Project on Monday, February 15th and voted in favor of supporting this project.

The Palladium Celina Senior Living site is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Celeste Cox (handwritten signature)

Celeste Cox

Enclosures:

- 1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events - proof of current activity)



January 20, 2016

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Celina Senior Living (Application #16228) – located on the west side of S. Oklahoma Drive just west of Cherrywood Street, City of Celina, Collin County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2016 application round of Housing Tax Credits for the proposed Palladium Celina Senior Living apartment community, located on the west side of S. Oklahoma Drive just west of Cherrywood Street, City of Celina, Collin County, Texas.

Apartment Life, Inc. is a tax-exempt organization and has the overall betterment, development, and improvement of the community as a whole as our primary purpose. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Celina Senior Living site is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Michelle Smith
Vice President, Client Relations
Apartment Life, Inc.

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)



Community Input Scoring Items

TDHCA#: 16230

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Goodwill Industries of Houston

Name of Community Organization

Steven P. Lufburrow

Contact Name

Support
 Opposition

B. SER-Jobs for Progress of the Texas Gulf Coast, Inc.

Name of Community Organization

Nory Angel

Contact Name

Support
 Opposition

C. Child Advocates

Name of Community Organization

Sonya Galvan

Contact Name

Support
 Opposition

D. West Houston Association

Name of Community Organization

Augustus L. Campbell

Contact Name

Support
 Opposition

E. _____

In addition, the Department received five letters and emails of opposition to this application. Information is included for your review.

JIM MURPHY

Member

HOUSE OF REPRESENTATIVES

District 133 • Harris County



COMMITTEES

Ways & Means

Corrections, *Chairman*

February 29, 2016

Ms. Marni Holloway
P.O. Box 13941
Austin, Texas 78711-3491

Dear Ms. Holloway:

Please consider this letter notification of my objection to the proposed West Oaks Crossing apartment building, an approximately 119 multifamily residential rental development to be constructed through participation in the Tax-Exempt Multifamily Bond Program on the 1700-1900 block of South Texas 6 in Houston, Texas.

Government tax credits should not be used to build an apartment building that would place additional stress on an already overburdened school. Barbara Bush Elementary School is already at capacity, and to think that a government tax credit program could squeeze them out is a disservice to my constituents.

I also have serious reservations about the timing of this project. In the West Houston area there are numerous apartment complexes that have been recently built or are still under construction. These new facilities are already generating downward pressure on apartment costs. In addition, the sharp drop in oil prices has been especially hard on the economy of West Houston and many oil & gas professionals have lost their jobs and have had to seek employment elsewhere. The combination of tough economic news and the near-glut of new apartments means that there is no real need for yet another large-scale apartment complex, especially one built with government assistance. As a matter of economics and public policy, government support by way of a 9% tax credit of this project is not in the best interest of my district.

Therefore, I am requesting you to not grant the 9% Housing Tax Credits request for this development. Should you have any questions or concerns, please do not hesitate to contact my office.

Yours truly,

A handwritten signature in black ink that reads "Jim Murphy". The signature is fluid and cursive.

Jim Murphy

City of Houston, Texas, Resolution No. 2016- 0008

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2016.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is MAR 01 2016.



City Secretary

(Prepared by Legal Dept. Rene F. Bell)
Assistant City Attorney

(Requested by Neal Rackleff, Director, Housing and Community Development Department)

(LD File No. 0291500012001)

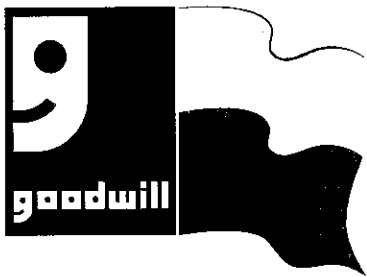
AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
ABSENT ON PERSONAL BUSINESS		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: MAR 01 2016

MAY 017 Rev 12/15

Schedule I

TDHCA Number	Project Name	Project Address	Applicant Name
16137	Kingspoint Manor	N. of intersection of Hall Road and Kingspoint Road	DWR Kingspoint, LP
16239	Trails at Palm Center	NEC of Martin Luther King Jr. Blvd & Griggs Road	HN Trails at Palm Center, LP
16258	Provision at West Bellfort	S. side of W. Bellfort Ave. at Belknap Road	Provision at West Bellfort, LP
16230	West Oaks Crossing	1700-1900 Block of South Texas 6	West Oaks Crossing, LP



Goodwill Industries of Houston

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Tommy Moore**
Board Chairman

Craig Nunez**
Vice Chairman

John Crafton**
Treasurer

John Duffie**
Secretary

Bill J. Kacal*
Senior Chairman

Jim R. Smith*
Chairman Emeritus

Steven P. Lufburrow**
President/CEO

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Jerry Martin
Elexa Orrange
Tony Pilegge
Coleman Rowland
Sandy Scott**
Robert N. Shaw
Barbara Vilutis
Henry D. Wilde, Jr., M.D.*
William Key Wilde*

January 29, 2016

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941
Attn.: Ms. Marni Holloway
Director of Multifamily Finance

RE: **West Oaks Crossing**
1723-1917 Block of Highway 6 South (East Side of Highway 6 South,
Between Westheimer and Briar Forest), Houston, Texas 77077
TDHCA # 16230

Dear Ms. Holloway:

Goodwill Industries of Houston is an established community organization and 501(c)(3) non-profit that provides a job training and employment services in Houston, including in the 77077 zip code. Our organization serves veterans, older workers, youth, the formerly incarcerated and of course, individuals with disabilities. We have been changing lives through the power of work for over 70 years. We would like to express our support for Housing Tax Credits for West Oaks Crossing, a multifamily housing community proposed at the 1723 – 1917 block of Highway 6 South (east side of Highway 6 South, between Westheimer and Briar Forest), Houston, TX.

There is a tremendous need in the community for affordable good quality housing. The proposed housing is expected to help provide such needed affordable good quality housing and serve as a positive economic stimulator.

We are pleased to lend our support of the Housing Tax Credit Application of West Oaks Crossing. If you need additional information please call me at 713-699-6332.

Sincerely,

Steven P. Lufburrow
President and Chief Executive Officer

cc: David Koogler

* Life Member

** Executive Committee Member

*** Advisory Director



SER SERVICES OF THE TEXAS GULF COAST, INC.

201 BROADWAY STREET, HOUSTON, TEXAS 77012 ♦ 713-773-6000 ♦ FAX 713-773-6010

February 11, 2016

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941
Attn.: Ms. Marni Holloway
Director of Multifamily Finance

Re: West Oaks Crossing
1723-1917 Block of Highway 6 South (East Side of Highway 6 South, Between
Westheimer and Briar Forest), Houston, Texas 77077
TDHCA # 16230

Dear Ms. Holloway:

SER- Jobs for Progress of the Texas Gulf Coast, Inc. is a community organization and 501(c)(3) non-profit that provides a variety of services in Houston, including in the 77077 zip code. We would like to express our support for Housing Tax Credits for West Oaks Crossing, a multifamily housing community proposed at the 1723 – 1917 block of Highway 6 South (east side of Highway 6 South, between Westheimer and Briar Forest), Houston, TX.

There is a tremendous need in the community for affordable good quality housing. The proposed housing is expected to help provide such needed affordable good quality housing and serve as a positive economic stimulator.

We are pleased to lend our support of the Housing Tax Credit Application of West Oaks Crossing. If you need additional information please call me at 713-773-6000 Ext. 117.

Sincerely,

Nory Angel
Executive Director & CEO
SER-Jobs for Progress

cc: David Koogler



childadvocates.

February 1, 2016

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941
Attn.: Ms. Marni Holloway
Director of Multifamily Finance

Re: West Oaks Crossing
1723-1917 Block of Highway 6 South (East Side of Highway 6 South,
Between Westheimer and Briar Forest), Houston, Texas 77077
TDHCA # 16230

Dear Ms. Holloway:

Child Advocates, Inc. is a community organization and 501(c)(3) non-profit that provides a variety of services in Houston, including in the 77077 zip code. We are Harris County's only Court Appointed Special Advocates program. We speak up for abused and neglected children who are lost in the system and guide them into safe environments where they can thrive. We would like to express our support for Housing Tax Credits for West Oaks Crossing, a multifamily housing community proposed at the 1723 - 1917 block of Highway 6 South (east side of Highway 6 South, between Westheimer and Briar Forest), Houston, TX.

There is a tremendous need in the community for affordable good quality housing. The proposed housing is expected to help provide such needed affordable good quality housing and serve as a positive economic stimulator.

We are pleased to lend our support of the Housing Tax Credit Application of West Oaks Crossing. If you need additional information please call me at 713.529.1396 extension 222.

Sincerely,

Sonya Galvan
Chief Executive Officer
Child Advocates, Inc.

cc: David Koogler



Augustus Campbell - President & CEO | Board of Directors | John Moody - Chairman | Ted Nelson - Vice Chairman | Bob Jones - Secretary | Kelly Showalter - Treasurer | James Boone | Fred Caldwell
Chanda Cashon Chacón | Alton Frailay | Bradley Frels | Doug Goff | David Hightower | Peter Houghton | Jim Jard | Brandon Karr | Mark Kilianzy | Ed Knight | Troy Maxwell | Richard Phillips | Glenn Plowman | Karl Willmann

February 25, 2016

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941
Attn.: Ms. Marni Holloway
Director of Multifamily Finance

Re: West Oaks Crossing; 1723-1917 Block of Highway 6 South (East Side of Highway 6 South, Between Westheimer and Briar Forest), Houston, Texas 77077; TDHCA # 16230

Dear Ms. Holloway:

The West Houston Association (WHA) is a non-profit 501(c)(4) organization that advocates for high-quality infrastructure and development in Greater West Houston, including in the 77077 zip code. WHA's board has authorized me to provide letters of support for projects seeking Housing Tax Credits that meet WHA's criteria. Our board supports projects that will provide affordable, high-quality housing for working families and local economic benefits, while improving development standards in the area.

The West Oaks Crossing is a multifamily housing community proposed at the 1723 - 1917 block of Highway 6 South (east side of Highway 6 South, between Westheimer and Briar Forest), Houston, TX. It boast Class-A construction and community amenities. The need for affordable, quality housing for working families is growing throughout Greater West Houston and acutely near Houston's Energy Corridor, where West Oaks Crossing will be located. The developers estimates that the West Oaks Crossing project could provide construction-year economic benefits of approximately \$9 million in local income, \$500,000 in taxes and government revenue, and 170 local jobs and recurring annual economic benefits of \$3 million in local income, \$400,000 in taxes and government revenue, and 40 local jobs.

On this basis, I find that WHA can support the West Oaks Crossing Project. If you need additional information please call me at 713-673-8311.

Sincerely,


Augustus L. Campbell
President & CEO
West Houston Association
Westhouston.org

cc: David Koogler, Zach Cavender

QUALITY GROWTH PARTNERS 2016



April 6, 2016

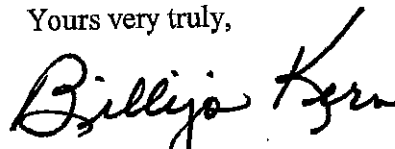
John Culberson
7th District, Texas
House of Representatives
Fax 713-680-8070

Texas Department of Housing & Community Affairs
Multifamily Finance Division
Fax 512-475-0764

Gentlemen:

As a forty-two year homeowner/resident of Briar Village, Houston, Texas, I would like to express my opposition to the West Oaks Crossing project proposed for the 1723-1917 block of Highway 6 South 77077. Any influence you can use to prevent this from being built will be appreciated.

Yours very truly,



Billijo S. Kern
2003 Briargreen Dr.
Houston, Texas 77077

From: Susan Clark [mailto:SClark@cbhou.com]
Sent: Wednesday, April 06, 2016 8:27 AM
Topic: HTC Public Comment
Subject: West Oaks Crossing

Mr. Travis,

As our new City Council member, and after having stated that you would support or oppose the project based on what your constituents say, I am emailing to let you know that I oppose WEST OAKS CROSSING proposed at 1600-1700 highway 6.

Susan Clark
13818 Locke Lane
Houston, TX 77077

This communication is not intended to create an agreement or modify any previous agreement. The above does not represent an electronic signature for E-Sign. The information contained in this ELECTRONIC MAIL transmission is confidential. It may also be privileged work product or proprietary information. This information is intended for the exclusive use of the addressee(s). If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution [other than to the addressee(s)], copying or taking of any action because of this information is strictly prohibited. cbdisc2012

Shareable

From
Sent
To
Subject

Lorraine Beddingfield [lorraine.beddingfield@gulfcoastcg.com]
Tuesday, April 05, 2016 1:16 PM
HTC Public Comment
WEST OAKS CROSSING

Mr. Travis,

As our new City Council member, and after having stated that you would support or oppose the project based on what your constituents say, I am emailing to let you know that I oppose WEST OAKS CROSSING proposed at 1600-1700 highway 6.

LISTEN TO THE PEOPLE.

Thank you,

Lorraine Beddingfield

Shareable

From

Subject

Title

Subject

George Flint flintgh@gmail.com

Tuesday, April 05, 2016 12:35 PM

HTC Public Comment

West Oaks Crossing

Mr. Travis,

As our new City Council member, and after having stated that you would support or oppose the project based on what your constituents say, I am emailing to let you know that I oppose WEST OAKS CROSSING proposed at 1600-1700 highway 6.

George Flint
13918 Briarworth Dr.
Houston, TX 77077

From
Sent
To
Subject

Maqueda, Karen [Karen.Maqueda@memorialhermann.org]
Tuesday, April 05, 2016 7:58 AM
HTC Public Comment
West Oak Crossing opposition

Mr. Travis,

As our new City Council member, and after having stated that you would support or oppose the project based on what your constituents say, I am emailing to let you know that I oppose WEST OAKS CROSSING proposed at 1600-1700 highway 6.

Construction of a subsidized housing on SH6 between Westheimer Rd and Briar Forest Dr will lead to a significant increase in the pedestrian traffic along that major transportation artery. Given the existing data on the pedestrian safety and pedestrian-related traffic incidents, it is evident that any increase in the number of pedestrians along SH6 will inevitably lead to more pedestrian-related incidents, injuries, and deaths. Available data leads to a conclusion that under the existing circumstances around the proposed development on SH6 its residents will be subjected to a much higher risk of a traffic-related death than anywhere else in West Houston. From a pedestrian safety point of view, the stretch of SH6 from Briar Forest Dr to Westheimer Rd is the worst place in West Houston for creating such type of a residential development.

Thank you for supporting our opposition. Karen Maqueda

Karen Maqueda
Office of Continuing Medical Education
909 Frostwood Suite 2.205
Houston, TX 77024
phone: 713-338-5914
fax: 713-338-4542



Community Input Scoring Items

TDHCA#: 16231

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. North Collin County Habitat for Humanity

Name of Community Organization

Support

Celeste Cox

Opposition

Contact Name

B. Family Promise of Collin County

Name of Community Organization

Support

Sheila Miller

Opposition

Contact Name

C. Assistance Center of Collin County

Name of Community Organization

Support

Yvonne P. Booker

Opposition

Contact Name

D. _____

Name of Community Organization

Support

In addition, the Department received one letter opposing the application. Information is included for your review.

STATE of TEXAS
HOUSE of REPRESENTATIVES



REPRESENTATIVE SCOTT SANFORD
DISTRICT 70 – COLLIN COUNTY

February 25, 2016

The Gala at Melissa
C/O John Palmer
2501 N. Harwood Street, Suite 1501
Dallas, TX 75201

Dear John Palmer,

I received the Public Notification for The Gala at Melissa development project located in the City of Melissa and the 70th District, which I represent.

Based on the support granted by City Council of the City of Melissa per Resolution 16-13(R) on February 23rd, 2016, I also support The Gala at Melissa development project which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Sanford".

Representative Scott Sanford
State Representative, District 70

The City of Melissa’s 2015 Comprehensive Plan recommends the City be receptive to a variety of housing types to meet the various needs of the market place as a means to ensure community viability over time.

WHEREAS, Gardner Capital Development Texas LLC has proposed a development for affordable senior rental housing on 5+/- acres north of Melissa Road, 1,400 feet east of SH 121 named The Gala at Melissa in Melissa, Texas;

WHEREAS, Gardner Capital has requested the City Council of the City of Melissa issue a Resolution of Support for their proposed “Gala at Melissa” Senior Development Project;

WHEREAS, the property for the project currently resides in Melissa’s City Limits;

WHEREAS, the City desires housing for seniors in Melissa; and

WHEREAS, the property is properly zoned and has proceeded through approval of the preliminary site planning process; and

WHEREAS, the City will openly consider any property development that complies with the rules and regulations of Melissa

RESOLVED, that the City of Melissa, acting through its governing body, hereby confirms that it supports the proposed Gala at Melissa, based on the information provided thus far and that this formal action has been taken to put on record the opinion expressed by the City of Melissa on February 23, 2016.



A handwritten signature in black ink, appearing to read "Reed Greer", is written over a horizontal line.

Reed Greer, Mayor

ATTEST TO:

A handwritten signature in blue ink, appearing to read "Linda Bannister", is written over a horizontal line.
Linda Bannister, City Secretary



Seeking to put God's love into action, North Collin County Habitat for Humanity brings people together to build homes, communities and hope.

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Steve Darling
David Hale
Jason Jupiterwala
Jack Kocks
JR Russell
Fr. Don Zeller

February 12, 2016

TDHCA
Kathryn Saar
221 East 11th Street
Austin, TX 78701

Emeritus

Shannon Cain
Gary Carley
Jim German
Marta Gore
Dennis Heydanek
Don Hixon
Rick Horton
Mike LaTour
Kim McPeak
Michael Nichols
Harvey Oaxaca
Jim Owens
Frank Shushok
Sue Shushok
Ed Smith
Timothy Solano
Ed Stankunas
Olive Swearingen
Brian Umberger
Bud Ward
Sharon Weldeman
Bill Whitfield, Past Mayor

RE: Support for the Gala at Melissa

Dear Ms. Saar:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16231 Gala at Melissa to be located on the East side of SH 121 and North of East Melissa Road.

Ex-Officio
Corbett Howard, Past Mayor
Mike Foreman, City Mgr
Celina Terri Ricketts, Celina

North Collin County Habitat for Humanity is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

STAFF - Dept. Heads

Celeste CoxExec. Director
Bif HaighDir. of Const.
LaVeeta Hamilton Dir. Fam. Prog
Rick Greene.....Dir. of ReStore Op
Robert Manley.....Dir. of HR/Ops.
Ruthie Drye.....Dir. of Finance
Randy Hullett....Legal Counsel

Our Board of Directors reviewed this Project on Monday, February 15th and voted in favor of supporting this project.

The Gala at Melissa site is within our service area and we look forward to working with this senior living project once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Celeste Cox (handwritten signature)

Celeste Cox
Executive Director



February 17, 2016

TDHCA
Kathryn Saar
221 East 11th Street
Austin, TX 78701

RE: Support for the Gala at Melissa

Dear Ms. Saar:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16231 Gala at Melissa to be located on the East side of SH 121 and North of East Melissa Road.

Family Promise of Collin County is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in blue ink that reads "Sheila Miller".

Sheila Miller
Executive Director



**Assistance Center
of Collin County**

HONORARY DIRECTORS

Phil Dyer
Former Mayor of Plano
President, LegacyTexas Bank

Honorable Florence Shapiro
Texas State Senator
1992-2012

Scott Johnson
Former Plano
City Council Member

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Lucy Selby

Diane Geracie

Julie Holmer

Bob Luss

Elizabeth Ramirez-Washka

Bruce Robidou

Eric E. Wolfe

John Caldwell

Leslie Mensching

ACCC STAFF

Yvonne Booker
Executive Director

Natalie Evans
Program Director

Joyce Neal
Office & Volunteer Manager

February 17, 2016

TDHCA
Kathryn Saar
221 East 11th Street
Austin, TX 78701

RE: Support for the Gala at Melissa

Dear Ms. Saar:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16231 Gala at Melissa to be located on the East side of SH 121 and North of East Melissa Road.

Assistance Center of Collin County is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Yvonne P. Booker
Executive Director

From: [Lloyd Warren](#)
To: [Elizabeth Henderson](#)
Subject: 9 % tax credit housing applications
Date: Monday, June 06, 2016 5:58:47 PM

Ms. Henderson,

I am writing to you regarding the "low income apartment" applications requested by Gardner Capital for 9% tax credits in Region 3 located in Melissa, TX. These tax credits are requested for new construction of two low income apartment complexes. One complex is listed for general population of 128 units total (112 units designated for low income residents) and the other is for 55+, 108 units total (96 units designated for low income residents). Both apartment complexes are within walking distance of one another. The location of the apartments is between two major highways in Melissa, State Highway 121 (which is under renovation expanding ,from a single lane to 2 lanes in each direction boulevard with turn lanes, and Melissa Rd (CR 545) which will soon to be widened to four lanes. This is not the best area for kids, which I am sure will be in the general population unit. All the residents will have to cross one of these highways to get anywhere within the city. This will become especially dangerous with school children who may cross 121 to reach McKillop Elementary within Liberty Subdivision located directly across from our main entrance. Besides safety issues, I don't believe the area can support both apartment complexes totaling 236 apartments, with **208 units (89%)** that are allotted for low income, for the following reasons.

Melissa is a small town with a current population of 9000. It has very little commerce which is essential in providing services and jobs for lower income apartment dwellers. The city has a CVS pharmacy, Dollar Store, five gas stations some of these are combined with convenient stores, two Mexican restaurants, Sonic and eight churches within our city limits. The closest "Neighborhood" grocery store is 8 miles away to the north and Wal-Mart is ten miles to the south. The closest movie theatre is at least 15 miles away, and in another town. The number of people employed within the city is around 2100, with the largest employers being the school system (35 %), the city government, and also general sales and office workers comprises 35% . This

is essentially a " bedroom community" with the largest percentage of residents working elsewhere. Therefore, any apartment dwellers will need to travel to their jobs in other cities will require a vehicle. This means driving a good distance to and from work (don't even think of calling a cab, it would cost an arm & leg). Dart Rail stated today there probably won't be any public service available until the year 2035. Most of the communities that have a greater opportunity for jobs would be roughly 20 to 35 miles away, the closest being McKinney. This essentially puts an extra burden on lower income residents who would have to spend a higher percentage of their income on traveling and food expenses when they would be better served living closer to their jobs .

In 2000 Melissa had a population of 1500, now it has grown to about 9000, which means over 80 % of the homes are less than 15 years old. The medium value of a home in Melissa is \$260,000, with a medium household income of \$ 85,000. The current level of poverty is earmarked by the government, at an income level of \$24,300.00 per year, very few of Melissa residents and surrounding area would qualify for low income housing. The census bureau indicates that the current level of poverty in Melissa is a very low at 1.7%. Given the low poverty rate in the area ,the development would have to attract renters from surrounding areas of which most are larger communities that already have a much greater variety of services available. I do not see this as a possibility. Consequently the development will most likely serve mostly "Market rate" renters, college students, or have many empty apartments.

My wife spoke to Jervon Harris, listed as primary contact on the tax credit applications by Gardner Capital. She expressed her concern of not having a grocery store, transportation etc. His response was that there was no need to worry about that because all these people would have cars and good jobs, like fireman, dental hygienists, police officers making \$50,000 - \$70,000/year as their target renters. He also indicated that all of the finishes on these apartments would be "High-end," granite counter tops, hard wood floors, crown molding etc. The outside was described as having a large pool, with patio, pavilion, fire pit, BBQ , etc. The outside of the buildings will be made of brick and stone. He mentioned there would be no Hardi-plank on the outside

of the apartments. "Everything has to be high quality," according to Mr. Harris. Why is there such an emphasis on high quality apartments versus providing basic amenities for "low income" residents? I'm certain these residents would much rather live closer to their workplace, grocery stores, hospitals, physicians, Dart rail, buses, etc. Why are those who truly need these apartments being excluded just because they don't have a car or make less than \$50,000/yr. I don't consider these individuals to be "low income." According to a "Low Income Apartment Manager" in McKinney, two occupants of an apartment cannot make more than \$35,000/year to qualify for low income apartments.

I am not opposed to apartments being located in our city; they will come when there is sufficient commerce with easy access for people to commute to and from work. What I am opposed to is my tax dollars subsidizing the construction for low income housing when we are further forcing the lower income people to spend more money to travel to and from their jobs, getting groceries etc. All this just to live further out in the country where land is cheaper. I think the money would be better spent in a community that has a large and diverse amount of commerce, along with public transportation. This action would allow the lower income residents to be more efficient with their money and provide them with more options. In other words, the money saved with lower rent may assist them in becoming future homeowners. It gives them a pathway to move out of poverty and into the middle class.

All of the numbers quoted are verifiable either through your web site for region three applications, or the "City of Melissa's comprehensive plan of 2015"

Sincerely,

Lloyd Warren

Lloyd Warren
972-837-2076

Community Input Scoring Items

TDHCA#: 16234

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Lamesa, TX Kiwanis Club

Name of Community Organization

Aaron Clark

Contact Name

Support

Opposition

B. Rotary Club of Lamesa, TX

Name of Community Organization

Gloria Resendez

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



TEXAS HOUSE OF REPRESENTATIVES
TOM CRADDICK
DISTRICT 82
CRANE DAWSON MARTIN MIDLAND UPTON

February 12, 2016

FEB 16 2016

THF Lamesa FAM, LP
C/O Texas Housing Foundation
Mark A. Mayfield, President
1110 Broadway
Marble Falls, TX 78654

Dear Mr. Mayfield:

I received the Public Notification for Stonebridge at Lamesa (TDHCA application number 16234) located in the City of Lamesa and the 82nd District, which I represent.

I am pleased to lend my support to the Stonebridge at Lamesa development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink that reads "Tom Craddick".

TOM CRADDICK
State Representative
District 82

RESOLUTION NO. R-04-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAMESA, TEXAS, SUPPORTS THE PROPOSED STONEBRIDGE OF LAMESA AFFORDABLE HOUSING DEVELOPMENT TO BE LOCATED AT 211 NE 7TH, LAMESA, TEXAS WITH TDHCA APPLICATION #16234.

On this the 16^h day of February, 2016, there came on and was held at the regular meeting place, the City Hall, an open meeting of the City Council of the City of Lamesa, Texas, held pursuant to the provisions of the Texas Open Meetings Act, and there being a quorum present and acting throughout the meeting, the following resolution was formally submitted by motion and duly seconded for the consideration and action of the meeting, to wit:

WHEREAS, **THF Lamesa FAM, LP** has proposed a development for affordable rental housing located at approximately **211 NE. 7TH, Lamesa Texas** named **Stonebridge of Lamesa** in the City of **Lamesa**; and

WHEREAS, **THF Lamesa FAM, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for **Stonebridge of Lamesa**.

It is hereby

RESOLVED, that the **City of Lamesa**, acting through its governing body, hereby confirms that it **supports** the proposed **Stonebridge of Lamesa Development located at approximately 211 NE. 7TH, Lamesa Texas with TDHCA Application #16234** and that this formal action has been taken to put on record the opinion expressed by the City of Lamesa on February 16th, 2016, and furthermore agrees to provide support from the city in a form to be determined later and in an amount with a value greater than \$100 or such greater amount as determined to be de minimis by the Texas Department of Housing and Community Affairs.

FURTHER RESOLVED that for and on behalf of the Governing Body, Dave Nix, **Mayor** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Upon being put to a vote, the above resolution was Passed, Approved, and Adopted this 16th day of February, 2016, by a majority vote and ordered to be spread upon the minutes of the City Council of the City of Lamesa, Texas, and recorded in the resolution book thereafter.

ATTEST:

Norma Garcia
Norma Garcia
City Secretary

APPROVED:

Dave Nix
Dave Nix
Mayor



February 2, 2016

THF Lamesa FAM, LP
C/O Texas Housing Foundation
Mark A. Mayfield, President
1110 Broadway
Marble Falls, TX 78654

Re: Stonebridge of Lamesa, TDHCA # 16234 – A multifamily affordable housing development for families in Lamesa, TX

Dear Mr. Mayfield:

On behalf of the Lamesa, TX Kiwanis Club, I would like to express our support for your proposed Stonebridge of Lamesa affordable housing development to be located in Lamesa, Texas.

Lamesa Kiwanis Club is a tax-exempt organization that serves the Lamesa community and we are aware of the need for more affordable rental housing. We are pleased to have your interest in helping the City of Lamesa address that need. We firmly believe that the proposed development will enrich the lives of many families, particularly those of the children, and serve as a catalyst for future positive change in the community.

We are aware of the need for additional affordable housing in the community and feel that Stonebridge of Lamesa will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Aaron Clark', is written over a light blue horizontal line.

Aaron Clark, President



February 2, 2016

THF Lamesa FAM, LP
C/O Texas Housing Foundation
Mark A. Mayfield, President
1110 Broadway
Marble Falls, TX 78654

Re: Stonebridge of Lamesa, TDHCA # 16234 – A multifamily affordable housing development for families in Lamesa, TX

Dear Mr. Mayfield:

On behalf of the Rotary Club of Lamesa, TX, I would like to express our support for your proposed Stonebridge of Lamesa affordable housing development to be located in Lamesa, Texas.

The Rotary Club of Lamesa is a tax-exempt organization that serves the Lamesa community and we are aware of the need for more affordable rental housing. We are pleased to have your interest in helping the City of Lamesa address that need. We firmly believe that the proposed development will enrich the lives of many families, particularly those of the children, and serve as a catalyst for future positive change in the community.

We are aware of the need for additional affordable housing in the community and feel that Stonebridge of Lamesa will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,



Gloria Resendez, President
806-872-1357

Rotary Club of Lamesa, TX

Community Input Scoring Items

TDHCA#: 16236

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Goodwill Industries of Houston

Name of Community Organization

Alma Duldulao-Ybarra

Contact Name

Support
 Opposition

B. Mission Waller, Inc.

Name of Community Organization

Joel Bauler

Contact Name

Support
 Opposition

C. Waller Assistance & Restoration Ministries

Name of Community Organization

Ramona Amador

Contact Name

Support
 Opposition

D. Waller Lions Club

Name of Community Organization

Tommy Albert

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

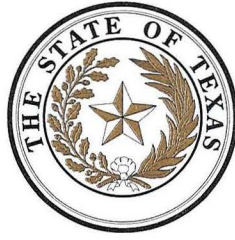
F.

Name of Community Organization

Contact Name

Support
 Opposition

Texas House of Representatives



COMMITTEES:
Chair
Law Enforcement Select Committee
Transportation
Business & Industry

CAPITOL OFFICE
P.O. Box 2910
Austin, Texas 78768-2910
512-463-0661 · FAX 512-463-4130
GW.4
DISTRICT OFFICE
25222 Ronald Reagan Memorial Hwy
Suite 9199
Cypress, Texas 77429
281-373-5454 · FAX 281-758-2772

Allen Fletcher

State Representative · District 130
Cy-Fair · Klein · Tomball & Waller

February 29, 2016

Texas Department of Housing and Community Affairs
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: Application #16236 Hamilton Crossing

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16236 Hamilton Crossing, which is located in my district.

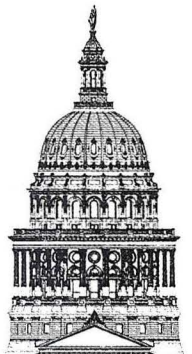
I have received support resolutions from the City of Waller and have heard community support for the project as well; and as their elected official, it is my responsibility to convey this support.

As such, I request you support Hamilton Crossing.

Sincerely,

A handwritten signature in blue ink that reads "Allen Fletcher". The signature is fluid and cursive, with a long horizontal line extending to the right.

Allen.Fletcher@house.state.tx.us



RESOLUTION NO. 2016-03

A RESOLUTION OF THE CITY OF WALLER, TEXAS, SUPPORTING A DEVELOPMENT TO BE KNOWN AS HAMILTON CROSSING, A DEVELOPMENT FOR SENIORS TO BE LOCATED IN THE SOUTHEAST CORNER OF HAMILTON STREET AND WALLER TOMBALL ROAD, WALLER, TEXAS, THE APPLICANT BEING HAMILTON CROSSING, LP, A TEXAS LIMITED PARTNERSHIP TO BE FORMED; AND AUTHORIZING THE MAYOR TO ACT AS THE EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S SUPPORT OF THIS DEVELOPMENT.

WHEREAS, Hamilton Crossing, LP has proposed a development for affordable rental housing for seniors at the southeast corner of Hamilton Street and Waller Tomball Road, Waller, TX named Hamilton Crossing in the City of Waller, Texas; and

WHEREAS, Hamilton Crossing, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Hamilton Crossing; and

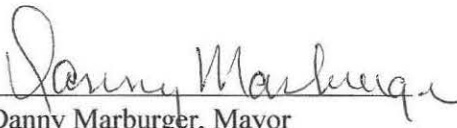
WHEREAS, this resolution further is intended to meet the requirements of §11.9(d)(1) (Local Government Support) of the Qualified Allocation Plan necessary to make Hamilton Crossing eligible for 17 points;

IT IS HEREBY RESOLVED, that the City of Waller, acting through its governing body, hereby confirms that it supports the proposed Hamilton Crossing located at the southeast corner of Hamilton Street and Waller Tomball Road, Waller, Texas, Application number 16236, and that this formal action has been taken to put on record the opinion expressed by the City of Waller on **January 25, 2016**, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Danny Marburger, Mayor of the City of Waller, is hereby authorized, empowered, and directed to certify these Resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED, on this the 25th day of **January, 2016**

APPROVED:

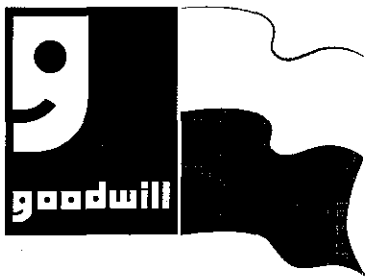


Danny Marburger, Mayor

ATTEST:



Cynthia Ward, TRMC, City Secretary



Goodwill Industries of Houston

OFFICERS OF THE CORPORATION

February 11, 2016

Tommy Moore**
Board Chairman

Craig Nunez**
Vice Chairman

John Crafton**
Treasurer

John Duffie**
Secretary

Bill J. Kacal*
Senior Chairman

Jim R. Smith*
Chairman Emeritus

Steven P. Lufburrow**
President/CEO

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941
Attn.: Ms. Marni Holloway
Director of Multifamily Finance

RE: Hamilton Crossing – Apartments for Seniors
1108 Hamilton Street (Southeast Corner of Hamilton Street
and Waller Tomball Road), Waller, Harris County, Texas
77484
TDHCA # 16236

BOARD OF DIRECTORS

Bruce Baker
Jim D'Agostino***
Ann Deaton
Stephanie Donaho
Scott Doyle
John Ebeling*
Rodney Faldyn
Sharon Birkman Fink
Douglas Foshee***

Dick Hite
Rich Jochetz
Don Jordan***
George Lindahl*
Allene Lucas*

Brad Marks
Jerry Martin
Elexa Orrange
Tony Pilegge
Coleman Rowland
Sandy Scott**
Robert N. Shaw
Barbara Vilutis
Henry D. Wilde, Jr., M.D.*
William Key Wilde*

Dear Ms. Holloway:

Goodwill Industries of Houston is an established community organization and 501(c)(3) non-profit that provides a job training and employment services in Houston, including in the 77484 zip code. Our organization serves veterans, older workers, youth, the formerly incarcerated and of course, individuals with disabilities. We have been changing lives through the power of work for over 70 years. We would like to express our support for Housing Tax Credits for Hamilton Crossing.

There is a tremendous need in the community for affordable good quality housing. The proposed housing is expected to help provide such needed affordable good quality housing and serve as a positive economic stimulator.

We are pleased to lend our support of the Housing Tax Credit Application of Hamilton Crossing for seniors. If you need additional information please call me at 832-431-4473.

Sincerely,


Alma Duldulao-Ybarra, MBA
Director of Workforce Development

cc: David Koogler

* Life Member

** Executive Committee Member

*** Advisory Director



Mission Waller, Inc.

620 A Street P.O. Box 1567 Waller, TX 77484
713-899-3215 joel@missionwaller.org

February 15, 2016

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941
Attn.: Ms. Marni Holloway
Director of Multifamily Finance

Re: Hamilton Crossing – Apartments for Seniors
1108 Hamilton Street (Southeast Corner of Hamilton Street and Waller
Tomball Road), Waller, Harris County, Texas 77484
TDHCA # 16236

Dear Ms. Holloway:

Mission Waller is a community organization and 501(c)(3) non-profit that provides a variety of services in the City of Waller and the surrounding area. We would like to express our support for Housing Tax Credits for Hamilton Crossing, a multifamily housing community for seniors proposed for the City of Waller.

There is a tremendous need for affordable housing in Waller and the surrounding area. The general population in Waller and the surrounding areas is growing rapidly. As a result of this growth there is a great need for good quality housing for seniors that is affordable and Hamilton Crossing is expected to provide just such housing.

We are pleased to lend our support of the Housing Tax Credit Application of Hamilton Crossing. If you need additional information please call me at 713.899.3215.

Sincerely,

Joel Bauler
Director, Mission Waller

cc: David Koogler



January 5, 2016

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941
Attn.: Ms. Marni Holloway
Director of Multifamily Finance

Re: Hamilton Crossing – Apartments for Seniors
1108 Hamilton Street (Southeast Corner of Hamilton Street and Waller Tomball
Road), Waller, Harris County, Texas 77484
TDHCA # 16236

Dear Ms. Holloway:

Waller Assistance and Restoration Ministries, Inc. (W.A.R.M.) is a community organization and 501(c) (3) non-profit that provides a variety of services in the City of Waller and the surrounding area. We would like to express our support for Housing Tax Credits for Hamilton Crossing, a multifamily housing community for seniors proposed for the City of Waller.

There is a tremendous need for affordable housing in Waller and the surrounding area. The general population in Waller and the surrounding areas is growing rapidly. As a result of this growth there is a great need for good quality housing for seniors that is affordable and Hamilton Crossing is expected to provide just such housing.

We are pleased to lend our support of the Housing Tax Credit Application of Hamilton Crossing. If you need additional information please call me at (936) 372-5173.

Sincerely,

A handwritten signature in black ink, appearing to read "Ramona Amador".

Ramona Amador

Executive Director

warmtreasures@gmail.com

[936-372-5173](tel:936-372-5173)



Waller, TX

*Waller
Lions Club*

February 22, 2016

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Attn.: Ms. Marni Holloway
Director of Multifamily Finance

Re: Hamilton Crossing – Apartments for Seniors
1108 Hamilton Street (Southeast Corner of Hamilton Street and Waller
Tomball Road), Waller, Harris County, Texas 77484
TDCA # 16236

Dear Ms. Holloway:

The Waller Lions Club is a community organization and 501(c)(3) non-profit that provides a variety of services in the City of Waller and the surrounding area. We would like to express our support for Housing Tax Credits for Hamilton Crossing, a multifamily housing community for seniors proposed for the City of Waller.

There is a tremendous need for affordable housing in Waller and the surrounding area. The general population in Waller and the surrounding areas is growing rapidly. As a result of this growth, there is a great need for good quality housing for seniors that is affordable and Hamilton Crossing is expected to provide just such housing,

We are pleased to lend our support of the Housing Tax Credit Application of Hamilton Crossing. If you need additional information, please call me at 936-372-2226.

Sincerely,

Tommy Albert, Director

Cc: David Koogler

Community Input Scoring Items

TDHCA#: 16237

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Iowa Park Chamber of Commerce

Name of Community Organization

Contact Name

Support
 Opposition

B. Iowa Park Police Association

Name of Community Organization

Matt Ohm

Contact Name

Support
 Opposition

C. Iowa Park Recreational Activities Club, Inc

Name of Community Organization

Contact Name

Support
 Opposition

D. Grace Tabernacle

Name of Community Organization

Pastor Kendall Graves

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

JAMES B. FRANK

District 69

February 29, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
P.O. Box 13941
Austin, TX 78711-3941

Re: TDHCA Application #16237
RRAH Hawks Landing, LP
Hawks Landing Apartments
1500 Johnson Road
Iowa Park, Wichita County, TX 76337

Dear Mr. Irvine:

I am writing to you today to acknowledge I did receive the Public Notification for the Hawks Landing Apartment Development located in Iowa Park and District 69, which I represent. I am pleased to lend my support to this development, which will serve the constituents in my District.

The proposed 49 unit affordable rental housing development has already received a Resolution of Support from the City of Iowa Park. The development is also strongly supported by the Iowa Park Chamber of Commerce, the Iowa Park Police Association, the Iowa Park Recreational Activity Center (RAC), Grace Tabernacle, the Wichita Falls Chamber of Commerce and Industry and NORTEX Regional Planning Council.

I sincerely hope you will strongly consider this application for funding with the Housing Tax Credit (HTC) Program. Thank you for all you do to support communities in need of affordable housing throughout the State of Texas and thank you for your time and consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "J B Frank".

James B. Frank
Texas State Representative District 69

RESOLUTION No. 16-04

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF IOWA PARK, WICHITA COUNTY, TEXAS EXPRESSING SUPPORT FOR RRAH HAWKS LANDING, LP REGARDING THE HAWKS LANDING APARTMENT DEVELOPMENT; AUTHORIZING A LOCAL ECONOMIC CONTRIBUTION TOWARDS THE AFFORDABLE RENTAL HOUSING DEVELOPMENT; AUTHORIZING SUBMISSION OF AN APPLICATION FOR THE 2016 COMPETITIVE 9% HOUSING TAX CREDIT PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) AND DIRECTING THE CITY SECRETARY TO CERTIFY THIS RESOLUTION TO TDHCA.

WHEREAS, RRAH Hawks Landing, LP has proposed a development for affordable rental housing at the approximate address of the 1500 Block of Johnson Road named Hawks Landing located in the City of Iowa Park, Wichita County;

WHEREAS, RRAH Hawks Landing, LP has advised the City of Iowa Park that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2016 Competitive 9% Housing Tax Credit Program for the Hawks Landing Apartment Development (TDHCA Application #16237);

WHEREAS, RRAH Hawks Landing, LP has requested funding in the form of an economic contribution from the City Iowa Park, Wichita County;

WHEREAS, the City Council of the City of Iowa Park, Wichita County has determined RRAH Hawks Landing, LP is eligible for the requested funding in the form of an economic contribution as full support for Hawks Landing Apartment Development; and

WHEREAS, the City Council of the City of Iowa Park, Wichita County has determined to assist and support the RRAH Hawks Landing, LP in securing the TDHCA tax credit award funding for the Hawks Landing Apartment Development by providing an economic contribution in the form of building and construction fee waivers.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA PARK, WICHITA COUNTY, TEXAS THAT:

RESOLVED, that the Iowa Park, Wichita County, acting through its governing body, hereby confirms that it strongly supports the proposed Hawks Landing development located at the approximate address of the 1500 Block of Johnson Road (Application #16237) and that this formal action has been taken to put on record as the opinion expressed by the City of Iowa Park, Wichita County on February 8, 2016;

FURTHER RESOLVED, the governing body of the City of Iowa Park, Wichita County, as further support to the proposed Hawks Landing Apartment Development approves the requested development funding in the form of an economic contribution in the amount of \$200.00. This commitment of development funding by the governing body of the City of Iowa Park, Wichita County shall be for a waiver of building, construction and park fees in the total amount of \$200.00 to be provided to the Hawks Landing Apartment Development;

FURTHER RESOLVED, this Resolution of Support will allow RRAH Hawks Landing, LP to receive the maximum scoring points in relation to their Housing Tax Credit (HTC) application for the Hawks Landing Apartment Development located in the City of Iowa Park, Wichita County;

FURTHER RESOLVED, the commitment for the waiver of building, construction and park fees will be issued at the construction start of the Hawks Landing Apartment Development. The City of Iowa Park, Wichita County certifies that no development funding in any manner was received from RRAH Hawks Landing, LP or any related party; and

FURTHER RESOLVED, that for and on behalf of the Governing Body of the City of Iowa Park, Wichita County, the Mayor is hereby authorized, empowered and directed to certify this Resolution to the Texas Department of Housing and Community Affairs (TDHCA) as their total and full support for the Hawks Landing Apartment Development in the City of Iowa Park.

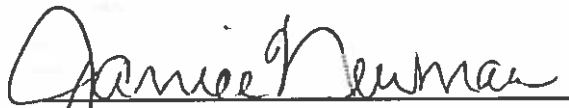
This Resolution shall take effect immediately from and after its passage.

PASSED, APPROVED AND ADOPTED on this day, February 8, 2016 at the regular meeting of the Iowa Park City Council.



Mayor Ray Schultz

ATTEST:



Janice Newman, City Secretary

IOWA PARK
CHAMBER OF COMMERCE

102 N. Wall • Iowa Park, TX 76367

The Growing Town of Friendly Living

940-592-5441

February 9, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: TDHCA Application #16237
RRAH Hawks Landing, LP
Hawks Landing Apartments
1500 Johnson Road
Iowa Park, Wichita County, TX 76367

Dear Mr. Irvine:

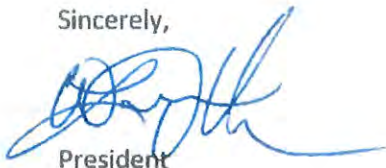
Thank you for the opportunity to express my support for the proposed Hawks Landing Apartment Development seeking Housing Tax Credit financing with the Department. The apartment development is to be located approximately at the 1500 block of West Johnson Road just north of U.S. Highway 287 within the city limits of Iowa Park.

With the passage of a Resolution of Support, the City of Iowa Park is very supportive of the proposed apartment development. It is viewed the proposed housing development will bring greater economic investment by meeting the housing needs of the city.

Our organization provides much needed services to the local community and the future residents of this proposed apartment development will be the beneficiaries of our good work.

Please contact me if you have any questions.

Sincerely,



President

Iowa Park Police Association



P.O. BOX 141, IOWA PARK, TX. 76367

February 9, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: TDHCA Application #16237
RRAH Hawks Landing, LP
Hawks Landing Apartments
1500 Johnson Road
Iowa Park, Wichita County, TX 76367

Dear Mr. Irvine:

The Iowa Park Police Association would like to express our support for the proposed Hawks Landing Apartment Development. It is our understanding the proposed apartment development will be located at approximately the 1500 block of West Johnson Road within the city limits of Iowa Park. Our community is very supportive of the proposed housing development. It is viewed it will bring more business to our community and assist with the high demand for housing in the area.

Our goal is to provide protection and support to the citizens of our community. The additional housing will bring an opportunity for a beneficial relationship within the community.

Sincerely,

Matt Ohm
President
Iowa Park Police Association

A handwritten signature in black ink, appearing to read "M. Ohm".



806 North Third Street ★ Iowa Park, Texas 76367 ★ (940) 592-4471

February 9, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: TDHCA Application #16237
RRAH Hawks Landing, LP
Hawks Landing Apartments
1500 Johnson Road
Iowa Park, Wichita County, TX 76367

Dear Mr. Irvine:

The Iowa Park Recreational Activity Center (RAC) and its Board Members would like to express our support for the proposed Hawks Landing Apartment Development to be built at the approximate 1500 block of West Johnson Road and just north of U.S. Highway 287 within the city limits of Iowa Park.

The residents of our city have expressed a need for safe and affordable housing and this apartment development will greatly benefit these needs. Our organization provides support for the at-risk and needy citizens in our community. If there was such a development providing more affordable housing in the city, many people including men, women and children that we serve at the Iowa Park RAC will greatly benefit. The development will also benefit our community as a whole, with the potential for new residents whom were previously unable to relocate to Iowa Park due to the lack of affordable and safe housing. The city will also benefit from the potential economic boost that the housing will bring to our community with the possibility for new citizens and new jobs being brought to Iowa Park.

Everyone at the Iowa Park RAC feels that if Iowa Park is selected for the affordable housing development, many people within our community will benefit greatly and it will tremendously benefit our city.

Sincerely,

Lisa Brackett

Lisa Brackett

RAC Executive Director



February 9, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: TDHCA Application #16237
RRAH Hawks Landing, LP
Hawks Landing Apartments
1500 Johnson Road
Iowa Park, Wichita County, TX 76367

Dear Mr. Irvine:

Thank you for the opportunity to express my support for the proposed Hawks Landing Apartment Development that is seeking Housing Tax Credit financing with the Texas Department of Housing and Community Affairs. The apartment development is to be located at approximately the 1500 block of West Johnson Road just north of U.S. Highway 287 within the city limits of Iowa Park.

The City of Iowa Park is supportive of the proposed affordable apartment development as demonstrated by the passing of a Resolution of Support. It is viewed the proposed apartment development will bring greater economic investment by meeting the housing needs of the area. Our organization provides much needed services to the community and the residents of the proposed housing development will be the beneficiaries of our good work.

Please contact me if you have any questions.

Sincerely,



Pastor Kendall Graves
Grace Tabernacle

Community Input Scoring Items

TDHCA#: 16239

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. YMCA of Greater Houston / Houston Texans YMCA

Name of Community Organization

Anthony Wright

Contact Name

Support

Opposition

B. Southeast Houston Transformation Alliance

Name of Community Organization

Gwendolyn Fedrick

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

STATE of TEXAS
HOUSE of REPRESENTATIVES



GARNET F. COLEMAN

STATE REPRESENTATIVE
DISTRICT 147

February 22, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Trails at Palm Center, TDHCA #16239

Dear Mr. Irvine,

I am writing to show my support for Trails at Palm Center, a proposed affordable rental housing community at its proposed location on the east side of Martin Luther King Jr. Blvd. north of Griggs Rd. in Houston, Harris County, Texas.

The development site is located within the district I represent and I believe the City of Houston will benefit from the availability of quality housing like Trails at Palm Center that is affordable to residents of all income levels including persons of lower income. I therefore fully support Trails at Palm Center, application number 16239.

If you have any additional questions please feel free to reach out to Nicolas Kalla on my staff, at (512) 463-0524 or Nicolas.Kalla@house.texas.gov.

Sincerely,

A handwritten signature in black ink that reads "Garnet F. Coleman".

Garnet F. Coleman
State Representative District 147

cc: Neal Drobenare, NHP Foundation

City of Houston, Texas, Resolution No. 2016- 0008

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2016.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is MAR 01 2016.

[Signature]

City Secretary

(Prepared by Legal Dept. *[Signature]*)

Assistant City Attorney

(Requested by Neal Rackleff, Director, Housing and Community Development Department)

(LD File No. 0291500012001)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
		ABSENT ON PERSONAL BUSINESS BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: MAR 01 2016

MAY 017 Rev 12/15

Schedule I

TDHCA Number	Project Name	Project Address	Applicant Name
16137	Kingspoint Manor	N. of intersection of Hall Road and Kingspoint Road	DWR Kingspoint, LP
16239	Trails at Palm Center	NEC of Martin Luther King Jr. Blvd & Griggs Road	HN Trails at Palm Center, LP
16258	Provision at West Bellfort	S. side of W. Bellfort Ave. at Belknap Road	Provision at West Bellfort, LP
16230	West Oaks Crossing	1700-1900 Block of South Texas 6	West Oaks Crossing, LP



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Houston Texans YMCA

5202 Griggs Road, Houston TX 77021

P 713 748 5405 F 713 640 9386 www.ymcahouston.org

November 25, 2015

Neighborhood Housing Partners
Houston Business Development, Inc
C/O Mr. Marlon Mitchell
5330 Griggs Road
Houston, Texas

Dear Mr. Mitchell:

The Houston Texans YMCA, located at 5202 Griggs Road, is pleased to express its strong support for the proposed MLK Multifamily Transit Oriented Development at 5635 Martin Luther King Blvd.

Houston Business Development, Inc. (HBDi) is an integral part of the OST/South Union Community and this project meets the need for attractive, safe, decent, and affordable housing in our area. HBDi has led the way in local economic development and this revitalization effort is a natural next step in holistic community development.

In closing, the YMCA is grateful for its current partnership with HBDi at the Palm Center and fully embraces this future project.

Sincerely,

Anthony Wright
District Executive
YMCA of Greater Houston
Houston Texans YMCA



SEHTA

SOUTHEAST HOUSTON TRANSFORMATION ALLIANCE

December 1, 2015

Mr. Marlon D. Mitchell
President/CEO
Houston Business Development, Inc.
5530 Griggs Road
Houston, Texas 77021

Dear Mr. Mitchell:

It is our pleasure to write a letter in support of the proposed Transit Oriented Multifamily Development at 5635 Martin Luther King Blvd being submitted by Houston Business Development Inc. (HBDi) and the NHP foundation to the Texas Department of Housing and Community Affairs (TDHCA).

The Southeast Houston Transformation Alliance (SEHTA) is a collaborative effort that brings together residents and key stakeholders to transform Southeast Houston. We have a strong history of successful partnering with HBDi and the Park at Palm Center. From our Community Garden and Farmer's Market, to the various civic activities held at their campus, HBDi has been a dependable, trusted ally.

In conclusion, we endorse the efforts of HBDi as you seek to bring this development to our area. We feel this project aids in transforming Southeast Houston into a healthy, vibrant, and economically stable community and it will enjoy our full support.

Best regards,



Gwendolyn Fedrick
OST/South Union Community Coordinator

January 27, 2016

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410
Attn: Marni Holloway, Director of Multifamily Finance

Re: TDHCA Application No. 16239 -- Trails at Palm Center

Dear Ms. Holloway,

I am the President of the Greater OST/South Union Super Neighborhood #68 ("SN #68") located in Houston, Texas 77021. It is our understanding that HN Trails at Palm Center, LP and its development team are seeking housing tax credits from the Texas Department of Housing and Community Affairs ("TDHCA") to facilitate the construction and development of the Trails at Palm Center, a proposed affordable housing apartment community for individuals and families to be located on land near the northeast corner of Martin Luther King, Jr. Blvd. and Griggs Rd., Houston, Texas 77021.

SN-68 would like to go on record with TDHCA and acknowledge its support of the Trails at Palm Center and hereby submits the following information:

1. Support Letter from SN #68;
2. Quantifiable Community Participation Neighborhood Information Packet;
3. Map showing boundaries of SN #68 plotting the location of the Trails at Palm Center site; and
4. Proof of existence of SN #68.

Please feel free to contact me with any questions that you may have regarding our support of The Trails at Palm Center project.

Sincerely,



Preston Roe, President
Super Neighborhood #68

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package. Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information	
Development Name:	Trails at Palm Center
Development Street Address:	Near NEC of Martin Luther King, Jr. Blvd. and Griggs Rd.
Development City:	Houston
Development County:	Harris
TDHCA # (for office use only)	

Part 2: Neighborhood Organization Information	
Neighborhood Organization Name:	<u> </u> Greater OST/South Union Super Neighborhood #68
This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) <u> </u> N <u> </u>	
If YES, provide the years that the organization made submissions prior to 2016: <u> </u> <u> </u> <u> </u> <u> </u>	
The Neighborhood Organization is a (select one of the following):	
<u> </u>	Homeowners Association
<u> </u>	Property Owners Association
<u> </u>	Resident Council and our members occupy the existing development
<u> X </u>	Other (explain): <u> </u> Super Neighborhood
As of March 1, 2016 , this Neighborhood Organization is on record with (select one of the following):	
<u> </u>	County
<u> </u>	Secretary of State
<u> X </u>	Texas Department of Housing & Community Affairs (<i>if prior to January 29, 2016</i>)

Part 3: Neighborhood Organization Contact Information			
1st Contact Information			
Name:	Preston Roe		
Title:	President and sole officer		
Physical Address:	3731 Florinda		
Mailing Address (if different from above):			
City:	Houston	ZIP Code:	77021
Phone: (713) 747-4358	Email:	preston.roe@att.net	

QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	Paulette Wagner		
Title:	Member		
Physical Address:	4918 Ventura Street		
Mailing Address (if different from above):			
City:	Houston	ZIP Code:	77021
Phone:	(713) 748-2061	Email:	paulettewagner@comcast.net

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits

for the above referenced development for the following reasons:

Catalyst for further development along the METRO Purple Rail Line and the Palm Center rail station. This area is with SN #68 and is ready for additional workforce housing.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

See Attached Map of SN #68

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

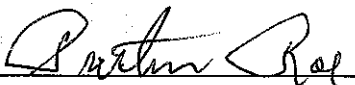
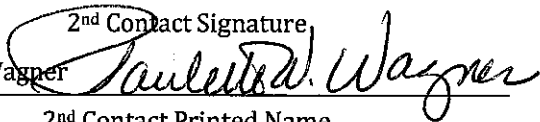
Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

	1/27/16
1 st Contact Signature	Date
Preston Roe	President
1 st Contact Printed Name	Title
	1/27/16
2 nd Contact Signature	Date
Paulette Wagner	Member
2 nd Contact Printed Name	Title

Community Input Scoring Items

TDHCA#: 16242

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Central Emergency Medical Services, Inc.

Name of Community Organization

Susan Hays

Contact Name

Support
 Opposition

B. Christian Senior Citizens Center

Name of Community Organization

Pat Eddy

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

DENNIS BONNEN



CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TX 78768-2910
(512) 463-0564
FAX (512) 463-8414

DISTRICT OFFICE:
122 E. MYRTLE
ANGLETON, TX 77515
(979) 848-1770
FAX (979) 849-3169

HOUSE OF REPRESENTATIVES

February 4, 2016

Mr. Paul Moore
Acquisitions Project Manager
Steele Properties, LLC
6875 E. Evans Ave.
Denver, CO 80224

Re: Legislative Letter of Support, Brooks Manor Apartments (444 Jefferson St., West Columbia, TX 77486)

Dear Mr. Moore:

I received the Public Notification for Steele Properties, LLC located in Denver, Colorado and in District 25, which I represent. I respectfully offer my support for Texas Department of Housing and Community Affairs Credit Application for Brooks Manor Apartments located in the City of West Columbia, Texas. There is a need for housing that is affordable to citizens of modest means and I believe this development will help fulfill that need.

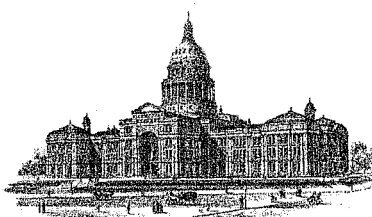
Affordable housing has been a long-standing problem in the rural area west of the Brazos River in Brazoria County, and a project such as this would greatly benefit and encourage this endeavor.

I applaud the City of West Columbia in their support of this project to rehabilitate an existing complex and I ask for your full consideration of this request on their behalf.

Sincerely,

A handwritten signature in cursive script that reads "Dennis Bonnen".

State Rep. Dennis Bonnen
District 25



DISTRICT 25 - BRAZORIA (PART), MATAGORDA

CITY OF WEST COLUMBIA
RESOLUTION NO. 463

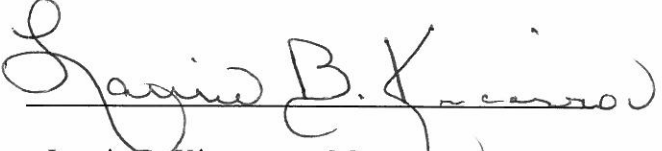
WHEREAS, **Steele Brooks LLC** has proposed a development for affordable rental housing at **444 Jefferson St., West Columbia, TX 77486** named **Brooks Manor Apartments** in the **City of West Columbia, County of Brazoria**; and

WHEREAS, **Steele Brooks LLC** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for **Brooks Manor Apartments**

It is hereby

RESOLVED, that the **City of West Columbia**, acting through its governing body, hereby confirms that it supports the proposed **Brooks Manor Apartments located at 444 Jefferson St., West Columbia with an application number of 16242** and that this formal action has been taken to put on record the opinion expressed by the **City of West Columbia** on February 8, 2016, and

FURTHER RESOLVED that for and on behalf of the Governing Body of the City of West Columbia, Laurie B. Kincannon, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.



Laurie B. Kincannon, Mayor

ATTEST:



Kelli R. Kuban, City Secretary



CENTRAL EMERGENCY MEDICAL SERVICE, INC.
400 North Thirteenth Street
West Columbia, Texas 77486
Phone-979-345-2390 Fax- 979-345-6286
centralems@embarqmail.com

February 23, 2016

To Whom It May Concern:

It has come to our attention that Steele Brooks LLC has proposed a development for affordable rental housing at 444 East Jefferson Street, West Columbia, Texas. This is the location of a current housing project, Brooks Manor Apartments, which are primarily utilized by elderly and/or disabled individuals within the community that Central Emergency Medical Service, Inc. provides 9-1-1 Emergency Medical Care (Ambulance).

It is our understanding that Steele Brooks LLC intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Brooks Manor Apartments.

Central Emergency Medical Service, Inc. absolutely supports the proposed rehabilitation of Brooks Manor Apartments, as affordable housing has been a long-standing problem in the rural area west of the Brazos River in Brazoria County and a project such as this would greatly benefit many of the citizens who are elderly and/or disabled. We believe that a project such as this would provide improved quality of life for those residents.

Should you have any question or require additional information, please contact me at the above listed address and/or phone numbers.

Sincerely,

A handwritten signature in blue ink that reads "Susan Hays".

Susan Hays, LP
Executive Director

Letter of Support – Community Organizations

WHEREAS, **Steele Brooks LLC** has proposed a development for affordable rental housing at **444 Jefferson Street, West Columbia, TX 77486** named **Brooks Manor Apartments** in the county of **Brazoria, Texas**; and

WHEREAS, **Steele Brooks LLC** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for **Brooks Manor Apartments**

It is hereby resolved, that the **Columbia Christian Senior Citizens Center**, hereby confirms that it **supports** the proposed rehabilitation of **Brooks Manor Apartments**.

Affordable housing has been a long-standing problem in the rural area west of the Brazos River in Brazoria County and a project such as this would greatly benefit this endeavor. Furthermore, we believe that the rehabilitation of Brooks Manor Apartments will result in improved quality of life for its residents, several of whom are members of our organization.

Signed: Pat Eddy, Director
Columbia Christian Senior Citizens Center

Date: 2/11/16

Community Input Scoring Items

TDHCA#: 16246

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Fort Bend Habitat for Humanity

Name of Community Organization

Sherwin Sun

Contact Name

Support

Opposition

B. Fort Bend Seniors Meals on Wheels

Name of Community Organization

Manuela Arroyos

Contact Name

Support

Opposition

C. Greater Fort Bend Economic Development Council

Name of Community Organization

Jeff Wiley

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



State of Texas
House of Representatives

RICK MILLER

DISTRICT 26

Texas Department of Housing and Community Affairs
Attn: Tim Irvine, Executive Director
P.O. Box 13941
221 East 11th Street
Austin, TX 78711-3941

Re: Gala at Four Corners – TDHCA Application No. 16246

Dear Mr. Irvine,

I am writing this letter to express support for the proposed Gala at Four Corners, an age-restricted multifamily apartment development located on the north side of Old Richmond, west of Sugarbridge Trail. The mixed income residential community would provide needed quality housing for seniors over age 55, and would be financed with housing tax credits issued by the Texas Department of Housing and Community Affairs (TDHCA).

Sincerely,

A handwritten signature in black ink that reads "Rick Miller". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Rick Miller, State Representative
Texas House District 26

CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0710
RICK.MILLER@HOUSE.STATE.TX.US



DISTRICT OFFICE:
130 INDUSTRIAL BLVD.
SUITE 126
SUGAR LAND, TEXAS 77478
(281) 980-0117

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, TEXAS OR HAVING BEEN ANNEXED INTO THE CITY OF HOUSTON, TEXAS ONLY FOR LIMITED PURPOSES, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the Extraterritorial Jurisdiction of the City of Houston, Texas or having been annexed into the City of Houston, Texas only for limited purposes pursuant to an agreement between the City and the applicable municipal utility or other special purpose district, which provides that the areas remain in the Extraterritorial Jurisdiction of the City of Houston Texas for all other purposes, as set forth on Schedule I; and

WHEREAS, the City Council finds that each Applicant has advised that it intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project.

Section 3. That this Resolution shall take effect immediately upon its passage

and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2016.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is MAR 01 2016.



City Secretary

(Prepared by Legal Dept. Rene F. Bell)
Assistant City Attorney

(Requested by Neal Rackleff, Director, Housing and Community Development Department)

(LD File No. 0291500012001)

Schedule I

TDHCA Number	Project Name	Project Address	Applicant Name	County
16256	Chapman Crossings	N. Side of Water Works Blvd., E of N. Sam Houston Pkwy E.	Chapman Crossings at Harris County, Ltd.	Harris
16084	Cottages at Sheldon	900 block of Sheldon, Channelview	Cottages at Sheldon, Ltd.	Harris
16175	Crosby Meadows	304 Krenek	Crosby Meadows Housing, Ltd.	Harris
16118	Standard at Fall Creek	SEC Fall Creek Preserve Dr. and Sam Houston Pkwy	The Standard at Fall Creek, LP	Harris
16246	Gala at Four Corners	Old Richmond Road west of Sugarbridge Trail	Gala at Four Corners LP	Ft. Bend/LPA
16327	Gardens at Cinco Ranch	26000 block of FM 1093	The Gardens at Cinco Ranch, LP	Ft. Bend/LPA
16223	Magnolia Gardens	NEC of Skimmer Lane and W Bellfort St.	Magnolia Partners LLP	Ft. Bend
16251	Provision at Clodine Road	SEC Boss Gaston Rd and Clodine Road	Provision at Clodine Road, LP	Ft. Bend

**RESOLUTION OF FORT BEND COUNTY COMMISSIONERS COURT
SUPPORTING THE DEVELOPMENT OF GALA AT FOUR CORNERS**

Whereas, **Gala at Four Corners, LP** has proposed a development for affordable rental housing named **Gala at Four Corners** at 15014 Old Richmond Road along the north side of Old Richmond Road to the west of State Highway 6 in **Fort Bend County** and the Houston ETJ; and

WHEREAS, **Gala at Four Corners, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for Low Income Housing Tax Credits for **Gala at Four Corners**; and

WHEREAS, **Gala at Four Corners, LP** will bring high quality, affordable housing to citizens of Fort Bend County; and

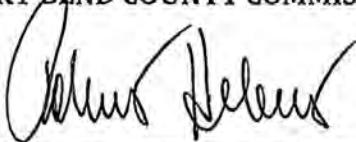
WHEREAS, Fort Bend County is not a related party to the Applicant. It is hereby

RESOLVED, that **Fort Bend County**, acting through its governing body, hereby confirms that it **supports** the proposed **Gala at Four Corners**, and that this formal action has been taken to put on record the opinion expressed by **Fort Bend County** and

FURTHER RESOLVED that the Commissioners Court of Fort Bend County are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED, APPROVED AND RESOLVED on this the 9th day of February, 2016.

FORT BEND COUNTY COMMISSIONERS COURTS

By: 
Robert Hebert, County Judge

Attest:


Laura Richard, County Clerk



February 10, 2016

Sharon Gamble
TDHCA
221 East 11th Street
Austin, TX 78701

RE: Gala at Four Corners, Application #16246

Dear Ms. Gamble:

I am writing this letter on behalf of the Fort Bend County Habitat for Humanity to voice the organization's support for TDHCA Tax Credit Application #16246, Gala at Four Corners, to be located at the north side of Old Richmond Road, west of Sugarbridge Trail, in Four Corners, TX (Fort Bend County).

Fort Bend Habitat for Humanity (FBHFH) is a local non-profit ecumenical housing ministry affiliated with Habitat for Humanity International. Our mission is "seeking to put God's love into action, Fort Bend Habitat for Humanity brings people together to build homes, communities, and hope." Our vision is a world where everyone has a decent place to live.

Since 1992, FBHFH has constructed 79 homes in Fort Bend County. Through our efforts, FBHFH aims to eliminate substandard and poverty housing in Fort Bend County, while creating opportunities for families to be self-sufficient, contributing members of society. We look forward to partnering with you to strengthen our communities in Fort Bend County by building homes, hope, and opportunities for families to help themselves!

If you have any questions regarding this letter, please do not hesitate to contact me at (281) 403-0708 or at sherwin@fortbendhabitat.org. Thank you for your continued partnership with Fort Bend Habitat for Humanity.



Sherwin Sun
Executive Director
Fort Bend Habitat for Humanity

President

John Yurkanin

Vice Presidents

Gerald Kazmierczak

Edward Williams

Treasurer

Hector Maldonado

Secretary

Sandra Harrell

Immediate Past President

Sandra Dodd

Board of Directors

Betty Braun

Paul Hartman

Brett Henderson

James Langley

Chad Millis

Staff

Sherwin Sun

Jan Sadler-Gibbs

Jackie Kasley

Kay Hamner

Gerald Revis

Michael Lawrence

Jeff Owens

Matilda Perry



Committed to helping seniors remain independent by enhancing their quality of life through services and resources, since 1974.

Chairman

Ray Aguilar

Vice Chairman

Russell Sander

Treasurer

Tom Shirley

Assistant Treasurer

Jim Coppedge

Secretary

Rick Forlano

Assistant Secretary

Dorine Craig

Board Members

Guadalupe Cabello

Joanie Caskey

Ron Ewer

Joe Gurecky

John C. Kennedy

Eric Robins

Chief Executive Officer

Manuela H. Arroyos

February 23, 2016

Sharon Gamble

Texas Department of Housing and Community Affairs

221 East 11th Street

Austin, TX 78701

RE: TDHCA Application No. 16246, Gala at Four Corners

Dear Ms. Gamble:

Please let this letter serve to acknowledge that Fort Bend Seniors Meals on Wheels supports TDHCA Tax Credit Application #16246, Gala at Four Corners, to be located at the north side of Old Richmond Road, west of Sugarbridge Trail, in Four Corners, TX (Fort Bend County).

Fort Bend Seniors Meals on Wheels, Inc. is a certified 501c(3) non-profit organization with a focus on addressing critical nutritional needs of the senior residents in Fort Bend County and the community in which the development site is located. We believe that there is a need for workforce housing as well as housing that is affordable for the elderly residents of Fort Bend County. This development will help meet that need.

If you desire any additional information about Fort Bend Seniors Meals on Wheels or our support for the proposed affordable development, please feel free to contact me.

Sincerely,

Manuela Arroyos

CEO, Fort Bend Seniors Meals on Wheels



United Way of Greater Houston

Business Partner

LEGACY

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GREATER FORT BEND
ECONOMIC DEVELOPMENT
COUNCIL

Sharon Gamble
TDHCA
221 East 11th Street
Austin, TX 78701

February 8, 2016

RE: Gala at Four Corners, Application #16246

Dear Ms. Gamble:

On behalf of the Greater Fort Bend Economic Development Council (“GFBEDC”), I am writing this letter to express the GFBEDC’s support for TDHCA Tax Credit Application #16246, Gala at Four Corners, to be located at the north side of Old Richmond Road, west of Sugarbridge Trail, in Four Corners, TX (Fort Bend County).

The Greater Fort Bend Economic Development Corporation is a tax-exempt civic organization that serves the community in which the development site is located. The primary purpose of GFBEDC is to promote economic opportunity and to attract businesses to Fort Bend County. We believe that there is a need for workforce housing that is affordable for modest wage earners and this development will help meet that need.

Sincerely,

Jeff Wiley
President/CEO
Greater Fort Bend
Economic Development Council

Community Input Scoring Items

TDHCA#: 16248

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. [Galveston Sustainable Communities Alliance](#)

Name of Community Organization

[Erica Adams](#)

Contact Name

- Support
 Opposition

B. [Ironman Club](#)

Name of Community Organization

[Cephus Scott](#)

Contact Name

- Support
 Opposition

C.

Name of Community Organization

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition



STATE REPRESENTATIVE
WAYNE FAIRCLOTH

January 23, 2016

DISTRICT 23
CHAMBERS AND GALVESTON COUNTIES

Mr. Frank Sinito
Millennia Housing Development, Ltd.
8111 Rockside Rd., Suite 200
Cleveland, OH 44125

Dear Mr. Sinito:

Thank you for contacting me in regards to Sandpiper Cove and your intended application to the Texas Department of Housing & Community Affairs for an allocation of Low-Income Housing Tax Credits. Please accept this letter as an expression of my support of this project.

As a very active member of the Galveston community, I understand the need for this project. Sandpiper Cove has served the citizens of Galveston for over four decades. More importantly, Sandpiper Cove serves low income families, a large population of persons with often limited means and opportunities to secure decent housing.

I believe that the investment you propose will help Galveston to better serve its residents, and will be of significant benefit to the community. In fact, I expect that this investment will spur additional investment and offer job opportunities to local labor, trades and suppliers. As such, I offer my full support for your proposal.

Please feel free to contact me concerning this letter.

Sincerely,

A handwritten signature in black ink that reads "Wayne Faircloth". The signature is fluid and cursive, with the first name "Wayne" being larger and more prominent than the last name "Faircloth".

Wayne Faircloth
State Representative
District 23

RESOLUTION NO. 16-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GALVESTON, TEXAS, RELATED TO THE PROPOSED REDEVELOPMENT OF THE PROPERTY LOCATED AT 3916 WINNIE STREET IN GALVESTON, COMMONLY KNOWN AS SANDPIPER COVE, BY THE DEVELOPER COMPASS POINTE I, LTD.; EXPRESSING THE SUPPORT OF THE CITY OF GALVESTON FOR THE APPLICATION OF COMPASS POINTE LTD. TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2016 COMPETITIVE HOUSING TAX CREDITS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the multi-family housing project, currently known as Sandpiper Cove, located at 3916 Winnie Street in Galveston, has been acquired by **Compass Point Galveston I, Ltd.**; and

WHEREAS, **Compass Pointe Galveston I, Ltd.** has proposed a development for affordable rental housing at 3916 Winnie Street to be named Pelican Landing (currently known as Sandpiper Cove) in City of Galveston, Galveston County, Texas; and

WHEREAS, **Compass Pointe Galveston I, Ltd.** has briefed the City Council of the City of Galveston on its plan for the redevelopment of Pelican Landing (currently known as Sandpiper Cove) in City of Galveston, Galveston County, Texas; and

WHEREAS, **Compass Pointe Galveston I, Ltd.** has advised the City Council for the City of Galveston that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Pelican Landing (currently known as Sandpiper Cove); and

WHEREAS, the City Council of the City of Galveston wishes to express its support for the application of **Compass Pointe Galveston I, Ltd.** to the Texas Department of Housing and Community Affairs for such Tax Credits.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GALVESTON, TEXAS:

SECTION 1. The findings and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. The City Council of the City of Galveston hereby expresses that it supports the proposed Pelican Landing located at 3916 Winnie Street in Galveston TDHCA Application #16248 and that this formal Resolution is recorded in the minutes of the City of Galveston on file with its City Secretary's Office.

SECTION 3. The City Council further directs the City Secretary to send a certified and true copy of this Resolution to representatives of **Compass Pointe Galveston I, Ltd.**, for inclusion in its TDHCA Application #16248 to the Texas Department of Housing and Community Affairs

SECTION 4. This Resolution shall be effective upon its passage and approval.

APPROVED AS TO FORM:



DONNA M. FAIRWEATHER
ASSISTANT CITY ATTORNEY

I, Janelle Williams, Secretary of the City Council of the City of Galveston, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the City Council of the City of Galveston as its Regular Meeting held on the 28th day of January, 2016, as the same appears in records of this office.

IN TESTIMONY WHEREOF, I subscribe my name hereto officially under the corporate seal of the City of Galveston this and day of February, 2016.





Secretary for the City Council
of the City of Galveston



February 19, 2016

Dear Mr. Sinito,

It has been brought to our attention that Millennia Housing Development will be undergoing a comprehensive renovation and modernization of Sandpiper Cove Apartments, located at 3916 Winnie Avenue, through the Texas Department of Housing and Community Affairs and the Low Income Housing Tax Credit Program.

On behalf of The Iron Man Club, I would like to offer your organization our full support of the proposed renovations at Sandpiper Cove. We support the rehabilitation and appreciate the preservation of 192 units of quality, affordable family housing.

The Iron Man Club is a group of community based men giving back to our community through mentorship, education, and grass root activism.

The Iron Man Club exists to empower men & women in the Galveston community with the tools of integrity that will provide effective leadership skills. Our program is designed to cultivate a culture of leadership that promotes structured education and contributes to the development of positive and independent thinking, healthy self-perception and building relationships of productivity.

Our mission is to produce responsible and innovative leaders who are capable of shaping and securing a promising future for the community through:

- Structured Education
- Positive Independent Thinking
- Positive Self Perception
- Building Relationship of productivity

We are excited to continue to partner with Millennia Housing in supporting the families of Sandpiper Cove in their future growth and development.

Should you have any questions, please feel to contact us.

Sincerely,

Cephus Scott
Executive Director

A handwritten signature in cursive script, appearing to read "Cephus Scott", is positioned to the right of the typed name and title.



February 12, 2016

Dear Mr. Sinito,

It has been brought to our attention that Millennia Housing Development will be undergoing a comprehensive renovation and modernization of Sandpiper Cove Apartments, located at 3916 Winnie Avenue, through the Texas Department of Housing and Community Affairs and the Low Income Housing Tax Credit Program.

On behalf of Galveston Sustainable Communities Alliance (GSCA), I would like to offer your organization our full support of the proposed renovations at Sandpiper. We support the rehabilitation and appreciate the preservation of 192 units of quality, affordable family housing.

GSCA is a community project, an alliance of caring neighbors who believe Galveston should be a better place for people from all walks of life. GSCA is involved in providing the following programs to the families of Sandpiper Cove as well as the entire Galveston community:

- Early childhood education
- Galveston Career Connect for workforce development

The goal of GSCA is to meet the needs of all children in Galveston throughout their educational career. We are excited to partner with Millennia Housing on behalf of the children of Sandpiper Cove.

Should you have any questions, please feel to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erica Adams", with a long horizontal line extending to the right.

Erica Adams

Executive Director

Community Input Scoring Items

TDHCA#: 16251

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Fort Bend Habitat for Humanity

Name of Community Organization

Sherwin Sun

Contact Name

Support

Opposition

B. Fort Bend Seniors Meals on Wheels

Name of Community Organization

Manuela Arroyos

Contact Name

Support

Opposition

C. Greater Fort Bend Economic Development Council

Name of Community Organization

Jeff Wiley

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

JOHN ZERWAS, M.D.

P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0657
(512) 236-0713 FAX



COMMITTEES:
CHAIR, HIGHER EDUCATION
PUBLIC HEALTH

District 28 TEXAS HOUSE OF REPRESENTATIVES

February 29, 2016

Texas Department of Housing and Community Affairs
Attn: Tim Irvine, Executive Director
P.O. Box 13941
221 East 11th Street
Austin, TX 78711-3941

Re: Provision at Clodine Road – TDHCA Application No. 16251

Dear Mr. Irvine,

I am writing this letter to express support for the proposed Provision at Clodine Road, an affordable multifamily apartment development to be located at the southeast corner of Clodine Road and Boss Gaston in Fort Bend County, TX. The rental residential community would provide needed quality housing for residents in the area, and would be financed with housing tax credits issued by the Texas Department of Housing and Community Affairs (TDHCA).

Sincerely,

A handwritten signature in cursive script, appearing to read "John Zerwas".

John Zerwas, M.D.
State Representative



City of Houston, Texas, Resolution No. 2016- 0007

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, TEXAS OR HAVING BEEN ANNEXED INTO THE CITY OF HOUSTON, TEXAS ONLY FOR LIMITED PURPOSES, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the Extraterritorial Jurisdiction of the City of Houston, Texas or having been annexed into the City of Houston, Texas only for limited purposes pursuant to an agreement between the City and the applicable municipal utility or other special purpose district, which provides that the areas remain in the Extraterritorial Jurisdiction of the City of Houston Texas for all other purposes, as set forth on Schedule I; and

WHEREAS, the City Council finds that each Applicant has advised that it intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project.

Section 3. That this Resolution shall take effect immediately upon its passage

and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2016.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is MAR 01 2016.



City Secretary

(Prepared by Legal Dept. Rene F. Bell)
Assistant City Attorney

(Requested by Neal Rackleff, Director, Housing and Community Development Department)

(LD File No. 0291500012001)

Schedule I

TDHCA				
Number	Project Name	Project Address	Applicant Name	County
16256	Chapman Crossings	N. Side of Water Works Blvd., E of N. Sam Houston Pkwy E.	Chapman Crossings at Harris County, Ltd.	Harris
16084	Cottages at Sheldon	900 block of Sheldon, Channelview	Cottages at Sheldon, Ltd.	Harris
16175	Crosby Meadows	304 Krenek	Crosby Meadows Housing, Ltd.	Harris
16118	Standard at Fall Creek	SEC Fall Creek Preserve Dr. and Sam Houston Pkwy	The Standard at Fall Creek, LP	Harris
16246	Gala at Four Corners	Old Richmond Road west of Sugarbridge Trail	Gala at Four Corners LP	Ft. Bend/LPA
16327	Gardens at Cinco Ranch	26000 block of FM 1093	The Gardens at Cinco Ranch, LP	Ft. Bend/LPA
16223	Magnolia Gardens	NEC of Skimmer Lane and W Bellfort St.	Magnolia Partners LLP	Ft. Bend
16251	Provision at Clodine Road	SEC Boss Gaston Rd and Clodine Road	Provision at Clodine Road, LP	Ft. Bend

**RESOLUTION OF FORT BEND COUNTY COMMISSIONERS COURT
SUPPORTING THE DEVELOPMENT OF PROVISION AT CLODINE ROAD**

Whereas, **Provision at Clodine Road, LP** has proposed a development for affordable rental housing on +/- 9.9 Acres at the south east corner of Clodine Road and Boss Gaston Road (0 Clodine Road), named **Provision at Clodine Road**, in Fort Bend County and the Houston ETJ; and

WHEREAS, **Provision at Clodine Road, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for **Provision at Clodine Road**; and

WHEREAS, **Provision at Clodine Road, LP** will bring high quality, affordable housing to citizens of Fort Bend County with not more than 125 units; and

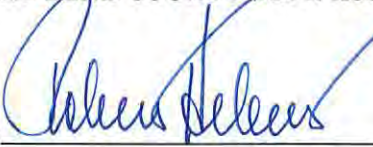
WHEREAS, Fort Bend County is not a related party to the Applicant. It is hereby

RESOLVED, that **Fort Bend County**, acting through its governing body, hereby confirms that it **supports** the proposed **Provision at Clodine Road located on +/- 9.9 Acres at the south east corner of Clodine Road and Boss Gaston Road (0 Clodine Road), TDHCA Application #16251** and that this formal action has been taken to put on record the opinion expressed by **Fort Bend County** and

FURTHER RESOLVED that the Commissioners Court of Fort Bend County are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED, APPROVED AND RESOLVED on this the 9th day of February, 2016.

FORT BEND COUNTY COMMISSIONERS COURTS

By: 
Robert Hebert, County Judge

Attest:


Laura Richard, County Clerk



February 10, 2016

Sharon Gamble
TDHCA
221 East 11th Street
Austin, TX 78701

RE: Provision at Clodine Road, Application #16251

Dear Ms. Gamble:

I am writing this letter on behalf of the Fort Bend County Habitat for Humanity to voice the organization's support for TDHCA Tax Credit Application #16251, Provision at Clodine Road, to be located at the southeast corner of Boss Gaston Road and Clodine Road, in Sugar Land, TX (Fort Bend County).

Fort Bend Habitat for Humanity (FBHFH) is a local non-profit ecumenical housing ministry affiliated with Habitat for Humanity International. Our mission is "seeking to put God's love into action, Fort Bend Habitat for Humanity brings people together to build homes, communities, and hope." Our vision is a world where everyone has a decent place to live.

Since 1992, FBHFH has constructed 79 homes in Fort Bend County. Through our efforts, FBHFH aims to eliminate substandard and poverty housing in Fort Bend County, while creating opportunities for families to be self-sufficient, contributing members of society. We look forward to partnering with you to strengthen our communities in Fort Bend County by building homes, hope, and opportunities for families to help themselves!

If you have any questions regarding this letter, please do not hesitate to contact me at (281) 403-0708 or at sherwin@fortbendhabitat.org. Thank you for your continued partnership with Fort Bend Habitat for Humanity.



Sherwin Sun
Executive Director
Fort Bend Habitat for Humanity

President

John Yurkanin

Vice Presidents

Gerald Kazmierczak

Edward Williams

Treasurer

Hector Maldonado

Secretary

Sandra Harrell

Immediate Past President

Sandra Dodd

Board of Directors

Betty Braun

Paul Hartman

Brett Henderson

James Langley

Chad Millis

Staff

Sherwin Sun

Jan Sadler-Gibbs

Jackie Kasley

Kay Hamner

Gerald Revis

Michael Lawrence

Jeff Owens

Matilda Perry



February 23, 2016

Sharon Gamble
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application No. 16251, Provision at Clodine Road

Dear Ms. Gamble:

Please let this letter serve to acknowledge that Fort Bend Seniors meals on Wheels supports TDHCA Tax Credit Application #16251, Provision at Clodine Road, to be located at the southeast corner of Boss Gaston Road and Clodine Road, in Sugar Land, TX (Fort Bend County).

Fort Bend Seniors Meals on Wheels, Inc. is a certified 501c(3) non-profit organization with a focus on addressing critical nutritional needs of the senior residents in Fort Bend County and the community in which the development site is located. We believe that there is a need for workforce housing as well as housing that is affordable for the elderly residents of Fort Bend County. This development will help meet that need.

If you desire any additional information about Fort Bend Seniors Meals on Wheels or our support for the proposed affordable development, please feel free to contact me.

Sincerely,

Manuela Arroyos
CEO, Fort Bend Seniors Meals on Wheels

Chairman

Ray Aguilar

Vice Chairman

Russell Sander

Treasurer

Tom Shirley

Assistant Treasurer

Jim Coppedge

Secretary

Rick Forlano

Assistant Secretary

Dorine Craig

Board Members

Guadalupe Cabello

Joanie Caskey

Ron Ewer

Joe Gurecky

John C. Kennedy

Eric Robins

Chief Executive Officer

Manuela H. Arroyos



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GREATER FORT BEND
ECONOMIC DEVELOPMENT
COUNCIL

Sharon Gamble
TDHCA
221 East 11th Street
Austin, TX 78701

February 8, 2016

RE: Provision at Clodine Road, Application #16251

Dear Ms. Gamble:

On behalf of the Greater Fort Bend Economic Development Council (“GFBEDC”), I am writing this letter to express the GFBEDC’s support for TDHCA Tax Credit Application #16251, Provision at Clodine Road, to be located at the southeast corner of Boss Gaston Road and Clodine Road, in Sugar Land, TX (Fort Bend County).

The Greater Fort Bend Economic Development Corporation is a tax-exempt civic organization that serves the community in which the development site is located. The primary purpose of GFBEDC is to promote economic opportunity and to attract businesses to Fort Bend County. We believe that there is a need for workforce housing that is affordable for modest wage earners and this development will help meet that need.

Sincerely,

Jeff Wiley
President/CEO
Greater Fort Bend
Economic Development Council

Community Input Scoring Items

TDHCA#: 16256

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Covenant Community Capital

Name of Community Organization

Stephan Fairfield

Contact Name

Support

Opposition

B. The Village Learning Center, Inc.

Name of Community Organization

Kimberly Brusatori

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Resolution

Harris County, Texas

Whereas, **Chapman Crossings at Harris County, LP** has proposed a development for affordable rental housing at **North Side of Water Works Blvd., East of N. Sam Houston Pkwy E., Houston, TX 77044** named **Chapman Crossings in the jurisdiction of Harris County**; and

Whereas, **Chapman Crossings at Harris County, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for **Chapman Crossings**.

It is hereby

RESOLVED, that Harris County, acting through its governing body, hereby confirms that it **supports** the proposed **Chapman Crossings** development located at **North Side of Water Works Blvd., East of N. Sam Houston Pkwy E., Houston, TX 77044/TDHCA# 16256** and that this formal action has been taken to put on record the opinion expressed by Harris County, and

FURTHER RESOLVED that for and on behalf of the Harris County Commissioners Court, Harris County Judge Ed Emmett, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Passed and Adopted this _____ day of FEB 23 2016 2016.

Approved this _____ day of FEB 23 2016 2016.

By: Ed Emmett
County Judge Ed Emmett,
Harris County, Texas

Vote of the Court:

	Yes	No	Abstain
Judge Emmett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Locke	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Morman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Radack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Cagle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Presented to Commissioners' Court

FEB 23 2016

APPROVE M/L

Recorded Vol. _____ Page _____

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, TEXAS OR HAVING BEEN ANNEXED INTO THE CITY OF HOUSTON, TEXAS ONLY FOR LIMITED PURPOSES, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the “City Council”) of the City of Houston (the “City”) finds that each of the entities whose name is listed in the column on Schedule I captioned “Applicant Name” (individually referred to as “Applicant”) has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned “Project Name” and “Project Address” (individually referred to as “Applicant’s Project” with respect to the Applicant whose name is listed beside such information), each located in the Extraterritorial Jurisdiction of the City of Houston, Texas or having been annexed into the City of Houston, Texas **only for limited purposes pursuant to an agreement between the City and the applicable municipal utility or other special purpose district, which provides that the areas remain in the Extraterritorial Jurisdiction of the City of Houston Texas for all other purposes, as** set forth on Schedule I; and

WHEREAS, the City Council finds that each Applicant has advised that it intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned “TDHCA Number” (individually referred to as “Applicant’s Application” with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant’s Project and the submittal of Applicant’s Application related thereto; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports each Applicant’s Project and the submittal of Applicant’s Application related to such project.

Section 3. That this Resolution shall take effect immediately upon its passage

and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2016.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is MAR 01 2016.



City Secretary

(Prepared by Legal Dept. Revi F. Bell)
Assistant City Attorney

(Requested by Neal Rackleff, Director, Housing and Community Development Department)

(LD File No. 0291500012001)

Schedule I

TDHCA				
Number	Project Name	Project Address	Applicant Name	County
16256	Chapman Crossings	N. Side of Water Works Blvd., E of N. Sam Houston Pkwy E.	Chapman Crossings at Harris County, Ltd.	Harris
16084	Cottages at Sheldon	900 block of Sheldon, Channelview	Cottages at Sheldon, Ltd.	Harris
16175	Crosby Meadows	304 Krenek	Crosby Meadows Housing, Ltd.	Harris
16118	Standard at Fall Creek	SEC Fall Creek Preserve Dr. and Sam Houston Pkwy	The Standard at Fall Creek, LP	Harris
16246	Gala at Four Corners	Old Richmond Road west of Sugarbridge Trail	Gala at Four Corners LP	Ft. Bend/LPA
16327	Gardens at Cinco Ranch	26000 block of FM 1093	The Gardens at Cinco Ranch, LP	Ft. Bend/LPA
16223	Magnolia Gardens	NEC of Skinner Lane and W. Bellfort St.	Magnolia Partners I LP	Ft. Bend
16251	Provision at Clodine Road	SEC Boss Gaston Rd and Clodine Road	Provision at Clodine Road, LP	Ft. Bend

Vote on Chapman
Crossings

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
	✓	STARDIG
✓		DAVIS
✓		COHEN
ABSENT-ON PERSONAL BUSINESS		BOYKINS
	✓	MARTIN
	✓	LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
	✓	KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
	✓	CHRISTIE
CAPTION	ADOPTED	

MAY 017 Rev. 12/15

Vote on Balance

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
ABSENT-ON PERSONAL BUSINESS		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

MAY 017 Rev. 12/15



January 22, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Chapman Crossing, TDHCA #16256

Dear Mr. Irvine,

I am writing to show my support for Chapman Crossing, a proposed affordable rental housing community for individuals and families at its proposed location near Water Works Blvd and N. Sam Houston Pkwy E., in Houston, Texas 77044, which will support the region's growing need for affordable family housing consistent with our mission.

Covenant Community Capital is nonprofit organization that operates in the Houston MSA. We are a United Way supported organization that works to increase community stability by providing financial education and coaching to help low income working families acquire affordable homes, access quality education and build savings for life.

Regards,

A rectangular box containing a handwritten signature in black ink, which appears to be "Tim Irvine".

President/CEO

3300 Lyons Avenue
Suite 203
Houston, Texas 77020

Mailing Address
P.O. Box 15398
Houston, Texas 77220

Phone
713.223.1864

Fax
713.223.1853

www.covenantcapital.org

Mission

To enhance the beauty, safety, and economic vitality of low-income communities by increasing their capacity to develop affordable housing, grow business enterprises, and build family and community assets.



February 29, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Chapman Crossing, TDHCA #16256

Dear Mr. Irvine,

I am writing to show my support for Chapman Crossings, a proposed affordable rental housing community for individuals and families at its proposed location on the north side of Water Works Blvd., east of N. Sam Houston PKY E., in the ETJ of Houston, Harris County, Texas 77044.

The Village Learning Center, Inc., a 501(c)(3) nonprofit organization, is active in northeast Harris County, Texas and was created to support the inclusion of children and adults with disabilities into our community. Our mission is to create environments that help individuals with disabilities reach their maximum potential for independent living. We do this by offering a variety of services and programs that promote healthy and well-rounded lifestyles, both for the individuals and their families.

The proposed development of Chapman Crossings will provide much need housing to low and moderate income earners and their families living in northeast Harris County and will include units set aside for 811 qualified tenants. We fully support Chapman Crossings, application number 16256.

Sincerely,

The Village Learning Center, Inc.

A handwritten signature in black ink that reads 'Kimberly A. Brusatori'. The signature is written in a cursive style and is positioned on a light blue background.

Kimberly Ann Brusatori, Founder and CEO

Community Input Scoring Items

TDHCA#: 16258

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Fort Bend Habitat for Humanity

Name of Community Organization

Sherwin Sun

Contact Name

Support

Opposition

B. Fort Bend Seniors Meals on Wheels

Name of Community Organization

Manuela Arroyos

Contact Name

Support

Opposition

C. Greater Fort Bend Economic Development Council

Name of Community Organization

Jeff Wiley

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



State of Texas
House of Representatives

RICK MILLER

DISTRICT 26

Texas Department of Housing and Community Affairs
Attn: Tim Irvine, Executive Director
P.O. Box 13941
221 East 11th Street
Austin, TX 78711-3941

Re: Provision at West Bellfort – TDHCA Application No. 16258

Dear Mr. Irvine,

I am writing this letter to express support for the proposed multifamily apartment development called Provision at West Bellfort, a mixed income residential community that would provide needed quality housing. The proposed development would be financed with housing tax credits issued by the Texas Department of Housing and Community Affairs (TDHCA), and would be situated on a property located on the south side of West Bellfort Avenue to the west of the intersection with Belknap Road. Redevelopment of this site as multifamily apartments will be an improvement to the area, and will provide an enhancement to the community.

Sincerely,

A handwritten signature in black ink that reads "Rick Miller".

Rick Miller, State Representative
Texas House District 26

CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0710
RICK.MILLER@HOUSE.STATE.TX.US



DISTRICT OFFICE:
130 INDUSTRIAL BLVD.
SUITE 126
SUGAR LAND, TEXAS 77478
(281) 980-0117

City of Houston, Texas, Resolution No. 2016- 0008

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2016.

 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is MAR 01 2016.

[Signature]

 City Secretary

(Prepared by Legal Dept. *[Signature]*
 Assistant City Attorney)

(Requested by Neal Rackleff, Director, Housing and Community Development Department)

(LD File No. 0291500012001)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
		ABSENT ON PERSONAL BUSINESS
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
 REVIEW
 DATE: MAR 01 2016

MAY 017 Rev 12/15

Schedule I

TDHCA Number	Project Name	Project Address	Applicant Name
16137	Kingspoint Manor	N. of intersection of Hall Road and Kingspoint Road	DWR Kingspoint, LP
16239	Trails at Palm Center	NEC of Martin Luther King Jr. Blvd & Griggs Road	HN Trails at Palm Center, LP
16258	Provision at West Bellfort	S. side of W. Bellfort Ave. at Belknap Road	Provision at West Bellfort, LP
16230	West Oaks Crossing	1700-1900 Block of South Texas 6	West Oaks Crossing, LP

**RESOLUTION OF FORT BEND COUNTY COMMISSIONERS COURT
SUPPORTING THE DEVELOPMENT OF PROVISION AT WEST BELLFORT**

Whereas, **Provision at West Bellfort, LP** has proposed a development for affordable rental housing named **Provision at West Bellfort** along the south side of West Bellfort at the intersection with Belknap Road, in the **City of Houston and Fort Bend County** in the Houston ETJ; and

WHEREAS, **Provision at West Bellfort, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for Low Income Housing Tax Credits for **Provision at West Bellfort**; and

WHEREAS, **Provision at West Bellfort, LP** will bring high quality, affordable housing to citizens of Fort Bend County; and

WHEREAS, Fort Bend County is not a related party to the Applicant. It is hereby

RESOLVED, that **Fort Bend County**, acting through its governing body, hereby confirms that it **supports** the proposed **Provision at West Bellfort**, and that this formal action has been taken to put on record the opinion expressed by **Fort Bend County** and

FURTHER RESOLVED that the Commissioners Court of Fort Bend County are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED, APPROVED AND RESOLVED on this the 9th day of February, 2016.

FORT BEND COUNTY COMMISSIONERS COURTS

By: _____

Robert Hebert, County Judge

Attest:

Laura Richard

Laura Richard, County Clerk



February 10, 2016

Sharon Gamble
TDHCA
221 East 11th Street
Austin, TX 78701

RE: Provision at West Bellfort, Application #16258

Dear Ms. Gamble:

I am writing this letter on behalf of the Fort Bend County Habitat for Humanity to voice the organization's support for TDHCA Tax Credit Application #16258, Provision at West Bellfort, to be located at the south side of West Bellfort Avenue at Belknap Road, in Houston, TX (Fort Bend County).

Fort Bend Habitat for Humanity (FBHFH) is a local non-profit ecumenical housing ministry affiliated with Habitat for Humanity International. Our mission is "seeking to put God's love into action, Fort Bend Habitat for Humanity brings people together to build homes, communities, and hope." Our vision is a world where everyone has a decent place to live.

Since 1992, FBHFH has constructed 79 homes in Fort Bend County. Through our efforts, FBHFH aims to eliminate substandard and poverty housing in Fort Bend County, while creating opportunities for families to be self-sufficient, contributing members of society. We look forward to partnering with you to strengthen our communities in Fort Bend County by building homes, hope, and opportunities for families to help themselves!

If you have any questions regarding this letter, please do not hesitate to contact me at (281) 403-0708 or at sherwin@fortbendhabitat.org. Thank you for your continued partnership with Fort Bend Habitat for Humanity.



Sherwin Sun
Executive Director
Fort Bend Habitat for Humanity

President

John Yurkanin

Vice Presidents

Gerald Kazmierczak

Edward Williams

Treasurer

Hector Maldonado

Secretary

Sandra Harrell

Immediate Past President

Sandra Dodd

Board of Directors

Betty Braun

Paul Hartman

Brett Henderson

James Langley

Chad Millis

Staff

Sherwin Sun

Jan Sadler-Gibbs

Jackie Kasley

Kay Hamner

Gerald Revis

Michael Lawrence

Jeff Owens

Matilda Perry



Committed to helping seniors remain independent by enhancing their quality of life through services and resources, since 1974.

Chairman

Ray Aguilar

Vice Chairman

Russell Sander

Treasurer

Tom Shirley

Assistant Treasurer

Jim Coppedge

Secretary

Rick Forlano

Assistant Secretary

Dorine Craig

Board Members

Guadalupe Cabello

Joanie Caskey

Ron Ewer

Joe Gurecky

John C. Kennedy

Eric Robins

Chief Executive Officer

Manuela H. Arroyos

February 23, 2016

Sharon Gamble

Texas Department of Housing and Community Affairs

221 East 11th Street

Austin, TX 78701

RE: TDHCA Application No. 16258, Provision at West Bellfort

Dear Ms. Gamble:

Please let this letter serve to acknowledge that Fort Bend Seniors Meals on Wheels supports TDHCA Tax Credit Application #16258, Provision at West Bellfort, to be located at the south side of West Bellfort Avenue at Belknap Road, in Houston, TX (Fort Bend County).

Fort Bend Seniors Meals on Wheels, Inc. is a certified 501c(3) non-profit organization with a focus on addressing critical nutritional needs of the senior residents in Fort Bend County and the community in which the development site is located. We believe that there is a need for workforce housing as well as housing that is affordable for the elderly residents of Fort Bend County. This development will help meet that need.

If you desire any additional information about Fort Bend Seniors Meals on Wheels or our support for the proposed affordable development, please feel free to contact me.

Sincerely,

Manuela Arroyos

CEO, Fort Bend Seniors Meals on Wheels



United Way of Greater Houston

Business Partner

LEGACY



Supporting Community... Tradition... Excellence...
www.LegacyFordTx.com



GREATER FORT BEND
ECONOMIC DEVELOPMENT
COUNCIL

February 10, 2016

Sharon Gamble
TDHCA
221 East 11th Street
Austin, TX 78701

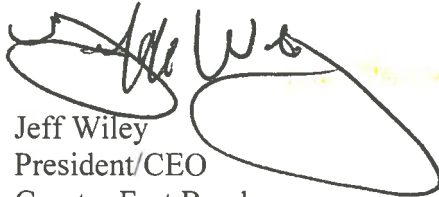
RE: Provision at West Bellfort, Application #16258

Dear Ms. Gamble:

On behalf of the Greater Fort Bend Economic Development Council ("GFBEDC"), I am writing this letter to express the GFBEDC's support for TDHCA Tax Credit Application #16258, Provision at West Bellfort, to be located at the south side of West Bellfort Avenue at Belknap Road, in Houston, TX (Fort Bend County).

The Greater Fort Bend Economic Development Corporation is a tax-exempt civic organization that serves the community in which the development site is located. The primary purpose of GFBEDC is to promote economic opportunity and to attract businesses to Fort Bend County. We believe that there is a need for workforce housing that is affordable for modest wage earners and this development will help meet that need.

Sincerely,



Jeff Wiley
President/CEO
Greater Fort Bend
Economic Development Council



Alief Super Neighborhood Council

PO Box 1098
Alief, Texas 77411

Citizens Working Together to Improve the Quality of Life in Alief

Ms. Sharon Gamble
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Provision at West Belfort

Dear Ms. Gamble:

I am writing this letter on behalf of the Alief Super Neighborhood Council located in Houston, Texas. While the proposed development, Provision at West Belfort, is not located within the boundaries of our organization, we are the closest neighborhood organization to this development. We appreciate the developer of the Provision at West Belfort notifying us of their intent to apply for housing tax credits and meeting with us to discuss their development plan.

We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need. Therefore, please accept this letter of support for the proposed development.

For the Board of Directors,

Barbara Quattro
Chair

Community Input Scoring Items

TDHCA#: 16259

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Brownsville Inwood Homeowners Association

Name of Community Organization

Leonardo G. Trevino

Contact Name

Support
 Opposition

B.

Name of Community Organization

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

Texas House of Representatives



EDDIE LUCIO III

DISTRICT 38
CAMERON COUNTY

February 29, 2016

Nick Mitchell-Bennet
Community Development Corporation of Brownsville
901 E. Levee Street
Brownsville, Texas 78520

Dear Mr. Bennet:

Please accept this letter of support for the Community Development Corporation of Brownsville's application with the Texas Department of Housing and Community Affairs, Casitas Lantana at Inwood (16259), located in the City of Brownsville.

This project represents a magnificent opportunity to continue to meet the growing need for high-quality, affordable housing in Cameron County. The amenities, location, and the tenant social services to be offered will continue to raise the standard of living for all of the families fortunate enough to call Casitas Lantana their home.

Our community understands the lasting impacts safe, quality, and affordable housing can create for our city. Thank you in advance for your kind consideration. If you have any questions, or if I may be of assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio III".

Eddie Lucio, III
State Representative

EL/lf

RESOLUTION NO. 2016 -009

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS SUPPORTING A PROPOSED AFFORDABLE HOUSING COMMUNITY KNOWN AS THE CASITA LANTANA AT INWOOD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Brownsville benefits from the availability of affordable housing for its residents of lower economic means; and

WHEREAS, the Casita Lantana at Inwood, LLC (the "Applicant") proposes to develop single family detached rental homes within Brownsville's ETJ. The Community Development Corporation of Brownsville will construct 54 housing tax credit units (the "Affordable Housing"); and

WHEREAS, the Applicant has proposed a development of 54 affordable rental single family detached homes at 3954 Dana Avenue, Brownsville, Texas and this development is expected to be named "Casita Lantana at Inwood"; and

WHEREAS, the Applicant has advised that it intends to submit an application (TDHCA No. 16259) to the Texas Department of Housing and Community Affairs for 2016 9% Competitive Low Income Housing Tax Credits ("Tax Credits") for Casita Lantana at Inwood, LLC; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS THAT:

SECTION ONE. The City of Brownsville City Commission (the "City") hereby confirms its support for the development and construction of the proposed Casita Lantana at Inwood, affordable housing development as described above and that this formal action has been taken to put on record an opinion expressed by the City on this date.

SECTION TWO. The City of Brownsville City Commission hereby supports the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Affordable Housing pursuant to the 2016 Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

FURTHER RESOLVED that for and on behalf of the City of Brownsville City Commission, Michael Lopez, City Secretary, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this 16 day of February, 2016 at a regular meeting of the City of Brownsville City Commission of Brownsville, Texas.

ATTEST:





By: 

Brownsville Inwood Homeowners Association
Brownsville, TX 78521

January 22, 2016

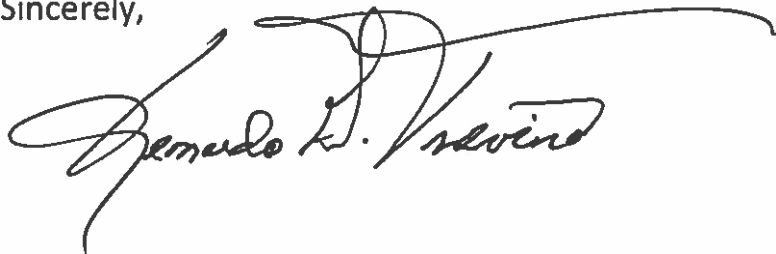
Director of Multifamily Finance
221 East 11th Street
Austin, TX 78701-2410

RE: Neighborhood Input – Casitas Lantana at Inwood

We are pleased to give our full support to Community Development Corporation of Brownsville in its effort to build a new single family rental property Casitas Lantana at Inwood located on 3954 Dana Ave, Brownsville TX 78520. We are supporting this project because it will greatly benefit the community, preserve affordability and improve the overall quality of the housing residents.

We urge the Texas Department of Housing and Community Affairs to consider and approve application # 16259 for Casitas Lantana at Inwood.

Sincerely,

A handwritten signature in black ink, reading "Genardo L. Trevino". The signature is written in a cursive style with a long, sweeping horizontal line extending to the right above the name.

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package. Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name:	Casitas Lantana at Inwood - #16259
Development Street Address:	3954 Dana Ave
Development City:	Brownsville
Development County:	Cameron
TDHCA # (for office use only):	

Part 2: Neighborhood Organization Information

Neighborhood Organization Name:	Brownsville Inwood Homeowners Association		
This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N)	No <input type="checkbox"/> X <input checked="" type="checkbox"/>		
If YES, provide the years that the organization made submissions prior to 2016:	_____		
The Neighborhood Organization is a (select one of the following):			
<input checked="" type="checkbox"/>	Homeowners Association		
<input type="checkbox"/>	Property Owners Association		
<input type="checkbox"/>	Resident Council and our members occupy the existing development		
<input type="checkbox"/>	Other (explain): _____		
As of March 1, 2016 , this Neighborhood Organization is on record with (select one of the following):			
<input checked="" type="checkbox"/>	County		
<input type="checkbox"/>	Secretary of State		
<input checked="" type="checkbox"/>	Texas Department of Housing & Community Affairs (<i>if prior to January 29, 2016</i>)		

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name:	Leonardo G Trevino		
Title:	President		
Physical Address:	2853 Rosewood Circle		
Mailing Address (if different from above):			
City:	Brownsville	ZIP Code:	78521
Phone:	956-801-2253	Email:	Len3vino@hotmail.com

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	David Hernandez		
Title:	Vice-President		
Physical Address:	2892 Rosewood Circle		
Mailing Address (if different from above):			
City:	Brownsville	ZIP Code:	78521
Phone:	(956) 589-5869	Email:	Roadrunner_gt@yahoo.com

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits

for the above referenced development for the following reasons:

We support this project because ti will greatly benefit the community and improve the overall quality of the residents.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

Boundaries are Dana Ave to Glywood and Fairfield Drive - West to East

Rosewood Circle and Fairfield Drive to Westwind Drive - North to South

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

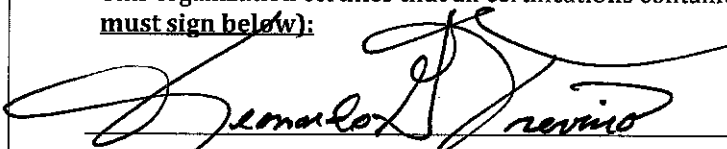
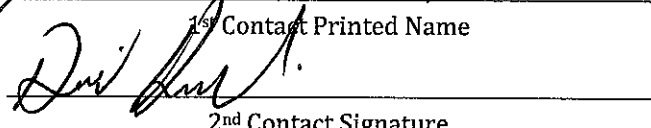
Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

	<u>1-25</u>	<u>2016</u>
1 st Contact Signature	Date	
<u>LEONARDO E. TREVINO</u>	<u>PRESIDENT</u>	
1 st Contact Printed Name	Title	
	<u>1-25-2016</u>	
2 nd Contact Signature	Date	
<u>David Hernandez</u>	<u>Vice-President</u>	
2 nd Contact Printed Name	Title	

Community Input Scoring Items

TDHCA#: 16260

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. AATC - Apartment Association of Tarrant County

Name of Community Organization

Shelia L. Wiggin

Contact Name

Support
 Opposition

B. CarterBlood Care

Name of Community Organization

Michelle Johnson

Contact Name

Support
 Opposition

C. VNA - Visiting Nurse Association

Name of Community Organization

Katherine Krause

Contact Name

Support
 Opposition

D. Senior Services of Greater Tarrant County

Name of Community Organization

Jerome H. Mosman

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



REPRESENTATIVE MATT KRAUSE

— District 93 • Tarrant County —

February 26, 2016

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attn: Marni Holloway, Director of Multifamily Finance

Re: Support for **Churchill at Golden Triangle Community, L.P.**, Fort Worth / TDHCA No. **16260**

Dear Ms. Holloway:

I received the Public Notification for **Churchill at Golden Triangle Community, L.P.** (TDHCA Application #**16260**) located **East of North Freeway and South of Timberland in the City of Fort Worth**. The site is located in House District 93, which I am honored to represent. Churchill at Golden Triangle Community, L.P.'s developers have shared with me the below facts and written statements that serve as my basis for this letter of **support**:

1. The Fort Worth City Council issued a signed Resolution of Support for the development of Churchill at Golden Triangle Community, L.P.
2. "We are the largest owner/operator of senior housing in North Texas. We have long waiting lists at all of our Evergreen senior living properties and we intend to refer as many seniors as possible to the [Churchill at Golden Triangle Community] site. All senior living units in North Tarrant County are full. We have an elevatored building and we think we can refer at least 20 seniors due to that factor."
3. "We develop high quality properties for 15+ years ownership. We manage the properties and have won #1 in the U.S. for customer satisfaction 3 years in a row."
4. "The reason we are working in this area of Fort Worth is because of the huge number of jobs in the Alliance corridor. Senior people with Churchill have had at least 6 meetings with the folks at the Hillwood/Alliance/Texas Workforce Commission job placement office."

Based on the above facts and statements, I **support** this Churchill at Golden Triangle Community development.

Sincerely,

A handwritten signature in black ink that reads "Matt Krause".

State Representative Matt Krause

Copy to:
Brad Forslund
Churchill at Golden Triangle Community, L.P.
Churchill Residential
5605 North MacArthur, Suite 580
Irving, Texas 75038
bforslund@cri.bz



A Resolution

NO. 4593-02-2016

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE CHURCHILL AT GOLDEN TRIANGLE COMMUNITY AND LOCAL GOVERNMENT COMMITMENT

WHEREAS, the City's 2015 Comprehensive Plan is supportive of the preservation, improvement, and development of quality affordable accessible rental and ownership housing;

WHEREAS, the City's 2013-2018 Consolidated Plan makes the development of quality affordable accessible rental housing units for low income residents of the City a high priority;

WHEREAS, Churchill at Golden Triangle Community, L.P., an affiliate of Churchill Senior Communities, L.P., has proposed a development for affordable multifamily rental housing named the Churchill at Golden Triangle Community to be located at 11000 block of Metroport Way (formerly Keller Hicks Road), south of Timberland Blvd., east of the 11000 block of IH 35W Service Road E in the City of Fort Worth;

WHEREAS, Churchill at Golden Triangle Community, L.P. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2016 Competitive (9%) Housing Tax Credits for the Churchill at Golden Triangle Community, a new complex consisting of approximately 126 units, of which at least ten percent (10%) will be dedicated for Rental Assistance Demonstration units and at least five percent (5%) will be market rate units;

WHEREAS, TDHCA's 2016 Qualified Allocation Plan provides that an application for Housing Tax Credits may qualify for up to seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located; and

WHEREAS, the QAP also awards one (1) point for a commitment of development funding from the city in which the proposed development site is located.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

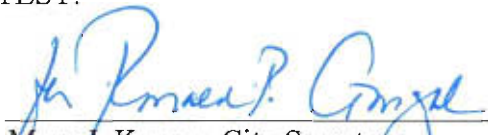
The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Churchill at Golden Triangle Community, L.P. to the Texas Department of Housing and Community Affairs for 2016 Competitive (9%) Housing Tax Credits for the development of the Churchill at Golden Triangle Community to be located at 11000 block of Metroport Way (formerly Keller Hicks Road), south of Timberland Blvd., east of the 11000 block of IH 35W Service Road E. (TDHCA Application No. 16260), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.



The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to development fee waivers in an amount not to exceed \$1,500.00 to Churchill at Golden Triangle Community, L.P., conditioned upon receipt of Housing Tax Credits. The City Council finds that the waiver of such fees serves the public purposes of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the Applicant, affiliates of the Applicant, or any Consultant, General Contractor or Guarantor of the proposed development or any party associated in any way with the Applicant, Churchill at Golden Triangle Community, L.P. Adopted this 16th day of February, 2016.

ATTEST:

By: 
Mary J. Kayser, City Secretary





STATE OF TEXAS §

COUNTIES OF TARRANT, DENTON, JOHNSON, PARKER AND WISE §

I, RONALD P. GONZALES, City Secretary of the City of Fort Worth, Texas do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 4593-02-2016, duly presented and adopted by the City Council of the City of Fort Worth, Texas, at a regular session held on the 16th day of February, 2016, as same appears of record in the Office of the City Secretary.

WITNESS MY HAND and the Official Seal of the City of Fort Worth, Texas, this the 19th day of February, 2016.

Ronald P. Gonzales, Assistant City Secretary
City of Fort Worth, Texas





February 18, 2016

Ms. Becky Villanueva
Churchill at Golden Triangle Community, L.P.
c/o Churchill Senior Communities, LP
5605 N. MacArthur Blvd., Suite 580
Irving, Texas 75038
972-550-7800 x 235
bvillanueva@cri.bz

Re: Support Letter for the proposed Churchill at Golden Triangle Community (the proposed community) located at Approx. 11000 block of IH35W Service Road East, Fort Worth, Tarrant County, TX 76177 TDHCA #16260

Dear Ms. Villanueva:

This letter is being sent to express our support for your proposed multifamily community, Churchill at Golden Triangle. Our organization serves the area of Fort Worth, Tarrant County Texas, in which your proposed multifamily community is located.

Sincerely,

Sheila E. Wriggin
General Manager
swiggin@aatcnet.org
817-616-0353



February 8, 2016

Ms. Becky Villanueva
Churchill at Golden Triangle Community, L.P.
c/o Churchill Senior Communities, LP
5605 N. MacArthur Blvd., Suite 580
Irving, Texas 75038
972-550-7800 x 235
bvillanueva@cri.bz

Re: Support Letter for the proposed Churchill at Golden Triangle Community (the proposed community) located at Approx. 11000 block of IH35W Service Road East, Fort Worth, Tarrant County, TX 76177 TDHCA #16260

Dear Ms. Villanueva:

This letter is being sent to express our support for your proposed multifamily community, Churchill at Golden Triangle. Our organization serves the area of Fort Worth, Tarrant County Texas, in which your proposed multifamily community is located.

Sincerely,

A handwritten signature in black ink, appearing to read "MJ", with a long horizontal flourish extending to the right.

Michelle Johnson
Vice President, Corporate and Community Resources



★ Healthy Aging Starts Here ★

Senior Citizen Services of Greater Tarrant County, Inc.
1400 Circle Drive #300
Fort Worth, TX 76119
817-413-4949
www.scstc.org

February 19, 2016

Ms. Becky Villanueva
Churchill at Golden Triangle Community, L.P.
c/o Churchill Senior Communities, LP
5605 N. MacArthur Blvd., Suite 580
Irving, Texas 75038
972-550-7800 x 235
bvillanueva@cri.bz

Re: Support Letter for the proposed Churchill at Golden Triangle
Community (the proposed community) located at Approx. 11000 block of
IH35W Service Road East, Fort Worth, Tarrant County, TX 76177 TDHCA
#16260

Dear Ms. Villanueva:

This letter is being sent to express our support for your proposed multifamily community, Churchill at Golden Triangle. Our organization serves older adults in the area of Fort Worth, Tarrant County Texas, in which your proposed multifamily community is located. We are very pleased that you include units for older adults and units for older adults raising grandchildren. Thanks very much.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerome H. Mosman", is written over a light blue horizontal line.

Jerome H. Mosman
Executive Director



OFFICERS

- ra Fraser Crismon, *Chairman*
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- Jan McClendon, *Secretary*
- Karen Pollock, *Assistant Secretary*
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- Jay Barlow, *Assistant Treasurer*

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- J. Ralph Wood, Jr.

MEDICAL DIRECTOR

Daniel Polter, MD

PRESIDENT AND CEO

Katherine Krause

*Life Member

February 19, 2016

Ms. Becky Villanueva
 Churchill at Golden Triangle Community, L.P.
 c/o Churchill Senior Communities, LP
 5605 N. MacArthur Blvd., Suite 580
 Irving, Texas 75038

Re: Support Letter for the proposed Churchill at Golden Triangle Community (the proposed community) located at Approx. 11000 block of IH35W Service Road East, Fort Worth, Tarrant County, TX 76177 TDHCA #16260

Dear Ms. Villanueva:

This letter is being sent to express our support for your proposed multifamily community, Churchill at Golden Triangle. Our organization serves the area of Fort Worth, Tarrant County Texas, in which your proposed multifamily community is located.

Sincerely,

Katherine Krause

KK/ld

Hospice Care
 Meals on Wheels
 Private Care



Community Input Scoring Items

TDHCA#: 16263

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Boys & Girls Clubs

Name of Community Organization

Sabrina Walker Hernandez

Contact Name

Support
 Opposition

B. Mujeres Unidas - Women Together

Name of Community Organization

Estella DeAnda

Contact Name

Support
 Opposition

C. South Texas Literacy Coalition

Name of Community Organization

Dr. Ida Acuna-Garza

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

TEXAS HOUSE OF REPRESENTATIVES



Terry Canales District 40

February 18, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing
and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Starlight (TDHCA #16263)
SWQ of Alberta & Raul Longoria
Hidalgo County, Texas

Dear Mr. Irvine:

I received the Public Notification for the above referenced proposed development to be located in Hidalgo County and in District 40, which I represent. The population in Hidalgo County and the surrounding area is growing rapidly. As a result there is a great need for high quality housing that is affordable to seniors. I am pleased to lend my support for Starlight (TDHCA #16263), a multi-family senior community that will offer high quality, safe and affordable housing opportunities for my constituents.

Thank you for your consideration and assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Canales".

Terry Canales
State Representative
District 40



2. The City Council of the City of Edinburg hereby approves the provision of a loan, grant, reduced fee or contribution of other value in the amount of no less than \$10 for the benefit of the Starlight development. The funding assistance provided by the City of Edinburg pursuant to this Resolution is intended to comply with all requirements of §11.9(d)(2) of the QAP.
3. Notwithstanding anything herein to the contrary, the funding commitment by the City of Edinburg set forth in this Resolution shall be contingent on: (i) the Applicant securing HTC's from TDHCA in an amount sufficient to develop the Housing, (ii) development plan approvals (including any required zoning) by the City of Edinburg in connection with developing the Housing, and (iii) finalizing acceptable financial commitment pursuant to the terms committed to by the City of Edinburg pursuant to this Resolution.
4. The City of Edinburg is not a related party to the Applicant, and any funding assistance committed by the City of Edinburg to the development of the Development pursuant to this Resolution will not have been provided to the City of Edinburg by the Applicant or any related party to the Applicant.
5. The City of Edinburg authorizes the City Manager or his designee to provide TDHCA with a letter certifying to the funding commitment to the Applicant as required.
6. For and on behalf of the City Council, Richard H. Garcia, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.04, on the 29th day of February, 2016.

CITY OF EDINBURG

By: _____

Richard H. Garcia, Mayor

ATTEST:

By: _____

Myra L. Ayala Garza, City Secretary



APPROVE AS TO FORM:

Palacios, Garza & Thompson, P.C.

By: _____

City Attorney

FILED
AT 10:18 O'CLOCK A.M.
FEB 25 2016
ARTURO GUAJARDO, JR., COUNTY CLERK
HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

**Resolution of Local Government Support for
Starlight Development, TDHCA #16263**

WHEREAS, VDC Alberta Longoria, LP has proposed a development for affordable rental housing at the SWQ of Alberta and Raul Longoria, named Starlight in the extra-territorial jurisdiction of the City of Edinburg

WHEREAS, the development is in Hidalgo County, Texas, and

WHEREAS, VDC Alberta Longoria, LP has advised and it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Starlight Development;

It is hereby

RESOLVED, that the Hidalgo County Commissioners Court, acting as the governing body of Hidalgo County, hereby confirms that it supports Starlight Development (TDHCA #16263) located at the SWQ of Alberta and Raul Longoria and that this formal action has been taken to put on record the opinion expressed by the Hidalgo County Commissioners Court on February 16, 2016; and

FURTHER RESOLVED that for and on behalf of the Hidalgo County Commissioners Court hereby authorizes, empowers, and directs Arturo Guajardo, Jr., Hidalgo County Clerk to certify these resolutions to the Texas Department of Housing and Community Affairs.

HIDALGO COUNTY

By: Ramon Garcia
Ramon Garcia, County Judge

ATTEST:

By: Arturo Guajardo, Jr.
Arturo Guajardo, Jr. County Clerk



Approved by Commissioners' Court
on Mellette

February 24, 2016

GREAT FUTURES START **HERE.**



BOYS & GIRLS CLUBS
OF EDINBURG
RIO GRANDE VALLEY

P.O. Box 1079
Edinburg, TX. 78540
(956) 383-CLUB (2582),
(956) 381-9635 Fax
email: swalker@edinburgkids.com
www.edinburgkids.com

Sabrina Walker-Hernandez
Chief Executive Officer

Adriana Rendon
Vice President of Operations

Monica Pena
Vice President of Marketing &
Resource Development

Board of Directors
Chief Volunteer Officer
Jesse Deleon

Vice Presidents
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2nd Krishna Chary
3rd Jerry Salazar

Secretary
Michelle Y. Garza

Treasurer
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Louie Alamia
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Juan Delgado
Judi Flowers
Dustin Garza
Duane Guzman
Richard Gonzalez
Abraham Quiroga
Joe Quiroga
Daniel Rivera
Ellie Torres
Leo Trevino
Eddy Villanueva

The Legacy Center
& Administrative Offices
702 Cullen Street

Club Sites
Fountain Center Annex Unit
Sam Risica Unit
San Carlos Unit

School Sites:
Bobcat Learning Center-
Edinburg High School
Brewster School
Faysville Unit – Guerra Elementary
Hargill Elementary School

Text "CLUB" to 20222
to Donate \$5.00



A one-time donation of \$5.00 will be added to your mobile phone bill or deducted from your prepaid balance. Donor must be age 18+ and all donations must be authorized by the account holder (e.g. parents). By texting YES, the user agrees to the terms and conditions. All charges are billed by and payable to your mobile service provider. Service is available on most carriers. Donations are collected for the benefit of the "BOYS & GIRLS CLUBS OF EDINBURG RGV"



Mr. Tim Irvine
Executive Director
Texas Dept. of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Starlight Senior Apartments – TDHCA #16263

Dear Mr. Irvina

This letter serves to express our support for the proposed development of Starlight Senior Apartments to be located at the SWQ of Alberta Road and Raul Longoria.

We are a local nonprofit organization that provides educational programs and services in Edinburg and the Hidalgo County community. Our organization acts as an advocate for low to moderate income individuals by partnering with other community based organizations in providing educational programs, health screening fairs, housing advocacy initiatives, and services for our veterans.

The above referenced complex would address the need for quality affordable housing for the senior citizens of Edinburg and Hidalgo County. We are informed that Starlight Apartments will feature state-of-the-art design and offer many amenities, and welcome this type of housing to our community.

Sincerely,

Sincerely,

Sabrina Walker Hernandez
Chief Executive Officer
Boys & Girls Clubs of Edinburg RGV



GREAT FUTURES START **HERE.**



GIVE. ADVOCATE. VOLUNTEER.
LIVE UNITED.

Mujeres Unidas



Women Together

Phone: (956) 630-4878

Fax: (956) 687-4715

E-mail: womentog@swbell.net

511 N. Cynthia Street • McAllen, Texas 78501

February 24, 2016

Mr. Tim Irvine
Executive Director
Texas Dept. of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Starlight Senior Apartments – TDHCA #16263

This letter serves to express our support for the proposed development of Starlight Senior Apartments to be located at the SWQ of Alberta Road and Raul Longoria.

We are a local nonprofit organization that provides educational programs and services in Edinburg and the Hidalgo County community. Our organization acts as an advocate for low to moderate income individuals by partnering with other community based organizations in providing educational programs, health screening fairs, housing advocacy initiatives, and services for our veterans.

The above referenced complex would address the need for quality affordable housing for the senior citizens of Edinburg and Hidalgo County. We are informed that Starlight Apartments will feature state-of-the-art design and offer many amenities, and welcome this type of housing to our community.

Sincerely,

A handwritten signature in cursive script that reads "Estella DeAnda - Executive Director".

Estella DeAnda



South Texas Literacy Coalition

www.southtexaslitcoalition.org

February 24, 2016

Mr. Tim Irvine
Executive Director
Texas Dept. of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Starlight Senior Apartments – TDHCA #16263

This letter serves to express our support for the proposed development of Starlight Senior Apartments to be located at the SWQ of Alberta Road and Raul Longoria.

We are a local nonprofit organization that provides educational programs and services in Edinburg and the Hidalgo County community. Our organization acts as an advocate for low to moderate income individuals by partnering with other community based organizations in providing educational programs, literacy programs, and literacy festivals which promote reading and writing.

The above referenced complex would address the need for quality affordable housing for the senior citizens of Edinburg and Hidalgo County. We are informed that Starlight Apartments will feature state-of-the-art design and offer many amenities, and welcome this type of housing to our community.

Sincerely,

Dr. Ida Acuna-Garza
Executive Director

Literacy for Life!

From: [Miguel Garcia](#)
To: [HTC Public Comment](#)
Subject: Support for Starlight Development-16263
Date: Wednesday, June 08, 2016 8:56:07 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Texas Department of Housing and Community Affairs
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

Re: Support for Application #16263

I am writing this letter to voice my strong support for Texas Department of Housing and Community Affairs Tax Credit Application #16263, Starlight, to be located SWQ of Alberta and Raul Longoria, Murillo 78542

The Rio-Net Aging and Disability Resource Center under Area Agency on Aging along with Coastal Bend Center for Independent Living are both non-profit organizations that serve the Aging and Disabled community throughout our tri county service area which includes the counties of Willacy, Cameron and Hidalgo. Through our agency on aging, we assist older adults and persons with disabilities in securing affordable housing, accessing public and private benefits and obtaining social services that support independent living. We're often challenged to find clients safe, accessible, and affordable housing. As the aging population grows, so does the housing needs for these individuals increases.

We have reviewed this development application and strongly feel that this project will assist to meeting those housing needs. We see a great shortage of affordable and accessible housing in our community. We encourage TDHCA to consider this application for the Lower Rio Grande Valley to better enhance the lives of the communities and persons we serve.

Kind Regards,

Mike Garcia, Jr.

Housing Navigator

RIO-Net ADRC Aging and Disability Resource Center/Area Agency on Aging

Lower Rio Grande Valley Development Council

301 W. Railroad St.

Weslaco, TX 78596

Direct 956-682-3481 Ext. 132

Cell: 956-375-3486

Toll Free 1-855-937-2372

Fax 956-682-8852

<http://lrgv.tx.networkofcare.org>



The Area Agency on Aging is a program of the Lower Rio Grande Valley Development Council and funded by the Texas Department of Aging and Disability Services. Serving Cameron, Hidalgo, and Willacy Counties. A proud sponsor of RIO-Net Aging and Disability Resource Center.

CONFIDENTIALITY NOTICE: The e-mail and any files or attachments transmitted with it are confidential and may be protected by legal privilege. This e-mail is intended solely for the use of the individual/s or entity to whom this e-mail is addressed. If you are not the intended recipient of this e-mail, you are hereby notified that any use, dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by e-mail and delete this e-mail from your system.

Community Input Scoring Items

TDHCA#: 16268

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Opportunity Center for the Homeless

Name of Community Organization

Ray Tullius

Contact Name

Support
 Opposition

B. Familias Triunfadoras Inc.

Name of Community Organization

Mario Coronado

Contact Name

Support
 Opposition

C. Tierra Del Sol

Name of Community Organization

Rose Garcia

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



TEXAS HOUSE *of* REPRESENTATIVES

Mary E. González

State Representative, District 75

February 25, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78711

RE: Emerald Manor, Town of Horizon City, Texas.

Dear Mr. Irvine:

I write this letter to support the development titled: *Emerald Manor* located in the Town of Horizon City, Texas. *Emerald Manor* will be 148 single-story, multifamily units on 13.3 acres of land. There will be 134 affordable and 14 market rate units with rents ranging from \$237 to \$950. The community will have full perimeter fencing, a clubhouse, fitness center, swimming pool and playground and toddler areas. The project will pay property taxes of approximately \$83,000 per year. The annual payroll budget of \$179,000 will provide 5 to 6 full-time jobs for 35 years.

As you know, El Paso faces many unique challenges, one being the need for new units of affordable housing. Costs continue to increase, and more and more of my constituents find themselves in a position to need access to quality affordable housing, the type that this project will provide. Your support for *Emerald Manor* will have multiple positive effects on our community by lessening the shortfall of affordable housing, creating jobs for residents of our community and serving as an economic stimulus for our area.

If I may provide additional assistance, please do not hesitate to contact my Chief-of-Staff, Carlos Calderon. He may be reached at (512) 463-0613 and Carlos.Calderon@house.texas.gov. Thank you for your consideration.

Sinceramente,

A handwritten signature in cursive script that reads "Mary E. González".

Mary E. González
State Representative
House District 75

RESOLUTION

WHEREAS, Emerald Manor, Ltd. has proposed the new construction of the development of affordable rental housing known as Emerald Manor to be located at the northeast corner of Horizon Blvd and Rifton Ct in Horizon City, Texas; and

WHEREAS, Emerald Manor, Ltd. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Housing Tax Credits for the Emerald Manor development; and

WHEREAS, in accordance with Section 11.9(d)(1)(A) of the Qualified Allocation Plan, an application may qualify for points for a resolution voted on and adopted from the governing body expressly setting forth that the Town of Horizon City supports the Emerald Manor; and

WHEREAS, Emerald Manor, Ltd. has requested a waiver in the amount of \$10.00 for the Emerald Manor development as a commitment of Development funding from the Town of Horizon City, Texas;

WHEREAS, the Town of Horizon City, Texas has the authority to waive development fees on the property located at the northeast corner of Horizon Blvd and Rifton Ct because the proposed development site is located in the city's jurisdiction.

NOW THEREFORE, BE IT RESOLVED THAT,

The governing body of the Town of Horizon City, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$10.00 to be provided to the development in the form of a waiver of development fees.

FURTHER RESOLVED, that the Town of Horizon City, acting through its governing body, hereby confirms that it supports the proposed Emerald Manor located at the northeast corner of Horizon Blvd and Rifton Ct, provided that by expressing its support, the City is not waiving any zoning, plan review, or other processes that would ordinarily apply to the construction of this development; and

FURTHER RESOLVED, that this formal action has been taken to put on record the opinion expressed by the Town of Horizon City on this date; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Ruben Mendoza, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED & APPROVED this, the 9th day of February 2016, by a vote of 5 (ayes) to 2 (nays) to 0 (abstentions) of the City Council of Horizon City, Texas.

TOWN OF HORIZON CITY:

by 
Ruben Mendoza, Mayor

ATTEST:


Elvia Schuller, City Clerk



Tierra Del Sol

HOUSING CORPORATION

February 26, 2016

Ike J. Monty, President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Emerald Manor (#16268), Keystone Place (#16273), Ridgestone Estates (#16286), and Rockview Manor (#16274)

Dear Mr. Monty:

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

Emerald Manor (NEC of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas 79928);
Keystone Place (1331 Pullman Dr., El Paso, El Paso County, Texas 79936);
Ridgestone Estates (11371 Ardelle Ave, El Paso, El Paso County, Texas 79936); and
Rockview Manor (SEC of W Smith St and Boyd St, Fort Hancock, Hudspeth County, Texas 79839).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard working families of El Paso and Fort Hancock, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Emerald Manor, Keystone Place, Ridgestone Estates, and Rockview Manor.

Sincerely,

Rose Garcia
Executive Director

Three Locations to Serve You:

210 E. Idaho, Suite B
Las Cruces, NM 88005
(575) 541-0477
(575) 541-0476 Fax

880 Anthony Drive, Suite 3C
Anthony, NM 88021
(575) 882-3554
(575) 882-3622 Fax

6801 Viscount Blvd., Suite B
El Paso, TX 79924
(915) 771-0557
(915) 771-0567 Fax

sdc: 2-26-2016



"Thinking Better Housing"



February 16, 2016



P. O. Box 63 El Paso, TX. 79941-0063
(915) 577-0069 FAX (915) 533-2096

Executive Director Ike J. Monty
Ray Tullius President

Board of Directors Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

President
Susan Osborn

Vice President
Laura Holguin

Secretary
Stephen Meador

Treasurer
Ann Herkenhoff

RE: Housing Tax Credit Projects: Keystone Place (#16273), Ridgestone Estates (#16286), Emerald Manor (#16268), and Rockview Manor (#16274)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

★

Keystone Place (1331 Pullman Dr, El Paso, El Paso County, Texas 79936);
Ridgestone Estates (11371 Ardelle Ave, El Paso, El Paso County, Texas 79936);
Emerald Manor (NEC of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas 79928); and
Rockview Manor (SEC of W Smith St and Boyd St, Fort Hancock, Hudspeth County, Texas 79839).

Board Members

Pauline Claiborne

Ka Davis

Jay Dunbar

Steve Fekete

Adam Gurrola

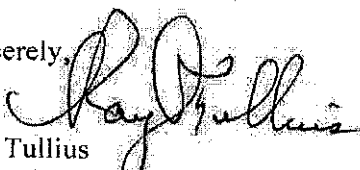
Desmond Machuca

Olivia Narvaez

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard working families of El Paso and Fort Hancock, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Keystone Place, Ridgestone Estates, Emerald Manor, and Rockview Manor.

Sincerely,


Ray Tullius
Executive Director

Opportunity Center for the Homeless.



Familias Triunfadoras Inc.



02/19/2016

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Emerald Manor (#16268), Keystone Place (#16273), Ridgestone Estates (#16286), and Rockview Manor (#16274)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

Emerald Manor (NEC of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas 79928);
Keystone Place (1331 Pullman Dr, El Paso, El Paso County, Texas 79936);
Ridgestone Estates (11371 Ardelle Ave, El Paso, El Paso County, Texas 79936); and
Rockview Manor (SEC of W Smith St and Boyd St, Fort Hancock, Hudspeth County, Texas 79839).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard working families of El Paso and Fort Hancock, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Emerald Manor, Keystone Place, Ridgestone Estates, and Rockview Manor.

Sincerely,

Mario Cervantes

Community Input Scoring Items

TDHCA#: 16273

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Families Triunfadora Inc

Name of Community Organization

Maria Coronado

Contact Name

Support
 Opposition

B. Opportunity Center for the Homeless

Name of Community Organization

Ray Tullius

Contact Name

Support
 Opposition

C. Tierra Del Sol

Name of Community Organization

Rosa Garcia

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



TEXAS HOUSE *of* REPRESENTATIVES

Mary E. González

State Representative, District 75

February 25, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78711

RE: Keystone Place, El Paso, Texas

Dear Mr. Irvine:

I write this letter to support the development titled: Keystone Place in El Paso, Texas. *Keystone Place* will be a multifamily community of 52 units on 3.55 acres of land. There will be 48 affordable and 4 market rate units with rents ranging from \$236 to \$950 per month. The community will have full perimeter fencing, a clubhouse, fitness center, swimming pool and playground and toddler areas. The project will pay property taxes of approximately \$24,000 per year. The annual payroll budget of \$52,000 will provide 2.5 full-time jobs for 35 years.

As you know, El Paso faces many unique challenges, one being the need for new units of affordable housing. Costs continue to increase, and more and more of my constituents find themselves in a position to need access to quality affordable housing, the type that this project will provide. Your support for *Keystone Place* will have multiple positive effects on our community by lessening the shortfall of affordable housing, creating jobs for residents of our community and serving as an economic stimulus for our area.

If I may provide additional assistance, please do not hesitate to contact my Chief-of-Staff, Carlos Calderon. He may be reached at (512) 463-0613 and Carlos.Calderon@house.texas.gov. Thank you for your consideration.

Sinceramente,

A handwritten signature in black ink that reads "Mary E. González".

Mary E. González
State Representative
House District 75

7.1

CITY CLERK DEPT.
2016 FEB -3 PM 5:36

RESOLUTION

WHEREAS, Keystone Place, Ltd. has proposed a development for affordable rental housing at 1331 Pullman Drive, El Paso, Texas 79936 named Keystone Place in the City of El Paso, Texas; and


WHEREAS, Keystone Place, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Keystone Place; and

WHEREAS, Keystone Place, Ltd. has applied for HOME/CDBG funding in the amount of \$50,000 from the City of El Paso.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **Keystone Place** located at 1331 Pullman Drive, El Paso, Texas 79936 (TDHCA Application number 16273) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 9, 2016.
2. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has committed to Keystone Place, Ltd. \$50,000 in HOME/CDBG program funding in the form of a loan with minimum 15-year term, minimum 30-year amortization, and a maximum interest rate of 3% per annum; these funds shall be used in developing Keystone Place/1331 Pullman Drive, El Paso, Texas 79936 /Application number 16273.
3. That for and on behalf of the Governing Body, Richarda Duffy Momsen, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

ADOPTED this 9th day of February, 2016.

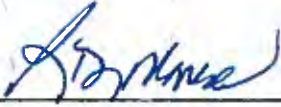
THE CITY OF EL PASO


 Oscar Leeser,
 Mayor

(Signatures Continue on Following Page)

ATTEST:

CITY CLERK DEPT.
2016 FEB -3 PM 5:36



Richarda Duffy Momsen

City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Lauren Ferris
Assistant City Attorney



Verónica R. Soto, AICP
Director, Community and Human
Development Department



February 26, 2016

Ike J. Monty, President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Emerald Manor (#16268), Keystone Place (#16273), Ridgestone Estates (#16286), and Rockview Manor (#16274)

Dear Mr. Monty:

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

Emerald Manor (NEC of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas 79928);
Keystone Place (1331 Pullman Dr., El Paso, El Paso County, Texas 79936);
Ridgestone Estates (11371 Ardelle Ave, El Paso, El Paso County, Texas 79936); and
Rockview Manor (SEC of W Smith St and Boyd St, Fort Hancock, Hudspeth County, Texas 79839).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard working families of El Paso and Fort Hancock, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Emerald Manor, Keystone Place, Ridgestone Estates, and Rockview Manor.

Sincerely,

A handwritten signature in blue ink that reads "Rose Garcia".

Rose Garcia
Executive Director

**Three
Locations to
Serve You:**

210 E. Idaho, Suite B
Las Cruces, NM 88005
(575) 541-0477
(575) 541-0476 Fax

880 Anthony Drive, Suite 3C
Anthony, NM 88021
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6801 Viscount Blvd., Suite B
El Paso, TX 79924
(915) 771-0557
(915) 771-0567 Fax

sde: 2-26-2016

February 16, 2016



P. O. Box 63 El Paso, TX. 79941-0063
(915) 577-0069 FAX (915) 533-2096

Executive Director Ike J. Monty
Ray Tullius President

Board of Directors Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

President
Susan Osborn

Vice President
Laura Holguin

RE: Housing Tax Credit Projects: Keystone Place (#16273), Ridgestone Estates (#16286), Emerald Manor (#16268), and Rockview Manor (#16274)

Secretary
Stephen Meador

Dear Mr. Monty,

Treasurer
Ann Herkenhoff

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

★

Keystone Place (1331 Pullman Dr, El Paso, El Paso County, Texas 79936);
Ridgestone Estates (11371 Ardelle Ave, El Paso, El Paso County, Texas 79936);
Emerald Manor (NEC of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas 79928); and
Rockview Manor (SEC of W Smith St and Boyd St, Fort Hancock, Hudspeth County, Texas 79839).

Board Members

Pauline Claiborne

Ka Davis

Jay Dunbar

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard working families of El Paso and Fort Hancock, but will also assist in adding to the tax base and creating jobs.

Steve Fekete

Adam Gurrola

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Keystone Place, Ridgestone Estates, Emerald Manor, and Rockview Manor.

Desmond Machuca

Sincerely,

Olivia Narvaez

A handwritten signature in blue ink that reads "Ray Tullius".

Ray Tullius
Executive Director
Opportunity Center for the Homeless.



Familias Triunfadoras Inc.



02/19/2016

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Emerald Manor (#16268), Keystone Place (#16273), Ridgestone Estates (#16286), and Rockview Manor (#16274)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

Emerald Manor (NEC of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas 79928);
Keystone Place (1331 Pullman Dr, El Paso, El Paso County, Texas 79936);
Ridgestone Estates (11371 Ardelle Ave, El Paso, El Paso County, Texas 79936); and
Rockview Manor (SEC of W Smith St and Boyd St, Fort Hancock, Hudspeth County, Texas 79839).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard working families of El Paso and Fort Hancock, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Emerald Manor, Keystone Place, Ridgestone Estates, and Rockview Manor.

Sincerely,

Mario Cervantes

Community Input Scoring Items

TDHCA#: 16274

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Opportunity Center for the Homeless

Name of Community Organization

Ray Tullius

Contact Name

Support
 Opposition

B. Familias Truinfadoras

Name of Community Organization

Mario Coronado

Contact Name

Support
 Opposition

C. Tierra Del Sol

Name of Community Organization

Rose Garcia

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

Texas House of Representatives



PONCHO NEVÁREZ

DISTRICT 74

February 24, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78711

RE: Rockview Manor, Fort Hancock, Texas

Dear Mr. Irvine,

I write this letter to support the Rockview Manor development in Fort Hancock, Texas. Rockview Manor will be a multifamily community of 49 affordable units with rents ranging from \$237 to \$742 per month, situated on 4.5 acres of land. The community will have full perimeter fencing, a clubhouse, fitness center, swimming pool and playground areas. The development will pay property taxes of approximately \$36,500 per year. The annual payroll budget of \$54,400 will provide 2.5 full-time job opportunities for 35 years.

As you know, Fort Hancock faces many unique challenges, one being the need for new units of affordable housing. Costs continue to increase, and more and more of my constituents find themselves in a position to need access to quality affordable housing, the type that this development will provide. Your support for Rockview Manor will have multiple positive effects on our community by lessening the shortfall of affordable housing, creating jobs for residents of our community and serving as an economic stimulus for our area.

If I may provide additional assistance, please do not hesitate to contact my office at 512-463-0566.

With kindest regards, I remain,

Sincerely,

A handwritten signature in black ink, appearing to read "Poncho Nevarez".

Poncho Nevarez

Capitol: P.O. Box 2910 - Austin, Texas 78768-2910 - (512) 463-0566 - Fax (512) 463-0220
District: 1815 Williams Street - Eagle Pass, Texas 78852 - (830) 773-0860

Counties: Brewster, Culberson, Hudspeth, Jeff Davis, Kinney, Loving, Maverick, Pecos, Presidio, Reeves, Terrell & Val Verde

RESOLUTION # _____

WHEREAS, Rockview Manor, Ltd. has proposed the new construction of the development of affordable rental housing known as Rockview Manor to be located at the southeast corner of W Smith St and Boyd St in Fort Hancock, Hudspeth County, Texas; and

WHEREAS, Rockview Manor, Ltd. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Housing Tax Credits for the Rockview Manor development; and

WHEREAS, in accordance with Section 11.9(d)(1)(A) of the Qualified Allocation Plan, an application may qualify for points for a resolution voted on and adopted from the governing body expressly setting forth that the County of Hudspeth, Texas supports the Rockview Manor; and

WHEREAS, Rockview Manor, Ltd. has requested a waiver in the amount of \$10.00 for the Rockview Manor development as a commitment of Development funding from the County of Hudspeth, Texas;

WHEREAS, the County of Hudspeth, Texas has the authority to waive development fees on the property located at the southeast corner of W Smith St and Boyd St in Fort Hancock because the proposed development site is located in the county's jurisdiction.

BE IT RESOLVED THAT,

The governing body of the County of Hudspeth, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$10.00 to be provided to the development in the form of a waiver of development fees.

FURTHER RESOLVED, that the County of Hudspeth, Texas, acting through its governing body, hereby confirms that it supports the proposed Rockview Manor located at the southeast corner of W Smith St and Boyd St in Fort Hancock, provided that by expressing its support, the County is not waiving any zoning, plan review, or other processes that would ordinarily apply to the construction of this development; and

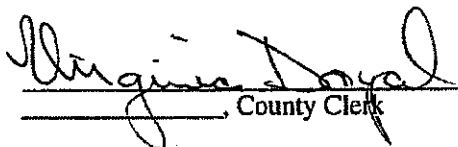
FURTHER RESOLVED, that this formal action has been taken to put on record the opinion expressed by the County of Hudspeth, Texas on this date; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Mike Doyal, County Judge is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community affairs.

This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 23rd day of February 2016 at a regular meeting of the Commissioners Court of the County of Hudspeth, Texas.


Mike Doyal, County Judge


County Clerk

Seal





Tierra Del Sol
HOUSING CORPORATION

February 26, 2016

Ike J. Monty, President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Emerald Manor (#16268), Keystone Place (#16273), Ridgestone Estates (#16286), and Rockview Manor (#16274)

Dear Mr. Monty:

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

Emerald Manor (NEC of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas 79928);
Keystone Place (1331 Pullman Dr., El Paso, El Paso County, Texas 79936);
Ridgestone Estates (11371 Ardelle Ave, El Paso, El Paso County, Texas 79936); and
Rockview Manor (SEC of W Smith St and Boyd St, Fort Hancock, Hudspeth County, Texas 79839).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard working families of El Paso and Fort Hancock, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Emerald Manor, Keystone Place, Ridgestone Estates, and Rockview Manor.

Sincerely,

Rose Garcia
Executive Director

**Three
Locations to
Serve You:**

210 E. Idaho, Suite B
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(575) 541-0476 Fax

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Anthony, NM 88021
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(575) 882-3622 Fax

6801 Viscount Blvd., Suite B
El Paso, TX 79924
(915) 771-0557
(915) 771-0567 Fax

sde: 2-26-2016



Thinking Better Housing™



Familias Triunfadoras Inc.



02/19/2016

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Emerald Manor (#16268), Keystone Place (#16273), Ridgestone Estates (#16286), and Rockview Manor (#16274)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

Emerald Manor (NEC of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas 79928);
Keystone Place (1331 Pullman Dr, El Paso, El Paso County, Texas 79936);
Ridgestone Estates (11371 Ardelle Ave, El Paso, El Paso County, Texas 79936); and
Rockview Manor (SEC of W Smith St and Boyd St, Fort Hancock, Hudspeth County, Texas 79839).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard working families of El Paso and Fort Hancock, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Emerald Manor, Keystone Place, Ridgestone Estates, and Rockview Manor.

Sincerely,

Mario Cervantes



February 16, 2016

P. O. Box 63 El Paso, TX. 79941-0063
(915) 577-0069 FAX (915) 533-2096

Executive Director Ike J. Monty
Ray Tullius President

Board of Directors Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

President
Susan Osborn

Vice President
Laura Holguin

Secretary
Stephen Meador

Treasurer
Ann Herkenhoff

RE: Housing Tax Credit Projects: Keystone Place (#16273), Ridgestone Estates (#16286), Emerald Manor (#16268), and Rockview Manor (#16274)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

- ★ Keystone Place (1331 Pullman Dr, El Paso, El Paso County, Texas 79936);
Ridgestone Estates (11371 Ardelle Ave, El Paso, El Paso County, Texas 79936);
Emerald Manor (NEC of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas 79928); and
Rockview Manor (SEC of W Smith St and Boyd St, Fort Hancock, Hudspeth County, Texas 79839).

Pauline Claiborne

Ka Davis

Jay Dunbar

Steve Fekete

Adam Gurrola

Desmond Machuca

Olivia Narvaez

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard working families of El Paso and Fort Hancock, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Keystone Place, Ridgestone Estates, Emerald Manor, and Rockview Manor.

Sincerely,

Ray Tullius
Executive Director
Opportunity Center for the Homeless.



Community Input Scoring Items

TDHCA#: 16275

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Housing Opportunities of Fort Worth

Name of Community Organization

David O'Brien, Executive Director

Contact Name

Support

Opposition

B. United Way of Tarrant County/Area Agency on Aging and ADRC

Name of Community Organization

Donald Smith, Vice President

Contact Name

Support

Opposition

C. The MET Church,

Name of Community Organization

Executive Pastor Rob Johnson

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



GIOVANNI CAPRIGLIONE
TEXAS HOUSE OF REPRESENTATIVES
DISTRICT 98

January 27, 2016

Ms. Marni Holloway, Director
Multifamily Housing Finance Division
Texas Department of Housing & Community Affairs
221 E. 11th Street
Austin, TX 78701

**RE: LETTER OF SUPPORT FROM STATE REPRESENTATIVE FOR AMTEX HARMON, LP
2016 COMPETITIVE 9% HTC APPLICATION NO. 16275: HARMON SENIOR VILLAS**

Dear Ms. Holloway:

As the State Representative for Texas House District 98, I am providing this letter of support for the proposed 160-unit, Elderly Preference project for which AMTEX Multi-housing, LLC has submitted an application to TDHCA for an award of 2016 Competitive 9% Housing Tax Credits.

This proposed development is located within my district at 12801 Harmon Road, ETJ of Fort Worth, Tarrant County, Texas. I have met with representatives of AMTEX Multi-housing, LLC to review the scope of the project and target population, as well as the preliminary site plan and elevations of the senior development. I have had positive feedback in support of the development from members of my district. I believe it will address the needs of my constituents and therefore, urge approval of the application.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "G. Capriglione".

Giovanni Capriglione
State Representative, District 98

GIOVANNI.CAPRIGLIONE@HOUSE.STATE.TX.US

CAPITOL OFFICE: P.O. Box 2910 • AUSTIN, TEXAS 78768-2910 • (512) 463-0690
DISTRICT OFFICE: P.O. Box 770 • KELLER, TEXAS 76244-0770 • (817) 807-8010

A Resolution

NO. 4594-02-2016

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE HARMON SENIOR VILLAS AND LOCAL GOVERNMENT COMMITMENT

WHEREAS, the City's 2015 Comprehensive Plan is supportive of the preservation, improvement, and development of quality affordable accessible rental and ownership housing;

WHEREAS, the City's 2013-2018 Consolidated Plan makes the development of quality affordable accessible rental housing units for low income residents of the City a high priority;

WHEREAS, AMTEX Harmon, LP, an affiliate of AMTEX Multi-housing, LLC, has proposed a development for affordable mixed income senior multifamily rental housing named the Harmon Senior Villas to be located at 12801 Harmon Road in the extraterritorial jurisdiction of the City of Fort Worth;

WHEREAS, AMTEX Harmon, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2016 Competitive (9%) Housing Tax Credits for the Harmon Senior Villas, a new complex consisting of approximately 160 units, of which at least ten percent (10%) will be dedicated for Rental Assistance Demonstration units, ten (10) units for Permanent Supportive Housing units and at least five percent (5%) for market rate units;

WHEREAS, TDHCA's 2016 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may qualify for up to seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located; and

WHEREAS, the QAP also awards one (1) point for a commitment of development funding from the city in which the proposed development site is located.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of AMTEX Harmon, LP to the Texas Department of Housing and Community Affairs for 2016 Competitive (9%) Housing Tax Credits for the development of the Harmon Senior Villas to be located at 12801 Harmon Road, in the extraterritorial jurisdiction of the City of Fort Worth (TDHCA Application No. 16275), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.



The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to development fee waivers in an amount not to exceed \$1,500.00 to AMTEX Harmon, L.P., conditioned upon receipt of Housing Tax Credits. The City Council finds that the waiver of such fees serves the public purposes of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the Applicant, affiliates of the Applicant, or any Consultant, General Contractor or Guarantor of the proposed development or any party associated in any way with the Applicant, AMTEX Harmon, L.P.

Adopted this 16th day of February, 2016.

ATTEST:

By: 
Mary J. Kayser, City Secretary





STATE OF TEXAS §

COUNTIES OF TARRANT, DENTON, JOHNSON, PARKER AND WISE §

I, MARY J. KAYSER, City Secretary of the City of Fort Worth, Texas do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 4594-02-2016 and Mayor and Council Communication G-18672, duly presented and adopted by the City Council of the City of Fort Worth, Texas, at a regular session held on the 16th day of February, 2016, as same appears of record in the Office of the City Secretary.

WITNESS MY HAND and the Official Seal of the City of Fort Worth, Texas, this the 23rd day of February, 2016.

Mary J. Kayser, City Secretary

City of Fort Worth, Texas



City Secretary's Office

City of Fort Worth ★ 1000 Throckmorton Street ★ Fort Worth, Texas 76102

(817) 392-6150 ★ FAX (817) 392-6196



RESOLUTION

**IN SUPPORT OF APPLICATION NO. 16275 TO THE TEXAS
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR
NINE PERCENT LOW INCOME HOUSING TAX CREDITS FOR
A PROJECT KNOWN AS HARMON SENIOR VILLAS, TO BE
CONSTRUCTED BY AMTEX HARMON, LP**

WHEREAS, AMTEX Harmon, LP has proposed an elderly preference development named Harmon Senior Villas, to be newly constructed for affordable rental housing at 12801 Harmon Road, in the extraterritorial jurisdiction (ETJ) of the City of Fort Worth, Tarrant County, Texas; and

WHEREAS, AMTEX Harmon, LP has advised that it intends to submit Application No. 16275 to the Texas Department of Housing and Community Affairs (TDHCA) for an award of 2016 Competitive 9% Low Income Housing Tax Credits for Harmon Senior Villas, a proposed 160 unit elderly preference development of which 144 units will be rent-restricted and 16 will be market-rate; and

WHEREAS, AMTEX Harmon, LP is applying for funding for a senior development for which funding is restricted by TDHCA for the 2016 Competitive 9% Low Income Housing Tax Credit funding cycle and Tarrant County supports the development of quality affordable rental housing for seniors and disabled individuals who reside in Tarrant County; and


WHEREAS, AMTEX Harmon, LP is requesting a Resolution of Support from Tarrant County, in order to compete for limited funding which will benefit Tarrant County senior and disabled residents; and


WHEREAS, the Texas Department of Housing and Community Affairs scores developments in the ETJ more favorably if both the City and County provide a Resolution of Support rather than a Resolution of No Objection.


THEREFORE, IT IS HEREBY RESOLVED that Tarrant County Commissioners Court, hereby confirms that it supports the proposed Harmon Senior Villas development, to be located in the ETJ of the City of Fort Worth at 12801 Harmon Road, Fort Worth, Tarrant County, Texas and TDHCA Application No. 16275 and that this formal action has been taken to put on record on February 9, 2016.

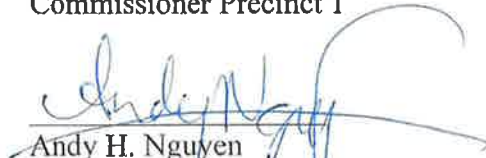
IN WITNESS WHEREOF, we have hereunder set our hands and caused the Seal of Tarrant County to be affixed this 9th day of February 2016.


C.O.# 121922


B. Glen Whitley
County Judge


Roy Charles Brooks
Commissioner Precinct 1


Gary Fickes
Commissioner Precinct 3


Andy H. Nguyen
Commissioner Precinct 2


J.D. Johnson
Commissioner Precinct 4



METCHURCH

January 28, 2016

Ms. Marni Holloway, Director
Multifamily Housing Finance Division
Texas Department of Housing & Community Affairs
221 E. 11th Street
Austin, TX 78701

RE: LETTER OF SUPPORT FOR AMTEX HARMON, LP: HARMON SENIOR VILLAS
COMMUNITY RELIGIOUS ORGANIZATION: THE MET CHURCH
TDHCA 9% HTC APPLICATION NO. 16275

Dear Ms. Holloway:

On behalf of The MET Church, I am pleased to provide this letter of support for the proposed Harmon Senior Villas development, which will be comprised of 160 units of new senior housing to be located at 12801 Harmon Road, ETJ of Fort Worth, Tarrant County, Texas.

This proposed development is located within a one-mile service area of The MET Church. The MET Church is a tax-exempt organization which has the overall betterment, development and improvement of the community as one of our primary purposes. We recognize seniors, disabled and special needs individuals in Tarrant County as being very vulnerable and in need of more affordable housing in Tarrant County.

The MET Church's ministry includes an active Outreach Program for which the 12801 Harmon Road location falls within our service area. We offer a Food Pantry for income-eligible persons, household assistance for those in need, meals in times of a crisis and other assistance on an as-needed basis. The MET has a program in place at a similar affordable senior housing development, which seniors enjoy tremendously. Through our Outreach Program, we can provide holiday celebrations, crafting opportunities, and coordinate a Bingo event each month with the developer of Harmon Senior Villas, upon completion of the project.

In summary, we encourage approval of this application for funding and look forward to working with the applicant—AMTEX Harmon, LP—to provide services which will enhance the lives of the residents of Harmon Senior Villas.

Sincerely,

Rob Johnson
Executive Pastor
The MET Church

**United Way
of Tarrant County**

1500 N Main St., Ste. 200
P.O. Box 4448
Fort Worth, TX 76164-0448
Tel 817-258-8000
Fax 817-258-8005
unitedwaytarrant.org

January 28, 2016

Ms. Marni Holloway, Director
Multifamily Housing Finance Division
TDHCA
221 E. 11th Street
Austin, TX 78701

RE: LETTER OF COMMUNITY ORGANIZATION SUPPORT FOR AMTEX HARMON, LP
PROPOSED HARMON SENIOR VILLAS (160 UNITS) ELDERLY PREFERENCE PROJECT
HTC APPLICATION NO. 16275

TDHCA 9%

Dear Ms. Holloway:

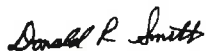
Please let this letter serve to acknowledge that United Way of Tarrant County supports the proposed Harmon Senior Villas—an affordable senior community to be located at 12801 Harmon Road, Fort Worth ETJ, Tarrant County, Texas.

United Way of Tarrant County is a certified 501(c)(3) non-profit organization which takes an active role in allocating funds to a number of our partner agencies under our education, health and income initiatives. This proposed development is located in our service area.

The Area Agency on Aging of Tarrant County, one of United Way's community agencies, provides a number of services to older adults in the Tarrant County area in which the proposed development is located. In addition, the Aging and Disability Resource Center of Tarrant County also serves Tarrant County's older adults and persons with disabilities. I have attached some material about our organization and a copy of our 501(c)(3) letter from the IRS.

Please contact me if you require any additional information or have questions about our organization. Thank you for your kind attention. We look forward to hearing a positive outcome for this future senior development.

Sincerely,



Donald R. Smith
Vice President, Community Development Division
Director, Area Agency on Aging
United Way of Tarrant County
1500 N. Main St., Suite 200
P.O. Box 4448
Fort Worth, TX 76164
(p)817-258-8128 (f)817-258-8074



**United Way
of Tarrant County**

Arlington Office
United Way – Arlington
401 W. Sanford St., Ste. 2600
Arlington, TX 76011-7072
Tel 817-548-9595
Fax 817-277-6919

Northeast Tarrant Office
United Way – Northeast
221 Bedford Rd., Ste. 306
Bedford, TX 76022-6251
Tel 817-282-1160
Fax 817-282-1275

**Information &
Referral Services**
Tel 2-1-1
tarrantcounty211.org

**United Way's
Area Agency on Aging
of Tarrant County**
Tel 817-258-8000
Fax 817-258-8074
unitedwaytarrant.org/aaa

**Housing Opportunities of Fort Worth, Inc.
1065 West Magnolia
Fort Worth, TX 76104
(817) 923-9192**

February 10, 2016

Ms. Marni Holloway, Director
Multifamily Finance Division
TDHCA 221 E. 11th Street
Austin, TX 78701

RE: LETTER OF COMMUNITY ORGANIZATION SUPPORT FOR AMTEX HARMON, L.P.
TDHCA 9% HTC APPLICATION NO. 16275

Dear Ms. Holloway:

Please let this letter serve to acknowledge that Housing Opportunities of Fort Worth, Inc. is aware of and supports AMTEX Harmon, L.P., the applicant which is proposing to develop 160 units of Elderly Preference affordable rental housing, to be named Harmon Senior Villas, at 12801 Harmon Road in the ETJ of Fort Worth, Tarrant County, Texas.

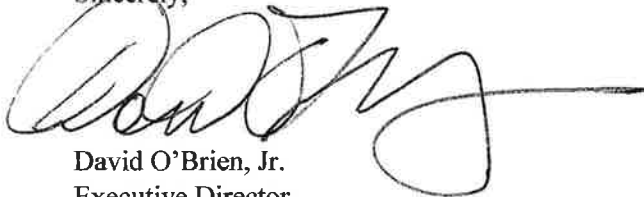
It is our understanding that this proposed development will be targeted to persons 55 and over and will also offer Permanent Supportive Housing Units to residents of the City of Fort Worth. It is our further understanding that 5% of all units will be accessible to handicapped persons and those units will be modified to be ADA accessible, and/or modified for the hearing and vision-impaired.

Housing Opportunities of Fort Worth, Inc. is a 501(c)(3) non-profit organization located at 1065 West Magnolia, Fort Worth, Tarrant County, Texas. Housing Opportunities of Fort Worth, Inc. would make available services to income-eligible residents living in the proposed complex. Housing Opportunities of Fort Worth, Inc. is the oldest HUD-approved Counseling Agency in Tarrant County and assists clients with financial literacy, housing counseling and homebuyer education in both English and Spanish, at no charge to the client.

We support the effort by the Applicant to provide quality affordable housing, including Permanent Supportive Housing units, in the City of Fort Worth. This development, as proposed, will assist low-income individuals and families to access housing which is badly needed.

If you desire any additional information, please feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "David O'Brien, Jr.", with a long horizontal flourish extending to the right.

David O'Brien, Jr.
Executive Director

Community Input Scoring Items

TDHCA#: 16286

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Familias Trunfadoras

Name of Community Organization

Maria Coronado

Contact Name

- Support
 Opposition

B. Opportunity Center for the Homeless

Name of Community Organization

Ray Tullius

Contact Name

- Support
 Opposition

C. Tierra Del Sol

Name of Community Organization

Rosa Garcia

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

CITY CLERK DEPT. 7.1
2016 FEB -3 PM 5:36

RESOLUTION

WHEREAS, Ridgestone Estates Ltd. has proposed a development for affordable rental housing at 11371 Ardelle Avenue, El Paso, Texas 79936 named Ridgestone Estates in the City of El Paso, Texas; and

WHEREAS, Ridgestone Estates Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Ridgestone Estates; and


WHEREAS, Ridgestone Estates Ltd. has applied for HOME/CDBG funding in the amount of \$50,000 from the City of El Paso.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **Ridgestone Estates** located at 11371 Ardelle Avenue, El Paso, Texas 79936 (TDHCA Application number 16286) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 9, 2016.
2. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has committed to Ridgestone Estates Ltd. \$50,000 in HOME/CDBG program funding in the form of a loan with minimum 15-year term, minimum 30-year amortization, and a maximum interest rate of 3% per annum; these funds shall be used in developing Ridgestone Estates/11371 Ardelle Avenue, El Paso, Texas 79936/Application number 16286.
3. That for and on behalf of the Governing Body, Richarda Duffy Momsen, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

ADOPTED this 9th day of February, 2016.

THE CITY OF EL PASO



Oscar Leeser,
Mayor

(Signatures Continue on Following Page)

ATTEST:

CITY CLERK DEPT.
2016 FEB -3 PM 5:36






Richarda Duffy Momsen


City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Lauren Ferris
Assistant City Attorney



Verónica R. Soto, AICP
Director, Community and Human
Development Department

Familias Triunfadoras Inc.



02/19/2016

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Emerald Manor (#16268), Keystone Place (#16273), Ridgestone Estates (#16286), and Rockview Manor (#16274)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

Emerald Manor (NEC of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas 79928);
Keystone Place (1331 Pullman Dr, El Paso, El Paso County, Texas 79936);
Ridgestone Estates (11371 Ardelle Ave, El Paso, El Paso County, Texas 79936); and
Rockview Manor (SEC of W Smith St and Boyd St, Fort Hancock, Hudspeth County, Texas 79839).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard working families of El Paso and Fort Hancock, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Emerald Manor, Keystone Place, Ridgestone Estates, and Rockview Manor.

Sincerely,

Mario Cervantes

February 16, 2016



P. O. Box 63 El Paso, TX. 79941-0063
(915) 577-0069 FAX (915) 533-2096

Executive Director Ike J. Monty
Ray Tullius President

Board of Directors Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

President
Susan Osborn

Vice President
Laura Holguin

Secretary
Stephen Meador

Treasurer
Ann Herkenhoff

RE: Housing Tax Credit Projects: Keystone Place (#16273), Ridgestone Estates (#16286), Emerald Manor (#16268), and Rockview Manor (#16274)

Dear Mr. Monty,

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

- ★ Keystone Place (1331 Pullman Dr, El Paso, El Paso County, Texas 79936);
Ridgestone Estates (11371 Ardelle Ave, El Paso, El Paso County, Texas 79936);
Emerald Manor (NEC of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas 79928); and
Rockview Manor (SEC of W Smith St and Boyd St, Fort Hancock, Hudspeth County, Texas 79839).

Board Members

Pauline Claiborne

Ka Davis

Jay Dunbar

Steve Fekete

Adam Gurrola

Desmond Machuca

Olivia Narvaez

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard working families of El Paso and Fort Hancock, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Keystone Place, Ridgestone Estates, Emerald Manor, and Rockview Manor.

Sincerely,

Ray Tullius
Executive Director
Opportunity Center for the Homeless.





February 26, 2016

Ike J. Monty, President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Emerald Manor (#16268), Keystone Place (#16273), Ridgestone Estates (#16286), and Rockview Manor (#16274)

Dear Mr. Monty:

I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following projects:

Emerald Manor (NEC of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas 79928);
Keystone Place (1331 Pullman Dr., El Paso, El Paso County, Texas 79936);
Ridgestone Estates (11371 Ardelle Ave, El Paso, El Paso County, Texas 79936); and
Rockview Manor (SEC of W Smith St and Boyd St, Fort Hancock, Hudspeth County, Texas 79839).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard working families of El Paso and Fort Hancock, but will also assist in adding to the tax base and creating jobs.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Emerald Manor, Keystone Place, Ridgestone Estates, and Rockview Manor.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rose Garcia", is written over the word "Sincerely,".

Rose Garcia
Executive Director

**Three
Locations to
Serve You:**

210 E. Idaho, Suite B
Las Cruces, NM 88005
(575) 541-0477
(575) 541-0476 Fax

880 Anthony Drive, Suite 3C
Anthony, NM 88021
(575) 882-3554
(575) 882-3622 Fax

6801 Viscount Blvd., Suite B
El Paso, TX 79924
(915) 771-0557
(915) 771-0567 Fax

sde: 2-26-2016

Community Input Scoring Items

TDHCA#: 16288

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Girls on the Run

Name of Community Organization

Melissa Muzquiz

Contact Name

Support
 Opposition

B. Brownsville Tennis Center

Name of Community Organization

JaimeA. Saenz

Contact Name

Support
 Opposition

C. Brownsville Affordable Homeownership Corporation

Name of Community Organization

Steve D. Solis

Contact Name

Support
 Opposition

D. Temple Beth-El of Brownsville

Name of Community Organization

Rossana T Bogarad

Contact Name

Support
 Opposition

E. Senator Eddie Lucio, Jr.

Name of Community Organization

Senator Eddie Lucio, Jr.

Contact Name

Support
 Opposition

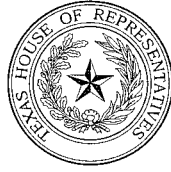
F.

Name of Community Organization

Contact Name

Support
 Opposition

Texas House of Representatives



EDDIE LUCIO III

DISTRICT 38
CAMERON COUNTY

February 24, 2016

Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Dear Mr. Irvine:

Please accept this letter of support for the Housing Authority of the City of Brownsville's Low Income Tax Credit application, Morrison Place (16288), located north of Morrison Road on Laredo Road in Brownsville, Texas. The Housing Authority of the City of Brownsville (HACB) is a non-profit/civic organization with 501(c)(3) status serving residents in the City of Brownsville and administers the largest Lower Rio Grande Valley public housing and voucher programs. The HACB serves thousands of families housed through programs and developments such as the Housing Choice Voucher Program and public housing and tax credit developments. Since 2000, HACB has experienced a resurgence of affordable housing development activity with the construction of quality affordable housing through the Low Income Tax Credit Program.

We understand the further need for safe, high-quality affordable housing in the City of Brownsville and believe Morrison Place, a 160-unit affordable community, will be a great contributor in providing much-needed assistance to residents. The public housing development would provide quality, affordable housing to families with an income below the 60 percent of the area medium. Furthermore, an investment in a development like this one, will create the conditions critical for a family's quality of life.

Thank you in advance for your consideration. If you have any questions, or if I may be of assistance to you, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio III".

Eddie Lucio, III
State Representative

EL/lf

THE SENATE OF TEXAS

P.O. Box 12068
CAPITOL BUILDING, 3S.5
AUSTIN, TEXAS 78711
(512) 463-0127

1210 W. INTERSTATE 2, STE. 10
PHARR, TEXAS 78577
(956) 787-5227



SENATOR
EDDIE LUCIO, JR.

7 NORTH PARK PLAZA
BROWNSVILLE, TEXAS 78521
(956) 548-0227

700 EAST KLEBERG AVENUE
KINGSVILLE, TX 78363
(361) 592-3252

February 22, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th St.
Austin, TX 78701

Dear Mr. Irvine:

Please accept this letter of support for the Housing Tax Credit Program application submitted for the proposed Morrison Place (16288) located north of Morrison Road on Laredo Road in Brownsville, Texas.

As a State Senator, I understand and appreciate the need for safe, quality housing in Brownsville. The proposed 160-unit development will be a significant contributor in creating an increased standard of living for low-income families in the community.

In review of the intended scope of work, I am confident you will find the proposed Morrison Place to be well-conceived and an important step forward for quality affordable housing in the area. For these reasons, I respectfully request careful consideration of the application.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio, Jr.".

Eddie Lucio, Jr.
State Senator

ELJ/dkk



DISTRICT 27: CAMERON ★ HILDALGO ★ KENEDY ★ KLEGERG ★ WILLACY
COMMITTEES: CHAIR, INTERGOVERNMENTAL RELATIONS ★ VICE-CHAIR, EDUCATION ★ NATURAL RESOURCES & ECONOMIC DEVELOPMENT ★
VETERANS AFFAIRS & MILITARY INSTALLATIONS ★ SUBCOMMITTEE ON BORDER SECURITY

RESOLUTION NO. 2016 -006

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS SUPPORTING A PROPOSED AFFORDABLE HOUSING COMMUNITY KNOWN AS MORRISON PLACE; PROVIDING FOR CITY OF BROWNSVILLE FINANCIAL SUPPORT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Brownsville benefits from the availability of affordable housing for its residents of lower economic means; and

WHEREAS, Morrison Place, LP (the "Applicant") proposes to build affordable housing consisting of 160 housing tax credit units (the "Affordable Housing"). The development will be a mixed-income development with 24 market rate units and 136 affordable units; and

WHEREAS, the Applicant has proposed a development for affordable rental housing at approximately 700 ft. north of the corner of Morrison and Laredo Road, Brownsville, Texas and it is expected to be named "Morrison Place"; and

WHEREAS, the Applicant has advised that it intends to submit an application (TDHCA No.16288) to the Texas Department of Housing and Community Affairs for 2016 9% Competitive Low Income Housing Tax Credits ("Tax Credits") for the development of Affordable Housing; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS THAT:

SECTION ONE. The City of Brownsville City Commission (the "City") hereby confirms its support for the development and construction of the proposed Morrison Place, a mixed-income affordable rental housing development, as described above and further confirms to provide a fee waiver or inkind contribution in an amount of at least \$1000.00 and that this formal action has been taken to put on record an opinion expressed by the City on this date.

SECTION TWO. The City Commission of the City of Brownsville hereby supports the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for Affordable Housing pursuant to the 2016 Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

FURTHER RESOLVED that for and on behalf of the City of Brownsville City Commission, Michael Lopez, City Secretary, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this 16 day of February, 2016 at a regular meeting of the City of Brownsville City Commission of Brownsville, Texas.

ATTEST:

Michael Lopez



[Handwritten signature]



February 23, 2016

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Dear Mr. Irvine:

Please accept this letter of support for the tax credit application Morrison Place (16288) located north of Morrison Road on Laredo Road in Brownsville, Texas. Girls on the Run RGV has 501(c) (3) status serving girls and their families in the City of Brownsville. Girls on the Run (GOTR) is a positive after school youth development program that inspires 3rd-5th grade girls in our Girls on the Run program and 6th-8th grade girls in our Heart & Sole program to increase physical activity and build lifelong health and fitness awareness. Please find attached material about our organization.

We understand the great need for safe, quality, housing in Brownsville and feel Morrison Place will be a great contributor in helping to fulfill that need.

If you have any questions or need any additional information, please do not hesitate to contact me at 956-233-9177.

Sincerely,

Natalie Sales

Natalie Sales
Board Chair

*by Mel Muzquiz
Executive Director
GOTR RGV*



Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Dear Mr. Irvine:

Please accept this letter of support for the tax credit application of Morrison Place (16288) located north of Morrison Road on Laredo Road in Brownsville, Texas. The Brownsville Tennis Association is a non-profit organization with 501(c) (3) status serving residents in the City of Brownsville. The Brownsville Tennis Association's goal is to promote tennis and to continue the growth of tennis in the Brownsville community. It is committed to providing an inclusive and accessible environment for children and adults of all ethnic origins and backgrounds to enjoy tennis within a safe and welcoming facility. Please refer to the Association's website for additional information, if necessary: www.brownsvilletenniscenter.com

We understand the great need for safe and quality housing in Brownsville, Texas and feel Morrison Place will be a great contributor in helping to fulfill that need.

If you have any question or need any additional information, please do not hesitate to contact me.

Jaime A. Saenz



Vice-President

Brownsville Tennis Association



BROWNSVILLE AFFORDABLE HOMEOWNERSHIP CORPORATION

600 SPRINGMART BLVD., SUITE 7 • BROWNSVILLE, TEXAS 78526
956-621-2813 • FAX 956-621-2815 • WWW.MYBROWNSVILLEHOME.ORG

February 19, 2016

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Letter of Support

Dear Mr. Irvine:

Please accept this letter of support for the tax credit application Morrison Place (16288) located north of Morrison Road on Laredo Road in Brownsville, Texas. The Brownsville Affordable Homeownership Corporation is a 501c3 non-profit organization established for the purpose of providing housing opportunities for low to moderate income families in the City of Brownsville, Texas. In the Rio Grande Valley, BAHC is a pioneer of the Energy Star Program. This program has given homeowners the opportunity to purchase the best home that technology allows with increased savings in energy costs while reducing impact on the environment.

We understand the great need for safe, quality, housing in Brownsville, Texas and feel Morrison Place will be a great contributor in helping fulfill that need.

If you have any questions or need any additional information, please do not hesitate to contact me.

I may be reached at (956)621-2813 or email at ssolis@bahc.us.

Sincerely,

Steven D. Solis
Executive Director
Brownsville Affordable
Homeownership Corporation





TEMPLE BETH-EL

24 COVEWAY BROWNSVILLE, TEXAS 78521 956- 542-5263

February 19, 2016

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Letter of Support for Morrison Place (16288)

Please accept this letter of support for the tax credit application Morrison Place (16288) located north of Morrison Road on Laredo road in Brownsville Texas. Temple Beth-El Brownsville is a religious organization serving the community needs in Brownsville, Cameron Count, Texas with 501(c) (3) status serving residents in the City of Brownsville. We are an active organization providing a number of services to the City of Brownsville in which the site is located. Our primary purpose is the overall betterment of the community as a whole. You can find more information about our organization at www.templebethelbrownsville.org.

We understand the great need for safe, quality, housing in Brownsville and feel Morrison Place will be a great contributor in helping to fulfill that need.

Temple Beth-El Brownsville recognizes the need for safe, affordable housing throughout the state of Texas and fully supports the efforts of Morrison Place (16288) to bring quality, affordable housing to the city of Brownsville.

Future residents to Morrison Place, located north of Morrison Road off Laredo Road will be welcome within our organization and to seek assistance through the services we offer.

If you have any question or need any additional information, please do not hesitate to contact me.

Sincerely,

Temple Beth-El Brownsville

Rossana T. Bosorad
Administrator

Community Input Scoring Items

TDHCA#: 16317

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Deaf Action Center

Name of Community Organization

Dominic Lacy

Contact Name

Support
 Opposition

B. Life Message

Name of Community Organization

Chris Kizziar

Contact Name

Support
 Opposition

C. The Men & Ladies of Honor

Name of Community Organization

Tony Rorie

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

TEXAS HOUSE OF REPRESENTATIVES

Capitol Office
Room E2.322
P.O. Box 2910
Austin, Texas 78768-2910
(512) 463-0464
Fax (512) 463-9295



District Office
3200 Broadway, #240
Garland, Texas 75043
(972) 278-7276

CINDY BURKETT DISTRICT 113

February 22, 2015

Texas Department of Housing and Community Affairs
c/o Sharon Gamble
211 E 11th St.
Austin, TX 78701

RE: Support for Blue Line Lofts Development
3737 Melcer Dr.
Rowlett, Dallas County, TX 75088

Dear Ms. Holloway:

As State Representative of District 113 of Texas, I support the proposed community development project referenced above.

The proposed development is located within District 113.

If we can be of assistance to you in the future, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads "Cindy Burkett".

Cindy Burkett
State Representative, House District 113





City of Rowlett

Official Copy

Resolution: RES-041-16

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS EXPRESSING SUPPORT FOR THE GROUND FLOOR DEVELOPMENT PROJECT; CONFIRMING THAT IT MOST SIGNIFICANTLY CONTRIBUTES TO THE CITY'S CONCERTED REVITALIZATION EFFORTS; AUTHORIZING THE MAYOR TO CERTIFY THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rowlett, by resolution of the City Council (Number RES-024-15) following the required public notice, comment and hearing procedure, adopted the Central Rowlett Community Revitalization Plan (the "Plan"), which articulates the City's vision for concerted revitalization within the area covered by the Plan by addressing the City's concerted revitalization efforts; and

WHEREAS, GFD Holdings, LLC, on behalf of a to-be-formed limited partnership to be called Blue Line Lofts, LP ("GroundFloor Development"), has proposed a development for affordable workforce rental housing for eligible families, located at 3737 Melcer Drive (the Northwest corner of Melcer Drive and Industrial Street) in the City of Rowlett, Dallas County, Texas, to be called Blue Line Lofts (the "Development");

WHEREAS, the City, by Resolution of the City Council (Number RES-025-16) has expressed its support for the development proposed by GroundFloor Development, and has confirmed that the project significantly contributes to the concerted revitalization efforts of the City, and this Resolution is intended to supplement the Council's former resolution; and

WHEREAS, the proposed Development is to be located within the target area covered by the Plan; and

WHEREAS GroundFloor Development has advised that it intends to submit an application (the "Application") (TDHCA Application No. 16317) to the Texas Department of Housing and Community Affairs ("TDHCA") for 2016 Competitive nine percent (9%) Housing Tax Credits and HOME Funds.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1. That the City of Rowlett, Texas, acting by and through its City Council, hereby confirms that it supports the proposed Development community, and GroundFloor Development's Application to the TDHCA, and that this formal action

has been taken to put on record the opinion expressed by the City of Rowlett on the 16th day of February, 2016.

Section 2. That the City of Rowlett, acting through its governing body, hereby confirms that the proposed Development community contributes most significantly to the concerted revitalization efforts of the City of Rowlett, as set forth in the Plan.

Section 3. That the Development is the only development selected by the City of Rowlett for the 2016 housing tax credit application round as contributing most significantly to the City's concerted revitalization efforts.

Section 4. That the City Manager is authorized and directed on behalf of the City to identify a grant in the amount not to exceed ten dollars to be used to offset certain zoning application fees.

Section 5. That for and on behalf of the City Council and the City, the Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Section 6. That this resolution shall become effective immediately upon its passage.


At a meeting of the City Council on February 16, 2016 this Resolution be adopted. The motion carried by the following vote:

Ayes: 5 Mayor Pro Tem Gallops, Deputy Mayor Pro Tem Dana-Bashian, Councilmember van Bloemendaal, Councilmember Bobbitt and Councilmember Sheffield

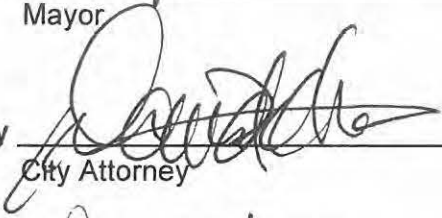
Absent: 1 Mayor Gottel

Abstain: 1 Councilmember Pankratz

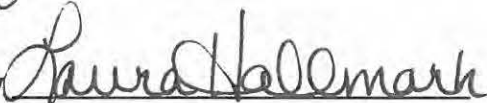
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Approved by  _____
Mayor

Date February 16, 2016

Approved to form by  _____
City Attorney

Date February 16, 2016

Certified by  _____
City Secretary

Date February 16, 2016



February 11, 2016

Texas Department of Housing and Community Affairs
Attn: Multifamily Director
P.O. Box 13941 (MC 332-10)
Austin, Texas 78711-3941

Re: Blue Line Lofts, 3737 Melcer, Rowlett, Texas
TDHCA Application #16317

As Board President of Deaf Action Center ("DAC"), I am writing to provide our organization's support for the above-referenced development that is located 3737 Melcer, Rowlett, Dallas County, Texas.

DAC qualifies under the Texas Department of Housing and Community Affairs ("TDHCA") rules for Input from Community Organizations, as we are tax exempt and have a primary purpose of the overall betterment, development and improvement of the community as a whole. We serve the community in which Blue Line Lofts is located.

DAC is a 501c3 organization with more than 30 years of experience to empower and equip deaf and hard of hearing individuals the means to education, economic security and good health. Hearing loss can be an isolating experience, and our Hearing Loss Resource Specialists provide individualized case management to provide technology assistance, education and / or coping strategies. Texas residents and residents at your property who experience certifiable difficulties or barriers accessing telephones should qualify for the State of Texas' Specialized Telecommunications Assistance Program ("STAP"), a voucher program that provides financial assistance for specialized phone technology. DAC's has STAP Outreach Specialists who are available to assist.

Attached you will find our 501c3 status documentation to evidence of tax-exempt status and existence along with our brochure.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dominic Lacy', is written over a light grey circular stamp.

Dominic Lacy
President of the Board
Deaf Action Center



February 15, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Marni Holloway, Director of Multifamily Finance

Re: TDHCA #16317
Blue Line Lofts,
3737 Melcer, Rowlett, TX

Dear Ms. Holloway:

As Founder and President of Life Message, I am writing to provide our organization's support for the above-referenced development that is located 3737 Melcer, Rowlett, Dallas County, Texas.

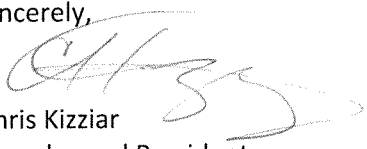
Life Message qualifies under the Texas Department of Housing and Community Affairs ("TDHCA") rules for Input from Community Organizations, as we are tax exempt and have a primary purpose of the overall betterment, development and improvement of the community as a whole. We service the community in which Blue Line Lofts is located.

Life Message is a 501(c)(3) non-profit organization located at 4501 Rowlett Road, Suite 200, Rowlett, Texas 75088. Life Message's mission and vision is to strive to make sure that every member of the family has food in their stomach and clothes on their back and at least the opportunity to build economic stability. Our staff is at the Food Pantry & Clothing Center five days a week to help those who have the need for food and clothes. Our services would be available to residents living in your proposed complex.

Attached you will find our 501c3 status documentation to evidence of tax-exempt status and existence along with our brochure.

If you desire any additional information, please feel free to contact us.

Sincerely,


Chris Kizziar
Founder and President
Life Message
4501 Rowlett Road, Suite 200
Rowlett, TX 75088
chris@lifemessage.org
877.518.1000 ext. 602

THE MEN & LADIES OF
HONOR
WORLD CHANGERS FOR CHRIST

February 17, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Marni Holloway, Director of Multifamily Finance
Re: TDHCA #16317
Blue Line Lofts, 3737 Melcer, Rowlett, TX

Dear Ms. Holloway:

Board of Directors

Board President

Mr. Constantine Antos
CEO - Milestone Electric

Vice President

Mr. Tony W. Rorie
Founder, Exec Director.

Members

Mr. Josh Moran
Owner - Cold Sweat Marketing
Mrs. Shelley Edwards
Owner - Creativity_on Cal
Mr. Jimmie Dale
Owner-Baker Bros Plumbing

Advisory Board

Mr. Michael Gallops
Mayor Pro Tem - Rowlett
Mr. Ronald E. Jones
Mayor - City of Garland
Mr. Tom Leppert
Former Dallas Mayor
Mr. Mark Robison
Owner- Milestone Electric
Mr. Keith Scarborough
Owner, Masterpiece Printing

As Founder and President of the Men and Ladies of Honor, I am writing to provide our organization's support for the above-referenced development to be located 3737 Melcer, Rowlett, Dallas County, Texas.

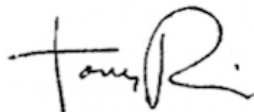
The Men and Ladies of Honor qualifies under the Texas Department of Housing and Community Affairs ("TDHCA") rules for Input from Community Organizations, as we are tax exempt and have a primary purpose of the overall betterment, development and improvement of the community as a whole. We service the community in which Blue Line Lofts is located.

The Men and Ladies of Honor is a 501(c)(3) non-profit organization located at P.O. Box 1341, Rowlett, Texas 75030. The Men and Ladies of Honor's mission is to develop world-changers by training and mentoring youth, most of which are at-risk and fatherless youth ages 11-17 in principles of Chivalry, Honor, Moral Excellence and Courageous Leadership utilizing three pronged strategy of like changing camps, conferences, and weekly curriculum based meetings. Both MOH and LOH students are given tools to succeed as winners and leaders, in spite of their life circumstances. Some of these tools include Dr. Edwin Louis Cole's "Fellowship of the Unashamed" as well as powerful Men of Honor and Ladies of Honor Axioms. Our program would be available to residents living in your proposed complex.

Attached you will find our 501c3 status documentation to evidence of tax-exempt status and existence along with our brochure.

If you desire any additional information, please feel free to contact us.

Sincerely,



Tony Rorie
Founder and President
Men of Honor and Ladies of Honor
P.O. Box 1341
Rowlett, TX 75030

Community Input Scoring Items

TDHCA#: 16319

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Meals on Wheels of Amarillo

Name of Community Organization

Susie Akers

Contact Name

Support

Opposition

B. High Plains Food Bank

Name of Community Organization

Andrea Johnson

Contact Name

Support

Opposition

C. Faith City Mission

Name of Community Organization

Michael Meil

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. CV-18-16-4

A RESOLUTION BY THE CITY OF AMARILLO, TEXAS, DECLARING SUPPORT FOR THE RESIDENCE AT COULTER, A DEVELOPMENT FOR AFFORDABLE RENTAL PROPERTY LOCATED IN THE 5000 BLOCK OF SOUTH COULTER STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, OPG Coulter Partners, LLC has proposed a development for affordable rental located in the 5000 block of Coulter Street named The Residence at Coulter; and

WHEREAS, OPG Coulter Partners, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for Low Income Housing Tax Credit Program for The Residence at Coulter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS:

SECTION 1. That the City of Amarillo, acting through its City Council, hereby confirms that it supports the proposed The Residence at Coulter, TDHCA #16319, located in the 5000 block of Coulter Street and that this formal action has been taken to put on record the opinion expressed by the City; and


SECTION 2. On behalf of the City Council, the Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and

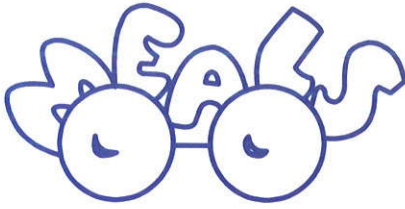
SECTION 3. This Resolution shall become effective upon its adoption.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas on the 19th day of January 2016.

By: 
Paul Harpole, Mayor

ATTEST:


Frances Hibbs, City Secretary



MEALS ON WHEELS OF AMARILLO, TEXAS, INC.

219 W. 7th, Amarillo, Texas 79101, (806) 374-1521

February 3, 2016

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: The Residence at Coulter # 16319

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16319 The Residence at Coulter to be located at the 5000 Blk of S. Coulter St., in Amarillo, TX.

Meals on Wheels of Amarillo is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Susie Akers
Executive Director



2015
BOARD OF DIRECTORS

OFFICERS

PRESIDENT
SHAWN MORRISON

VICE PRESIDENT
MARTY MURRY

SECRETARY
ABEL BOSQUEZ

TREASURER
PAT WARE

ASSISTANT TREASURER
ROSEMARtha CATES

IMMEDIATE PAST PRESIDENT
GEORGE LANKFORD

MEMBERS

- Gianni Amato
- Greg Ammons
- Laura Bailey
- Denise Blanchard
- Rosemartha Cates
- Melissa Curtis
- Cherry Graham
- Wiley Hicks III
- Robert Karrh
- Jackie Kingston
- Don Nicholson
- Ravonnette Stacey
- Robert Trevino
- Jason Velky
- Tim Williams

EXECUTIVE DIRECTOR
ZACHARY WILSON

February 3, 2016

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: The Residence at Coulter # 16319

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16319 The Residence at Coulter to be located at the 5000 Blk of S. Coulter St., in Amarillo, TX.

High Plains Food Bank in Amarillo is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Andrea Johnson
Assistant Director



FAITH CITY

Mission

February 17, 2016

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: The Residence at Coulter # 16319

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16319 The Residence at Coulter to be located at the 5000 Blk of S. Coulter St., in Amarillo, TX.

Faith City Mission in Amarillo is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Michael Meil
Development Director

Community Input Scoring Items

TDHCA#: 16322

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Meals on Wheels

Name of Community Organization

Support

Betty L. Bradley

Opposition

Contact Name

B. Abilene Chamber of Commerce

Name of Community Organization

Support

Douglas Peters

Opposition

Contact Name

C. Food Bank of West Central Texas

Name of Community Organization

Support

Jody Houston

Opposition

Contact Name

D. Habitat for Humanity of Abilene

Name of Community Organization

Support

Steven Leggett

Opposition

Contact Name

E.

Name of Community Organization

Support

Contact Name

Opposition

F.

Name of Community Organization

Support

Contact Name

Opposition



Susan Lewis King
State Representative
District 71

COUNTIES: TAYLOR, NOLAN & JONES

February 17, 2016

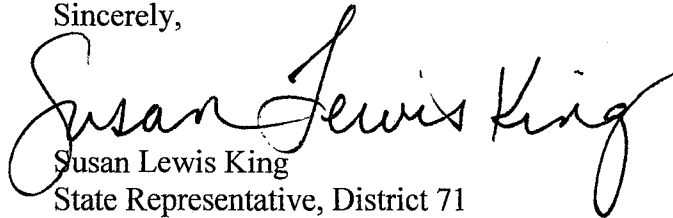
TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, Texas 78701

RE: TDHCA Application (The Residence at Autumn Sage) – Abilene, TX

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application (The Residence at Autumn Sage) to be located in Abilene, TX and submitted by OPG Autumn Sage Partners, LLC. There is a need for housing that is affordable to citizens of modest means and this development will help fulfill that need.

Sincerely,


Susan Lewis King
State Representative, District 71

RK: rlw

RESOLUTION NO. 12--2016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY OVERLAND PROPERTY GROUP (OPG) AUTUMN SAGE PARTNERS, LLC FOR THE 2016 LOW INCOME HOUSING TAX CREDIT (HTC) PROGRAM FOR THE PROJECT KNOWN AS "THE RESIDENCE AT AUTUMN SAGE".

WHEREAS, the City Council of the City of Abilene has adopted the Goals and Objectives for its 2015-2019 Consolidated Plan for Community Planning and Development following public hearings and the receipt of comments on housing and community development needs and funding requests within the City; and

WHEREAS, the primary objective of the Community Planning and Development Program is to develop a viable urban community, including decent, safe, affordable housing and a suitable living environment, and to expand economic opportunities principally for persons of low- and moderate income; and

WHEREAS, one of the objectives of the 2015-2019 Consolidated Plan is to increase the availability, financial accessibility, and support for affordable and subsidized rental units; and

WHEREAS, consistent with said objective, and other goals and strategies eligible under applicable Federal regulations, the City of Abilene has previously supported Federal assistance to encourage construction of qualified HTC housing development projects.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

- Part 1. That the City supports the application by OPG Autumn Sage Partners, LLC for HTCs as administered by the TDHCA.
- Part 2. That the support stated herein will enable the City to carry on appropriate community development activities directed toward meeting the specified objectives of the Consolidated Plan and the Comprehensive Land Use Plan and other potentially applicable adopted City Plans.
- Part 3. That the City of Abilene will commit to provide the required de-minimis amount of no less than \$10 in in-kind contributions for the development of The Residence

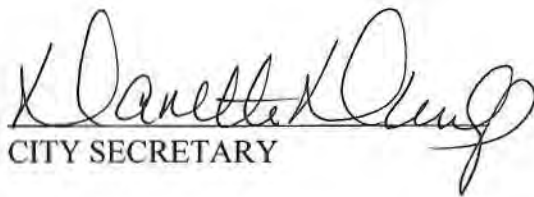
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at Autumn Sage, which may be in the form of fee waivers and other in-kind contributions.

Part 4. That this resolution shall take effect immediately from and after its passage.

ADOPTED this the 28th day of January 2016.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY



February 18, 2016

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: The Residence at Autumn Sage # 16322

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16322 The Residence at Autumn Sage to be located at the S. side of Autumn Sage Dr., W. of Rebecca Dr., in Abilene, TX.

Meals on Wheels Plus in Abilene is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in cursive script that reads "Betty L. Bradley".

Betty L. Bradley, LBSW
Executive Director



February 3, 2016

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701


RE: The Residence at Autumn Sage # 16322

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16322 The Residence at Autumn Sage to be located at the S. side of Autumn Sage Dr., W. of Rebecca Dr., in Abilene, TX.

Amarillo Senior Citizens Association is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Douglas Peters
President & CEO



5505 North First Street
Abilene, Texas 79603

Telephone 325.695.6311
Fax (office) 325.695.6827
Fax (warehouse) 325.695.3948

www.fbwct.org

February 3, 2016

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: The Residence at Autumn Sage # 16322

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16322 The Residence at Autumn Sage to be located at the S. side of Autumn Sage Dr., W. of Rebecca Dr., in Abilene, TX.

Food Bank of West Central Texas in Abilene is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in blue ink that reads "Jody Houston".

Jody Houston
CEO



The Food Bank of West Central Texas operates in accordance with the U.S. Department of Agriculture and Texas Health and Human Services Commission policy, which prohibits discrimination on the basis of race, color, sex, age, disability, or national origin.



TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

February 4, 2016

RE: The Residence at Autumn Sage # 16322

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #16322 The Residence at Autumn Sage to be located at the S. side of Autumn Sage Dr., W. off Rebecca Dr., in Abilene, TX.

Abilene Habitat for Humanity is a tax-exempt civic organization that serves the community in which the development site is located by building affordable and comfortable housing for people whose income and financial situation does not allow them to build and finance a house through conventional means. Through our research, and the work we do with the city's office of Neighborhood Services, we believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need. I request you give full consideration to this application.

Sincerely,

A handwritten signature in black ink that reads "Steven Leggett". The signature is written in a cursive, flowing style.

Steven Leggett, Executive Director

Community Input Scoring Items

TDHCA#: 16326

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. American GI Forum

Name of Community Organization

Carlos Martinez

Contact Name

- Support
 Opposition

B. Christian Assistance Ministry

Name of Community Organization

Dawn C. White

Contact Name

- Support
 Opposition

C. League of United Latin American Citizens

Name of Community Organization

Henry Rodriguez

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition



STATE REPRESENTATIVE
RICK GALINDO

DISTRICT 117
BEXAR COUNTY (PART)

February 24, 2016

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Laurel Glen (TDHCA #16326)
11043 N. Loop 1604
San Antonio, TX 78254

Attention: Sharon Gamble - Multifamily Division

Dear Ms. Gamble:

I received the Public Notification for Housing Tax Credits for the Laurel Glen development (TDHCA #16326), a multifamily housing community for families proposed in my district, House District 117.

I lend my support to this development with the hopes of helping our veteran community. We have a growing veteran population in my community who come home from duty and cannot afford housing. Our veterans served with the highest honor for our country and deserve benefits that our state has approved.

If you need additional information, please feel free to call my office at 210-922-1328.

Best regards,

A handwritten signature in black ink that reads "Rick Galindo" with a stylized flourish at the end.

State Representative Rick Galindo
House District 117

A RESOLUTION 2016-02-18-0016R

IN SUPPORT OF LAUREL GLEN FOR THE 2016 COMPETITIVE 9% HOUSING TAX CREDIT APPLICATION PROCESS AS REQUIRED BY THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS.

* * * * *

WHEREAS, 1604 Laurel Glen, Ltd., a Texas limited partnership, has proposed a multi-family rental housing development with approximately 88 units to be located at 11043 North Loop 1604 named Laurel Glen, in the City of San Antonio, Texas, County of Bexar; and

WHEREAS, 1604 Laurel Glen, Ltd. intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Laurel Glen; and

WHEREAS, the City of San Antonio has determined there is a need for affordable housing units for households at 60% or below of area median income in the proposed location; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City of San Antonio, County of Bexar, acting through its governing body, hereby confirms that it supports the proposed Laurel Glen development to be located at 11043 North Loop 1604, TDHCA #16326, and that this formal action has been taken to put on record the opinion expressed by the City of San Antonio on February 18, 2016.

SECTION 2. For and on behalf of the City Council of the City of San Antonio, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

SECTION 3. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 18th day of February, 2016.



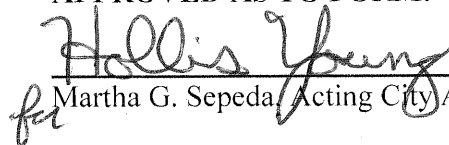
M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney



American GI Forum
NATIONAL VETERANS OUTREACH PROGRAM

611 N. Flores, Suite 200
San Antonio, Texas 78205-1133
(210) 223-4088
(210) 223-4970-Fax

February 4, 2016

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Laurel Glen (TDHCA #16326)
11043 N. Loop 1604
San Antonio, TX 78254

Dear Ms. Gamble,

This letter serves to express our support for the application for housing tax credits submitted to develop Laurel Glen (TDHCA #16326) in San Antonio. This affordable housing apartment community is proposed to be 88 units dedicated to serving working families in our community. The population in San Antonio and the surrounding area is growing rapidly. As a result, there is a great need for quality housing in good neighborhoods that is affordable to families. These needs will be met by the development of Laurel Glen. Our organization is a tax-exempt non-profit organization that serves the entire Bexar County area.

Thank you for your consideration of the application and we urge you to award housing tax credits to the Laurel Glen development.

Sincerely,

Carlos Martinez
President and CEO

“Hire the Veteran”



cam
christian
assistance
ministry

Christian Assistance Ministry
110 McCullough Ave.
San Antonio, Texas 78215-1829
phone: (210) 223-4099
www.cam-sa.org

Member Churches

Anglican

All Saint's

Assembly of God

First
Fortress Church
Northwest
Westover Hills

Baptist

Alamo City
Antioch
Delview
Family Deaf Church
First Baptist of Leon Springs
First Baptist San Antonio
Korean Grace
Leon Valley
Second Baptist
Stonebridge
Trinity

Church of Christ
Sunset Ridge

Disciples of Christ
Alamo Heights Christian
Central Christian
Woodlawn Christian

Eastern Orthodox
St. Anthony the Great
St. Sophia

Episcopal

Christ
Church of Reconciliation
St. Andrew's
St. George
St. Luke's
St. Mark's

Nondenominational

City Church
Grace Point
River City
Trinity Church
The Park

Lutheran

Amazing Grace
Christ
Concordia
Crown of Life
Gethsemane
Grace
Hope
House of Prayer
MacArthur Park
Mt. Calvary Evangelical
Prince of Peace
Shepherd King
Shepherd of the Hills
St. Andrew
St. John's
Zion, of Helotes

Methodist (United)

Alamo Heights
Coker
Colonial Hills
Laurel Heights
Northern Hills
University
Windcrest

Nazarene

First Church

Presbyterian

Alamo Heights
First
Grace
John Calvin
Madison Square
Northminster
Oak Hills
San Pedro
University

Roman Catholic

Holy Spirit
Holy Trinity
St. Joseph's (Downtown)
St. Mary's
San Fernando Cathedral

United Church of Christ

Bethany Congregational

February 4, 2016

Texas Department of Housing and Community Affairs
Attention: Director of Multifamily Finance Production
221 East 11th Street
Austin, Texas 78701
Attention: Sharon Gamble – Multifamily Division

Re: Laurel Glen (TDHCA #16326)
11043 N. Loop 1604
San Antonio, TX 78254

Dear Ms. Gamble:

I am the Executive Director for CAM a local San Antonio nonprofit that provides help to low income, working poor and homeless people in San Antonio. Our primary purpose is to provide short term emergency help so that individuals can move forward or avoid further crisis. We are very concerned for those in need in our community and certainly affordable housing is a huge issue.

I would like to express my support for the application for housing tax credits concerning the proposed Laurel Glen family community. This project is located in San Antonio on approximately 2.85 acres on N. Loop 1604 in the northwestern part of our community.

This development would greatly benefit the community by providing quality affordable housing to those living on low to moderate incomes. The development is designed to address the needs of our growing community, especially those who have financial obstacles. The Laurel Glen Vista apartment community will give these families the opportunity to reside in decent, safe and affordable housing.

The citizens of San Antonio and the surrounding area deserve the opportunity to live in a safe and comfortable environment, and Laurel Glen will provide this opportunity to 88 family households in a neighborhood surrounded by amenities and served by great schools. Please support this funding request.

If you have any questions, please contact me at (210) 563-1877 or at dwhite@cam-sa.org.

Sincerely,

Dawn C. White
Executive Director
Christian Assistance Ministry



**League of United Latin American Citizens
Concilio Zapatista 4383**



February 4, 2016

Texas Department of Housing and Community Affairs
221 East 11 th Street
Austin, TX 78701

Attention: Sharon Gamble - Multifamily Division

RE: Laurel Glen (TDHCA #16326)
11043 N. Loop 1604
San Antonio, TX 78254

Dear Ms. Gamble,

The League of United Latin American Citizens #4383 would like to express our support for Housing Tax Credits for the Laurel Glen development (TDHCA #16326), a multifamily housing community for families proposed in San Antonio, Texas. Our organization provides services to the City of San Antonio and the greater Bexar County area.

There is a tremendous need for affordable housing for families in San Antonio and the surrounding area exacerbated by the rapid population growth being experienced in South Texas. Laurel Glen would provide quality, affordable housing to those in need as well as improving the tax base and creating essential job opportunities in the construction trades.

Again, we are very pleased to lend our support to the Laurel Glen tax credit application. If you need additional information, please feel free to call me at (210) 857-5329.

Sincerely,

Henry Rodriguez
Executive Director

Community Input Scoring Items

TDHCA#: 16339

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. LUPE

Name of Community Organization

Juanita Valdez-Cox

Contact Name

Support
 Opposition

B. Proyecto Azteca

Name of Community Organization

Ann Williams Cass

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



DISTRICT OFFICE
121 E. TOM LANDRY
MISSION, TEXAS 78572
956-584-8999
956-584-7555 (FAX)

State of Texas
House of Representatives

SERGIO MUÑOZ, JR.
STATE REPRESENTATIVE

CAPITOL OFFICE
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0704
(FAX) 512-463-5364
RM. E1.508

24 February 2016

Marni Holloway
Director of Multifamily Finance Division
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

RE: Support for Hidalgo Vista TDHCA # 16339

Dear Mrs. Holloway:

Hidalgo Vista, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to develop the Hidalgo Vista apartments located at the corner of McColl Rd & Dicker Rd. in Hidalgo, Texas.

This development will meet the need in the community of Hidalgo to provide adequate, affordable and safe housing, which will benefit those who might not otherwise have a viable housing option.

I strongly support this development and encourage you to give it your full consideration and approval. If I can be of further assistance, please feel free to contact me. Thank you for your time.

Sincerely,

A handwritten signature in black ink that reads "Sergio Muñoz Jr." in a cursive style.

Sergio Muñoz, Jr.
State Representative, District 36

STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF HIDALGO §

RESOLUTION NUMBER 2016-02

WHEREAS, Hidalgo Vista, LP has proposed a development for affordable rental housing at the corner of McColl Road and Dicker Road named Hidalgo Vista in the City of Hidalgo; and

WHEREAS, Hidalgo Vista, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Hidalgo Vista.

It is hereby RESOLVED, that the City of Hidalgo acting through its governing body, hereby confirms that it supports the proposed the Hidalgo Vista development located at corner of McColl Road and Dicker Road, TDHCA #16339, and that this formal action has been taken to put on record the opinion expressed by the City of Hidalgo on January 25, 2016; and

FURTHER RESOLVED that for and on behalf of the Governing Body, Mayor Martin Cepeda is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

READ, PASSED AND APPROVED at a special meeting by the City Council of the City of Hidalgo, on this the 25 day of January, 2016.

CITY OF HIDALGO



Martin Cepeda, Mayor

ATTEST:



Denise M. Elliff, City Secretary





PROYECTO AZTECA

February 16, 2016

RE: Hidalgo Vista
TDHCA # 16339
Corner of S. McColl Rd. & Dicker Rd.
Hidalgo, Tx

To Interested Parties:

Proyecto Azteca is a 501(c)3 tax exempt nonprofit that is a self-help housing program inspired by Cesar Chavez. We work in over 120 different colonias and small cities in Hidalgo County, including the City of Hidalgo and rural areas around the City of Hidalgo, doing new construction, re-construction and rehabilitation. We have been helping families construct their own homes for over twenty years.

We currently have over 4000 families on our waiting list, with an average of 30 families a week coming to our office in San Juan seeking assistance. There is no doubt that the housing need, both ownership and rental, in Hidalgo County is great, and the area in the City of Hidalgo is no exception.

We certainly support and are in favor of the Hidalgo Vista Apartments development in the City of Hidalgo. We have seen similar developments in Edcouch, Mercedes, and Las Milpas. The apartments are beautiful and certainly provide families with decent, affordable housing.

Peace and all good things,

Ann Williams Cass
Executive Director

Building a New Millennium

Phone (956) 702-3307

P.O. Box 27
San Juan, TX 78589

fax (956) 702-3309



La Union del Pueblo Entero

Founded by César E. Chávez

February 18, 2016

RE: Hidalgo Vista
TDHCA # 16339
Corner of 5 McColl Rd. & Dicker Rd.
Hidalgo, Texas

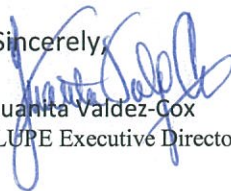
To interested Parties:

La Union del Pueblo Entero (LUPE) is a non-profit, membership based organization that serves the citizens of the City of Hidalgo, Texas. We provide leadership development for local residents so they will be better prepared to advocate for solutions to the issues that impact their lives. In addition we offer a range of social services at low cost and free citizenship preparation and ESL classes to LUPE members so that they can participate fully in the civic affairs of their community.

While everyone dreams of owning their own home at some point, affordable rental housing provides opportunities for families to enjoy dignified accommodations while they continue to save their resources for future plans. That is one reason we are in favor of the Hidalgo Vista development as it would provide a wonderful housing opportunity for the citizens of the City of Hidalgo.

Please let me know if you have any questions. I can be reached at contact information below.

Sincerely,



Juanita Valdez-Cox
LUPE Executive Director

Community Input Scoring Items

TDHCA#: 16342

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

- | | | |
|----|--------------------------------|---|
| A. | <input type="text"/> | <input type="checkbox"/> Support
<input type="checkbox"/> Opposition |
| | Name of Community Organization | |
| | <input type="text"/> | |
| | Contact Name | |
| B. | <input type="text"/> | <input type="checkbox"/> Support
<input type="checkbox"/> Opposition |
| | Name of Community Organization | |
| | <input type="text"/> | |
| | Contact Name | |
| C. | <input type="text"/> | <input type="checkbox"/> Support
<input type="checkbox"/> Opposition |
| | Name of Community Organization | |
| | <input type="text"/> | |
| | Contact Name | |
| D. | <input type="text"/> | <input type="checkbox"/> Support
<input type="checkbox"/> Opposition |
| | Name of Community Organization | |
| | <input type="text"/> | |
| | Contact Name | |
| E. | <input type="text"/> | <input type="checkbox"/> Support
<input type="checkbox"/> Opposition |
| | Name of Community Organization | |
| | <input type="text"/> | |
| | Contact Name | |
| F. | <input type="text"/> | <input type="checkbox"/> Support
<input type="checkbox"/> Opposition |
| | Name of Community Organization | |
| | <input type="text"/> | |
| | Contact Name | |



GARY VANDEAVER
DISTRICT 1

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

February 18, 2016

Ms. Beverly Jones
1611 N. Robison Road
Texarkana, TX 75501-4113

Re: 16342 Robison Terrace

Dear Ms. Jones:

Thanks to your staff that sent my office information about the Rosehill Neighborhood Community revitalization plan that will improve public housing in Texarkana. I understand that this project was not funded in 2015 by the Texas Department of Housing and Community Affairs (TDHCA), and that the housing authority is applying again for funding.

I also understand that the Texarkana city council approved a resolution of support for this project at its February 8, 2016, meeting. Please accept this letter as an indication of my support for this project, which is known as the Robison Terrace.

Please feel free to contact my District office at 903-628-0692 or my Capitol office at 512-463-0692 if you have any questions or need more information.

Sincerely,

A handwritten signature in black ink that reads "Gary VanDeaver".

Gary VanDeaver
Texas House of Representative

GV/tc



RESOLUTION NO. 2016 - 008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2016 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY THE HOUSING AUTHORITY OF THE CITY OF TEXARKANA, TEXAS AS ROBISON DEVELOPMENT, L.P. FOR THE PROJECT KNOWN AS "ROBISON TERRACE" LOCATED AT 1010 DAN HASKINS WAY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Housing Authority of the City of Texarkana, Texas as Robison Development, L.P. has proposed a development for affordable rental housing at 1010 Dan Haskins Way named Robison Terrace in the City of Texarkana, Texas; and

WHEREAS, the Housing Authority of the City of Texarkana, Texas as Robison Development, L.P. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Robison Terrace,

IT IS HEREBY:

RESOLVED, that the City of Texarkana, Texas, acting through its governing body, hereby confirms that it supports the proposed Robison Terrace located at 1010 Dan Haskins Way, Application # 16342 and that this formal action has been taken to put on record the opinion expressed by the City of Texarkana, Texas on this 8th day of February, 2016, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Bob Bruggeman, Mayor, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

FURTHER RESOLVED that this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 8th day of February, 2016.

ATTEST:


JENNIFER EVANS, CITY SECRETARY


BOB BRUGGEMAN, MAYOR

6:49 p.m.

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package.

Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name:	Robison Terrace – TDHCA#16342
Development Street Address:	1010 Dan Haskins Way
Development City:	Texarkana, Texas
Development County:	Bowie
TDHCA # (for office use only):	

Part 2: Neighborhood Organization Information

Neighborhood Organization Name:	<u>Rosehill Neighborhood Improvement Association</u>		
This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) <u>Y</u>			
If YES, provide the years that the organization made submissions prior to 2016: <u>2014, 2011, 2010, 2007, 2005</u>			
The Neighborhood Organization is a (select one of the following):			
<u>X</u>	Homeowners Association		
	Property Owners Association		
	Resident Council and our members occupy the existing development		
	Other (explain): _____		
As of March 1, 2016 , this Neighborhood Organization is on record with (select one of the following):			
<u> </u>	County		
	Secretary of State		
<u>X</u>	Texas Department of Housing & Community Affairs (<i>if prior to January 29, 2016</i>)		

Part 3: Neighborhood Organization Contact Information

1 st Contact Information			
Name:	Erma Stenson		
Title:	President		
Physical Address:	405 Forestburg Drive,		
Mailing Address (if different from above):	Same		
City:	Wake Village, TX	ZIP Code:	75501
Phone:	903-832-4797	Email:	E.stenson@att.net

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	Rhonda Dolberry		
Title:	Vice President		
Physical Address:	2311 West 13th		
Mailing Address (if different from above):	Same		
City:	Texarkana, TX	ZIP Code:	75501
Phone:	903-794-5958	Email:	rdolberry@aol.com

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits

for the above referenced development for the following reasons:

- Applicant's proven track record for administering affordable housing
- Applicant's proven track record for securing affordable housing
- Project will meet additional need for affordable senior housing

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

- North Boundary: New Boston Road
- South Boundary: Southern Pacific Rail Road Tracks
- West Boundary: US Highway 59 Loop 151
- East Boundary: Union Pacific Rail Road Tracks


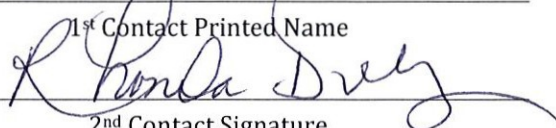
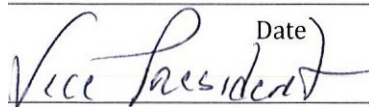
**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION
Texas Department of Housing Community Affairs**

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

 <hr style="border: 0; border-top: 1px solid black;"/> <p style="text-align: center;">1st Contact Signature</p>	<p style="text-align: right;">2/29/16</p> <hr style="border: 0; border-top: 1px solid black;"/> <p style="text-align: right;">Date</p>
<p style="text-align: center;">Erma Stenson</p> <hr style="border: 0; border-top: 1px solid black;"/> <p style="text-align: center;">1st Contact Printed Name</p>	<p style="text-align: right;">President</p> <hr style="border: 0; border-top: 1px solid black;"/> <p style="text-align: right;">Title</p>
 <hr style="border: 0; border-top: 1px solid black;"/> <p style="text-align: center;">2nd Contact Signature</p>	<p style="text-align: right;">2/29/16</p> <hr style="border: 0; border-top: 1px solid black;"/> <p style="text-align: right;">Date</p>
<p style="text-align: center;">Rhonda Dolberry</p> <hr style="border: 0; border-top: 1px solid black;"/> <p style="text-align: center;">2nd Contact Printed Name</p>	 <hr style="border: 0; border-top: 1px solid black;"/> <p style="text-align: right;">Title</p>

Community Input Scoring Items

TDHCA#: 16343

1. **Local Government Support - §11.9(d)(1)**

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. **Community Support from State Representative - §11.9(d)(5)**

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. **Input from Community Organizations - §11.9(d)(6)**

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Corpus Christi Literacy Council

Name of Community Organization

Mary V. Gleason

Contact Name

Support

Opposition

B. Food Bank of Corpus Christi

Name of Community Organization

Bea Hanson

Contact Name

Support

Opposition

C. Costal Bend Wellness Foundation

Name of Community Organization

Meredith Grantham, MPA

Contact Name

Support

Opposition

D. The Salvation Army

Name of Community Organization

Major Tarryl Ray

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

In addition, the Department received 28 letters and emails from area residents in opposition to the application. Information is included for your review.

ABEL HERRERO

CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0462
FAX: (512) 463-1705



DISTRICT OFFICE:
606 N. CARANCAHUA
SUITE 103A
CORPUS CHRISTI, TEXAS 78401-0690

HOUSE OF REPRESENTATIVES

February 4, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing Community Affairs (TDHCA)
221 East 11th Street
Austin, Texas 78701

RE: TDHCA # 16343 Calallen Apartments – Corpus Christi, Texas

Dear Mr. Irvine:

Please accept this letter as my official support of the request for Housing Tax Credits issued by the Texas Department of Housing and Community Affairs for the proposed Calallen Apartments project in Corpus Christi, Texas-TDHCA #16343.

I support the award of tax credits for this property because I believe this development would greatly benefit the community by providing quality affordable housing in the area. The development is designed to address the needs of our growing community, especially those who have financial obstacles. The Calallen Apartments will give working families the opportunity to have an affordable place to call home.

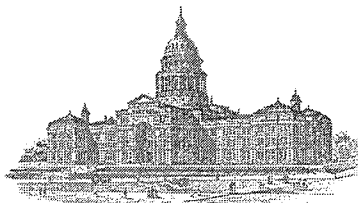
Corpus Christi citizens deserve the opportunity to live in a quality, safe and comfortable environment, and the Calallen Apartments will provide this opportunity to family households in the Corpus Christi and Nueces County area.

For these reasons, I support the Calallen Apartments application for tax credits. If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in cursive script that reads "Abel Herrero".

Abel Herrero
State Representative, District 34



DISTRICT 34 - NUECES (PART)

ABEL.HERRERO@HOUSE.STATE.TX.US

Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed affordable housing project known as Calallen Apartments to be developed by ProsperaHCS Calallen, LP.

Whereas, ProsperaHCS Calallen, LP (the "Applicant") has proposed a development project to construct 96 apartments to provide affordable housing that is located at approximately 14800 Northwest, Corpus Christi, Texas 78410 and named Calallen Apartments ("Calallen Apartment Project"); and

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2016 Housing Tax Credits for the Calallen Apartment Project; and

Whereas, the City of Corpus Christi will provide its assistance under the HOME Program utilizing loan terms that meet the requirements of the TDHCA 2016 Qualified Allocation Plan, Section 11.9 (d)(1) in order to ensure the maximum possible score by the applicant under TDHCA's rules;

Whereas, the Applicant has pre-applied for HOME funding for the Calallen Apartment Project in the amount of \$300,000 from the City of Corpus Christi; and

Whereas, the City of Corpus Christi intends to commit set aside HOME Funds from the City of Corpus Christi FY 2016 Consolidated Annual Action Plan ("CAAP") to support the Applicant's Calallen Apartment Project contingent upon an award of Housing Tax Credits from the TDHCA to Applicant and subject to available funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

Section 1. The City Council for the City of Corpus Christi hereby supports the proposed Calallen Apartment Project.

Section 2. The City Council for the City of Corpus Christi hereby acknowledges the support for the allocation of Housing Tax Credits for the Calallen Apartment Project. Funding from the City of Corpus Christi for this proposed project will be subject to award of Housing Tax Credits to Applicant and receipt of available HOME funds to be approved by U.S. Department of Housing and Urban Development through the City of Corpus Christi FY 2016 CAAP.

PASSED AND APPROVED this 23rd day of February, 2016 at a Regular Meeting of the City Council of the City of Corpus Christi, Texas

ATTEST:
Rebecca Huerta
Rebecca Huerta
City Secretary

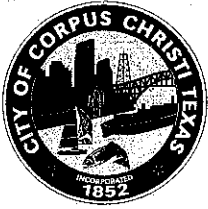
CITY OF CORPUS CHRISTI
Nelda Martinez
Nelda Martinez
Mayor

Corpus Christi, Texas

23rd of February, 2016

The above resolution was passed by the following vote:

Nelda Martinez	<u>Aye</u>
Rudy Garza, Jr.	<u>Aye</u>
Chad Magill	<u>Aye</u>
Colleen McIntyre	<u>Aye</u>
Lillian Riojas	<u>Aye</u>
Brian Rosas	<u>Aye</u>
Lucy Rubio	<u>No</u>
Mark Scott	<u>Aye</u>
Carolyn Vaughn	<u>No</u>



City of Corpus Christi

CITY COUNCIL

Carolyn Vaughn
COUNCIL MEMBER
DISTRICT 1
Carolyn.Vaughn@cctexas.com

PO Box 9277
Corpus Christi
Texas 78469-9277
Phone 361-877-0148
Fax 361-767-0613
www.cctexas.com

February 17, 2016

Texas Department of Housing Community Affairs

221 East 11th Street

Austin, Texas 78701

Attn: Marni Holloway

RE: The Calallen Apartments to be developed by ProsperaHCS Calallen LP to be located at 14800 NW Blvd., Corpus Christi, Texas

As City Council member for District 1 of the Corpus Christi City Council, which includes the Calallen area, I hereby register my opposition for the above mentioned tax credit applications.

I oppose the above mentioned project for the following reasons:

*Calallen Independent School district is overwhelmed with students, they have had to add portable buildings to accommodate. I believe it would be a financial burden to the district and the community to add more students to the district at this time.

*Our area has lost many jobs due to the decline in the oil industry and has affected many aspects of the community because of the decline.

*We have a traffic problem on Northwest Blvd also known as 624-5 Points area. This would cause more congestion on the street and surrounding roads as well. This is our busiest road in the area to and from schools and work.

* We have a drainage issue in the Calallen-5 Points area that needs to be addressed before we continue to add more buildings and apartments.

Since I took office we have supported the Affordable housing and I still do, just not this particular project because of the reasons I stated.

I do support the Mar Bella Providence Apartments developed by the ITEX Group, LLC because it is for Seniors over 62 and wouldn't have an impact on the school overcrowding issue. It is my understanding this type of housing is needed as well. It is located well away from the 5 Points area that has so much of the traffic congestion.

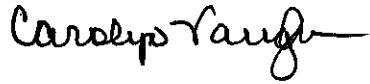
RECEIVED

FEB 24 2016

TDHCA
Multifamily Finance Dept.

I register my position only in my capacity as an individual and one member of the City Council of Corpus Christi. My views do not necessarily represent the position of the City of Corpus Christi or its City Council, acting as a body.

Sincerely,

A handwritten signature in black ink that reads "Carolyn Vaughn". The signature is written in a cursive style with a long horizontal flourish at the end.

Carolyn Vaughn

Cc: Tim Irvine, Executive

Sharon Gamble-9% Competitive Housing Tax Credit Program Manager



CORPUS CHRISTI LITERACY COUNCIL
READ TO SUCCEED

February 17, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Calallen Apartments, TDHCA #16343

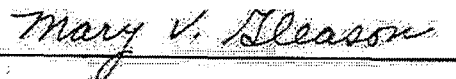
Dear Mr. Irvine,

We would like to express our support for the proposed Calallen Apartments development to be located at approximately 14800 Northwest Blvd., Corpus Christi, TX 78410. Our 501(c)(3) nonprofit teaches adults to read and write in English throughout the city of Corpus Christi and the surrounding area. Our mission is to reduce the illiteracy rate, which is 17% in Nueces County. Our website can be found at www.ccliteracy.org, and provides additional information about our organization and the programs we offer.

When a person is not literate, their world is very restricted. Jobs available are scarce if one cannot read. All the social problems you associate with illiteracy- lack of jobs, poor health, lack of preparation for school, workplace accidents, and much more, place many people in situations in which they cannot afford decent housing. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

We encourage you to support this application for tax credits in the 2016 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,



Dr. Mary V. Gleason, Executive Director

4044 Greenwood Dr ♦ Corpus Christi, Texas 78416 ♦ 361.826-7086 ♦ www.ccliteracy.org





February 16, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Calallen Apartments
TDHCA #16343

Dear Mr. Irvine,

We would like to express our support for the proposed Calallen Apartments development to be located at approximately 14800 Northwest Blvd., Corpus Christi, TX 78410. Our 501(c)(3) nonprofit is involved in feeding families in need, nutrition education and diabetes management throughout the city of Corpus Christi. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to reduce hunger in South Texas through food distribution and nutrition education. Our website can be found at foodbankcc.com and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2016 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Bea Hanson
Executive Director
Food Bank of Corpus Christi



COASTAL BEND
WELLNESS FOUNDATION
EDUCATION AWARENESS ADVOCACY

February 17, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Calallen Apartments
TDHCA #16343

Dear Mr. Irvine,

We would like to express our support for the proposed Calallen Apartments development to be located at approximately 14800 Northwest Blvd., Corpus Christi, TX 78410. Our 501(c)(3) nonprofit is involved in advocacy, awareness development and education throughout the city of Corpus Christi. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

The mission of the Coastal Bend Wellness Foundation is to take the lead in providing health and wellness initiatives through treatment, awareness, education, advocacy, and services. Our website can be found at www.cbwellness.org and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2016 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Meredith Grantham, MPA
Chief Operating Officer
Coastal Bend Wellness Foundation



DOING
THE MOST
GOODSM

William Booth, Founder
Andre' Cox, General
Donald C. Bell, Commissioner, Territorial Commander
Ken Luyk, Lt. Colonel, Divisional Commander
Tarryl and Sharon Ray, Majors, Regional Coordinators

February 24, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Calallen Apartments
TDHCA #16343

Dear Mr. Irvine,

We would like to express our support for the proposed Calallen Apartments development to be located at approximately 14800 Northwest Blvd., Corpus Christi, TX 78410. Our 501(c)(3) nonprofit is involved with transitional housing for families and Veterans in the city of Corpus Christi. We encourage quality affordable housing accessible to working families like those we serve so that they may have more options as they successfully transition from our programs into permanent sustainable housing.

Our mission is to preach the gospel of Jesus Christ and to meet human needs in His name without discrimination. Our website can be found at www.salvationarmytexas.org/corpuschristi and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2016 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Tarryl Ray

Major Tarryl Ray
Area Commander
The Salvation Army of the Coastal Bend

TDHCA
Attn: Mr. Tim Irvine
2nd Director
221 E 11th St
Austin, TX 78701

16343
Same writer
Mr. McCuiston

Date:

RE: Proposed housing projects in District 1 of Corpus Christi

Dear Mr. Irvine:

Recently it has come to the attention of our area that there are some proposed housing projects to be determined. I am writing to share my concerns that these housing developments will cause to my neighborhood.

Even though I live in a neighborhood that is just outside of the city limits, I must commute through and shop in the area in which the new developments are to be built. The community in which I live is a part of the Calallen ISD, so I am directly affected in that way either by taxes or by my children attending Calallen Schools.

The following are some concerns address the family apartments and the affect the population increase would have on our area.

- Continued and preventable overcrowding school district of Calallen ISD – school transportation is crowded and some classrooms are at a 30:1 student teacher ratio
- Increase in already excessive property taxes for the residents of Calallen ISD – homeowners would have their taxes raised to create solutions for avoidable problems
- Current infrastructure seems unable to meet the demands of the current population – utilities as well as grocery store, restaurants, hospital, shopping and job availability
- Road congestion is already a serious issue on FM624 – especially during the rush hours of 7:30 AM-8:30 AM and 3:00 PM-6:00 PM. Some neighborhoods have difficulty accessing their homes during school drop off and pick up times due to the back-up of traffic
- Public transportation is minimal, sidewalks and bike lanes are nonexistent leading to safety concerns
- Ambulance, Fire and Police staff are already limited and would need to increase their numbers adding further financial burden on taxpayers

As for a senior or veteran dwelling, I believe the concerns above are valid as well. This type of facility would increase the need for emergency services, medical care and the basic infrastructure of grocery store, shopping and utilities. One final concern about the senior facility would be the age restrictions of the residents allowed to live there. If families or school aged children are allowed to live there then it would still be an added burden to our school district. I am concerned on how the age requirements are enforced if at all.

Thank you for taking these concerns into consideration before approving any of the housing projects that are proposed for District 1 in Corpus Christi.

Sincerely,



4103 Emil St.
Robstown, TX 78380

16343

May 9, 2016

Marni Holloway
Multifamily Finance Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Dear Ms. Holloway:

I am writing to protest the possibility of building low cost housing on 624, in the Calallen/Robstown area, between Trinity and Pinacale.

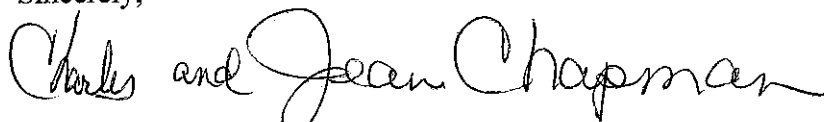
Calallen schools, particularly the high schools are already overcrowded, the traffic problems on 624 are terrible. We hear sirens at least once a day, and we live directly in back of the proposed site. There is only 8 officers on patrol at any given time, and it is a very large area. There are currently no bus routes past the corner of Calallen High School.

Also, there are at least 6 subdivisions, with some, including Wood River, being quite large, behind this proposed site. Already we can not leave our garage doors open for any length of time because of theft. Our neighbor across the street had a camping trailer stolen from his driveway not long ago. A couple of years ago, I watched from my window as someone parked in front and walked up to my car parked in the driveway and tried to open the door. He was dressed like a police officer and I have no doubt he would have stolen it, if it were not locked.

I know that not all people living in low rent housing do unlawful things, but we do know it happens. And you can say what you want, or have to, but this does lower property values. If not, would you want them in your backyard? There are places to put them where there are already lower rental properties, or open area's, that people that come later, can decide if they want to live next to this, not have it forced upon them, as it is proposed now.

We would appreciate your attention to this matter.

Sincerely,



Charles and Jean Chapman


16343

Mr. Tim Irvine
Executive Director
Texas Department of Housing & Community Affairs
221 E. 2nd Street
Austin, Texas 78701

RE: Project Calallen Apartment Housing
14800 NW Blvd, Units 96
Developer TG 110, Inc.

Dear Mr. Irvine,

I am writing this letter to express my concerns about the above referenced low income housing project. Our small, close knit community is one of the three areas being considered for the construction of this development. We are currently overflowing with traffic and our schools are busting at the seams. There is but one entry and exit at our five points traffic light and at times it is a 30 to 40 minute traffic jam due to work commuters and school hours. Our small community cannot accommodate any more residents without major road configuration of some sort. I also have concerns about our property values should this development be allowed to be constructed in our area. It would do nothing but devalue all the hard work and pride that we have all contributed over the years to make this community what it is today. I urge all who are involved with the decision on this project to please consider an alternate location.

Regards,

Debbie Whidden
Concerned Resident, Calallen

16343

Dear Mr. Irvine,

5/13/16

I am a long time resident of Calallen, Corpus Christi, Texas. I was told there is a proposal for a Calallen apartment complex to be built along U.S. highway 624. (Northwest Blvd.)

In consideration of this, I can find many factors against this proposal. For one, the highway construction along 624 is very dated. If you have been along 624, you would see the congestion of the area. Outlying communities have grown through the years, thus, creating more automobiles along an already stressed highway.

Highway 624 is a main thoroughfare for all the surrounding area, and with Calallen High School in the hub of all that congestion, it creates a challenging and even dangerous situation for our young students.

Another important factor against this proposal is the fact that the Calallen School District campuses, multiple elementary and one middle school, are at capacity and even overflowing. The growth of the town has made it very compact, and the school campuses are much hemmed in with no opportunity for expansion.

A Calallen apartment complex along 624 would make for an already dire situation. It is the agreed consensus of this community to vote against the proposed apartment complex. Please consider these very important factors in not building one.

Respectfully,

Georgia Carol Bartosh

Jonathan Whitehurst
14822 Columbia River Drive
Corpus Christi, TX 78410

March 29, 2016

Texas Department of Housing Community Affairs
Sharon Gamble, 9% Competitive Housing Tax Credit Program Manager
221 East 11th Street
Austin, Texas 78701

Dear Sharon Gamble,

My name is Jonathan Whitehurst, and I have lived in Wood River Subdivision in Calallen for 5 years. My family moved to the area from Freer, TX to provide a better life for our children. We could not ask for a better school district. We recently learned that the property on Northwest Boulevard near Wood River was sold to develop affordable apartment buildings. We are well functioning community and we are concerned that this will affect our already crowded schools and roadways. We want and are in need of more businesses in our area.

I ask for your support in our opposition for the development.

I appreciate your time and for considering my request.

Sincerely,

Jonathan Whitehurst

TDHCA
Attn: Mr. Time Irvine
2nd Director
221 E 11th St
Austin, TX 78701

Date: June 1, 2016

RE: Proposed housing projects in District 1 of Corpus Christi

Dear Mr. Irvine:

Recently it has come to the attention of our area that there are some proposed housing projects to be determined. I am writing to share my concerns that these housing developments will cause to my neighborhood.

Even though I live in a neighborhood that is just outside of the city limits, I must commute through and shop in the area in which the new developments are to be built. The community in which I live is a part of the Calallen ISD, so I am directly affected in that way either by taxes or by my children attending Calallen Schools.

The following are some concerns address the family apartments and the affect the population increase would have on our area.

- Continued and preventable overcrowding school district of Calallen ISD – school transportation is crowded and some classrooms are at a 30:1 student teacher ratio
- Increase in already excessive property taxes for the residents of Calallen ISD – homeowners would have their taxes raised to create solutions for avoidable problems
- Current infrastructure seems unable to meet the demands of the current population – utilities as well as grocery store, restaurants, hospital, shopping and job availability
- Road congestion is already a serious issue on FM624 – especially during the rush hours of 7:30 AM-8:30 AM and 3:00 PM-6:00 PM. Some neighborhoods have difficulty accessing their homes during school drop off and pick up times due to the back-up of traffic
- Public transportation is minimal, sidewalks and bike lanes are nonexistent leading to safety concerns
- Ambulance, Fire and Police staff are already limited and would need to increase their numbers adding further financial burden on taxpayers

As for a senior or veteran dwelling, I believe the concerns above are valid as well. This type of facility would increase the need for emergency services, medical care and the basic infrastructure of grocery store, shopping and utilities. One final concern about the senior facility would be the age restrictions of the residents allowed to live there. If families or school aged children are allowed to live there then it would still be an added burden to our school district. I am concerned on how the age requirements are enforced if at all.

Thank you for taking these concerns into consideration before approving any of the housing projects that are proposed for District 1 in Corpus Christi.

Sincerely,

Karen H. Criswell

Katie Whitehurst
14822 Columbia River Drive
Corpus Christi, TX 78410

March 28, 2016

Texas Department of Housing Community Affairs
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

Dear Mr. Irvine,

My name is Katie Whitehurst and I am a small business owner and resident of Wood River Subdivision in Calallen.

It has been brought to our attention that the commercial property on Northwest Boulevard between Trinity River Drive and Pinnacle Drive was sold to a developer to construct affordable multifamily housing. While I am not opposed to multifamily housing for the Calallen area, I am concerned about an affordable apartment complex in such close proximity to the most established and desirable neighborhood in Calallen. Currently, our subdivision experiences high traffic during morning and afternoon rush hours. Our schools are already overburdened due the single family residential development that has been happening over the past couple of years. Rather than enhance our neighborhood and community, this development will significantly diminish our property value as well as our quality of life that we have come to appreciate as residents of Wood River. With the recent residential developments in our area, we are in need of more businesses to accommodate the growing area and also bring in more revenue.

Please consider disapproving this multifamily housing project near Wood River subdivision.

Thank you so much for your time and considering my request

Sincerely,

Katie Whitehurst

TDHCA
Attn: Mr. Tim Irvine
2nd Director
221 E. 11th Street
Austin, TX 78701

June 1, 2016

RE: Proposed housing projects in District 1 of Corpus Christi

Dear Mr. Irvine:

I am writing to express my concerns regarding the proposed housing projects in northwest Corpus Christi. Although I technically live outside of the city limits by approximately 1 mile, this area is where my son goes to daycare and will soon go to school, where my family shops, dines, where a majority of our family resides, and where my hard-earned tax dollars are being distributed.

My husband and I are in opposition to the proposed housing projects for several reasons, with the primary reason being the lack of adequate resources for an influx of several more people in such a small, confined area. The addition of an apartment complex will significantly burden our school system that is already over-stretched (with some classrooms with a teacher to student ratio of 30:1), further stress our already overcrowded roads and streets, and also pull the emergency services of our area that are already having a difficult time keeping up with the demands of our current population.


I, as well as several of my family and neighbors, are very apprehensive that the fruition of any of these proposed housing projects would result in significant tax increases for our community which would be a significant hardship and strain on our households and quality of life.

I truly believe that the proposed locations for the housing projects in District 1 in Corpus Christi would result in:

- Overcrowding in schools, traffic, and amenities
- Insufficient emergency services
- A tax hike for an already excessively taxed community

I greatly appreciate your time and attention to my concerns.

Sincerely,



Laura Picha

Lloydina Elliott
4030 Moorhead Drive
Corpus Christi, Texas 78410

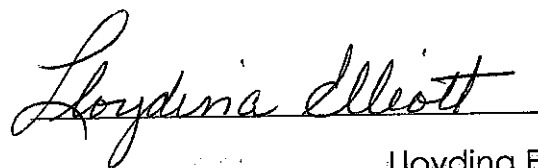
Ted Irvine
Executive Director
TDHCA
221E 11th Street
Austin, Texas 78701

Mr. Irvine,

I would like to bring to your attention some concerns about the Calallen Apartment Low Income Housing project. One of the concerns is the current overcrowding of Calallen ISD. Calallen ISD is a highly rated school system and as a result there is an influx of people moving in causing overcrowding in the high school. I have taught there for 16 years and there are teachers that do not have a classroom of their own. They have to "float" which means they have to use another teacher's classroom during the other's conference period. This disrupts not only the floating teacher as well as the base teacher. Teachers need a place to plan lessons, mentor students and conference with parents. Not having a room of your own causes additional stress to teachers already suffering from overcrowded classrooms. The teachers at Calallen pride themselves on the teaching they do but there is no way to teach at your best when you have more students than is safe to handle.

The additional influx of students from the housing with no increase in the tax base to increase the staff and enlarge the facility will damage a good school district and decrease the quality of education available at Calallen High School.

Sincerely,



Lloydina Elliott

TDHCA
Attn: Mr. Time Irvine
2nd Director
221 E 11th St
Austin, TX 78701

Date: 6-11-16

RE: Proposed housing projects in District 1 of Corpus Christi

Dear Mr. Irvine:

Recently it has come to the attention of our area that there are some proposed housing projects to be determined. I am writing to share my concerns that these housing developments will cause to my neighborhood.

Even though I live in a neighborhood that is just outside of the city limits, I must commute through and shop in the area in which the new developments are to be built. The community in which I live is a part of the Calallen ISD, so I am directly affected in that way either by taxes or by my children attending Calallen Schools.

The following are some concerns address the family apartments and the affect the population increase would have on our area.

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- Public transportation is minimal, sidewalks and bike lanes are nonexistent leading to safety concerns
- Ambulance, Fire and Police staff are already limited and would need to increase their numbers adding further financial burden on taxpayers

As for a senior or veteran dwelling, I believe the concerns above are valid as well. This type of facility would increase the need for emergency services, medical care and the basic infrastructure of grocery store, shopping and utilities. One final concern about the senior facility would be the age restrictions of the residents allowed to live there. If families or school aged children are allowed to live there then it would still be an added burden to our school district. I am concerned on how the age requirements are enforced if at all.

Thank you for taking these concerns into consideration before approving any of the housing projects that are proposed for District 1 in Corpus Christi.

Sincerely,

Patricia Wright

April 25, 2016

16 343

TDHCA
221 E 11th Street
Austin, TX 78701

Attn: Tim Irvine

Dear Mr. Irvine:

I am writing to voice my concern regarding the affordable housing project being proposed in the Northwest Corpus Christi area along FM624/Northwest Boulevard. The Calallen school district is over maximum capacity and is already using portable buildings at multiple locations. The district has also had to quit considering transfers into the school district because of overcrowding. Building a new multi-family housing unit would put a large burden on the school district ultimately lowering the quality of education that Calallen students receive. The area in which this housing project is proposed is a semi-rural area with a small business tax base. More commercial economic growth is needed before the school district can expand. Also, more businesses are needed in the area to employ the people who would be living in this housing unit. A multi-family project would also contribute to an already heavy traffic flow that can quite often be dangerous. The local streets are not prepared to handle the additional traffic that this project would bring.

I am not against affordable housing. I strongly support the Avante project that is also being proposed in our area. This project is directed towards seniors and veterans. The completion of this project would not place an undo burden on our local school district and is located in a much better location regarding traffic flow.

I hope you consider these issues and recognize the negative impact this project would have on our community.

Sincerely



Shannon Weiss

April 12, 2016

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Calallen Apartments project in Corpus Christi, TX TDHCA #16343

Dear Mr. Irvine:

I am writing today in regard to the housing application for the Calallen Apartments project in Corpus Christi, TX- TDHCA #16343.

I am a homeowner who resides in the 78410 zip code who has concerns as to why Calallen ISD and city councilwoman Carolyn Vaughn do not support the development.

Calallen superintendent was quoted as saying "the district is already at the breaking point and will have to make a decision to either bring in portables or possibly have another bond election to build another elementary school." Sounds reasonable to me.....if growth is expected, then it is the district's responsibility to prepare for it. The project is not the problem causing the overcrowding. The overcrowding is an existing problem that needs to be addressed. Calallen ISD buildings need repair and updating--- Alumni can tell you that. Calallen ISD is wrong to say in a subtle way, "we don't have room for you" (meaning the project) when \$250,000-\$400,000 homes are being built all around their schools and those children are welcomed into their district. I haven't heard of any complaints regarding those types of homes.

Councilwoman Carolyn Vaughn was quoted as saying "there's several other affordable housing in the area already." I don't agree. She supported 2 affordable housing projects that are in the Calallen ISD area, but nowhere near the "most desirable" area where the project is being proposed. I personally feel

that part of her opposition comes from the fact that her residence is in a subdivision in close proximity to the project.

She also stated that they couldn't do "this" and overcrowd a school. "A school that you think is so great won't be so great anymore if you keep overcrowding it." I find it hard to believe that our councilwoman would say this because just recently as last year, she voted for a zone change (at a city council meeting) in the neighboring Tuloso Midway ISD (approximately 5 minutes from Calallen ISD area) that allowed for a 288 unit "luxurious" apartment complex to be built. I, myself was against it along with other residents because of the same concerns of poor drainage, overcrowded schools, traffic congestion, but she supported it anyway saying that growth was needed in the 78410 area and it didn't matter if it was "affordable or luxurious apartments" and "people needed a place to live." She also told me and other residents that we needed to stop being "anti-growth." Tuloso-Midway took a different approach than Calallen ISD and decided that if growth was going to happen then steps need to be taken to deal with the growth.

If our state representative, city councilwoman, county commissioner, Calallen ISD and its residents are against the project because it would affect "public health and safety" how is it ok for all the new homes and businesses being built throughout that area then? Building permits are being approved all the time throughout the 78410 area, including a Chick Fil A restaurant and many new homes in the Lakeside subdivision. I ask that you address their concerns, as it will prove that the concerns are existing ones that should have been addressed years ago.

I hope that you will consider my support for the Calallen Apartments project.

Sincerely,

Susan V. Cortez

Corpus Christi, Texas 78410

10201 Maple Leaf Dr.

JAMES HOUSEHOLD

4/20/2016

221 E. 11th Street
Austin, Texas 78701

Dear Mr. Irvine

I am writing you on behalf of myself and my elderly parents who reside in the Calallen area of Texas. My father Richard is 92 and a veteran of WWII, Korea and Vietnam wars. My mother is a retired civil servant. I am a semi-retired food technologist that substitute teaches in the Calallen school district. Our home will be adjacent to the new low cost housing being built on Highway 624. My parents have resided here over 20 years and will spend the last years of their lives here.

We are all deeply concerned that low cost housing was approved for this area. Our schools are overcrowded as it is especially the high school. 624 is a busy highway and I am sure that the frequency of accidents will increase with housing placed directly on it. This area's closest hospital is 25 miles away and we only have 8 officers on patrol at any one time. The bus routes do not even come to this area. People have horses and cattle a road over. This is still a country setting. What are you thinking ? There is no infrastructure in this area to support low cost housing.

~~We are adamant that this housing should not be built. We are concerned that our schools cannot provide a good education for their students as it is every day. I taught 4 classes of 8th graders last week that exceeded 30 in the classroom. It is very difficult to teach that many students. Please reconsider your position on this project. It would be much better suited in town.~~

Sincerely,



Candy James, Richard & Patricia James

Mr. and Mrs. William M. Avant
4202 Cowhouse Creek Court
Corpus Christi, Texas 78410
aavant09@aol.com
April 20, 2016

16343

Mr. Tim Irvine
Executive Director
TDHCA
2221 East 11th Street
Austin, Texas 78701

Dear Mr. Tim Irvine:

This letter is to oppose the construction of the Calallen Apartments to be located off of Northwest Boulevard and River Hills Drive. My husband and I live in the Woodriver Subdivision within close proximity to the proposed construction and are **gravely** concerned with the repercussions of being so close to a new residential construction such as this. The elementary school is currently overcrowded with lunches having to start at 10:30 each morning and not finishing until close to 1:30 in the afternoon. The traffic surrounding the school is horrendous. There are times that through traffic becomes completely blocked and that is a serious safety concern. The traffic on Northwest Boulevard is extremely heavy in the mornings and afternoons and the congestion is definitely concentrated around the area of the proposed location. Our emergency and medical responders are stretched thin as it is, and the addition of a 96 unit family apartment complex would put these responders under an even greater amount of stress.

I do have legitimate concerns about our property values going down due to the close proximity of government housing. My husband and I have worked incredibly hard and sacrificed much to raise our children in what we feel is a safe community away from areas that tend to be more associated with crime, low morality and apathy towards neighborhood blight. As I understand it, there are a few more housing projects proposed and I AM in favor of the two senior apartment complexes. I do feel that the funds from the TDHCA will be better utilized assisting the elderly, especially veterans. The traffic and school issues will not be relevant as the locations are on Leopard Street away from high volume traffic areas. What better way to give back to our community than to honor those who fought for our freedom and way of life by providing a more affordable and safe home.

I understand that our state representative Abel Herrero is not in favor of the Calallen Apartments, either. Please prayerfully consider those of us that will be negatively affected by this housing project, if it commences. I am not in opposition of those in need of housing assistance but I do believe this proposed location would be highly unfavorable to those already established in the community as well as those that would make Calallen their new home. Thank you for your time and consideration.

Sincerely,

Mr. and Mrs. William M. Avant

Sharlene

From: Elizabeth Henderson
Sent: Tuesday, April 26, 2016 10:15 AM
To: Sharon Gamble
Subject: FW: Tim Irvine

Public comment on Callallen development. Arrived yesterday.
EH

From: Helen Barrera **On Behalf Of** info
Sent: Monday, April 25, 2016 1:17 PM
To: Elizabeth Henderson
Subject: FW: Tim Irvine

Hi Elizabeth,

The message below came through TDHCA's general email box and I am forwarding to your division to handle. Complaint on a(Community opposition to multifamily development financed).

Thank you,

Helen Barrera
Information Specialist
Texas Department of Housing and Community Affairs
211 E. 11th Street | Austin, TX 78701
Office: (512) 936-7808
Fax (512) 475-0070

About TDHCA

The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit www.tdhca.state.tx.us.

Let us know how we did. Take the short TDHCA Customer Service Survey here
<https://www.surveymonkey.com/r/2016CustServ>

From: Sarah Sykora [<mailto:psgc2001@yahoo.com>]
Sent: Monday, April 25, 2016 11:55 AM
To: info
Subject: Tim Irvine

Sarah Sykora
14026 River Rock Dr.
Corpus Christi, TX 78410 psgc2001@yahoo.com

April 20, 2016

Mr. Tim Irvine
Executive Director TDHCA 2221 East 11th Street Austin, Texas 78701

Dear Mr. Tim Irvine:

This letter is to oppose the construction of the Calallen Apartments to be located off of Northwest Boulevard and River Hills Drive. My husband and I live in the River Ridge Subdivision within close proximity to the proposed construction and are gravely concerned with the repercussions of being so close to a new residential construction such as this. The elementary school is currently overcrowded with lunches having to start at 10:30 each morning and not finishing until close to 1:30 in the afternoon. The traffic surrounding the school is horrendous. There are times that through traffic becomes completely blocked and that is a serious safety concern. The traffic on Northwest Boulevard is extremely heavy in the mornings and afternoons and the congestion is definitely concentrated around the area of the proposed location. Our emergency and medical responders are stretched thin as it is, and the addition of a 96 unit family apartment complex would put these responders under an even greater amount of stress. I do have legitimate concerns about our property values going down due to the close proximity of government housing. My husband and I have worked incredibly hard and sacrificed much to raise our children in what we feel is a safe community away from areas that tend to be more associated with crime, low morality and apathy towards neighborhood blight. As I understand it, there are a few more housing projects proposed and I AM in favor of the two senior apartment complexes. I do feel that the funds from the TDHCA will be better utilized assisting the elderly, especially veterans. The traffic and school issues will not be relevant as the locations are on Leopard Street away from high volume traffic areas. What better way to give back to our community than to honor those who fought for our freedom and way of life by providing a more affordable and safe home. I understand that our state representative Abel Herrero is not in favor of the Calallen Apartments, either. Please prayerfully consider those of us that will be negatively affected by this housing project, if it commences. I am not in opposition of those in need of housing assistance but I do believe this proposed location would be highly unfavorable to those already established in the community as well as those that would make Calallen their new home. Thank you for your time and consideration.

Sincerely,

Sarah Sykora

[Sent from Yahoo Mail on Android](#)

From
Sent
To
Subject

Kristi [khalgarth@gmail.com]
Wednesday, March 23, 2016 8:42 PM
HTC Public Comment
Affordable Housing project 78410

To Whom It May Concern:

I am writing this letter in response to a possible affordable housing unit which is being proposed off of FM 624 in the Calallen School District.

I do not believe this would be a good area as there are few services available to anyone out here. We moved here from Illinois around 5 years ago. We moved here for the schools, which are great! Sadly there are no sidewalks or mass transit that serves past the high school. It is very dangerous to walk down FM 624 due to the drainage ditches which often fill with water. We have to travel by car 20+ miles to Corpus Christi for all of our doctors as the ones in this area are not taking new patients because they are full. As much as I like the Calallen school district, our schools are past full and have serious overcrowding problems. We do not get tax support from the refineries like the neighboring Tuloso Midway District does. If you are still considering this area please drive down FM 624 [at 7am 3-6 pm](#). It takes me 20-30 minutes to go less than 2 miles to Calallen Middle School from Wood River Drive. We have a lot of traffic especially heavy semi truck traffic as FM 624 is the only route. If you have any questions or concerns that I might help with, don't hesitate to contact me. Thank you for your time and consideration in finding the best living situation for special populations in the Corpus Christi area.

Kristi Hallgarth

15002 Santa Gertrudis Drive
Corpus Christi, TX 78410

[361-510-7674](tel:361-510-7674)

Share

From: Marni Holloway
Sent: Tuesday, March 22, 2016 9:06 AM
To: Kathleen Castillo; Elizabeth Henderson
cc: Terri Richard; Sharon Gamble
Subject: RE: Agecny Complaint re. opposition to tax credit property
Attachments: 2016-93 Esparca.pdf

Hi Kathleen –

This is public comment rather than a complaint, we will process it as such

Thanks,
Marni

Marni Holloway

Multifamily Finance Director
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
(512) 475-1676

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).

About TDHCA

The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit www.tdhca.state.tx.us

From: Kathleen Castillo
Sent: Tuesday, March 22, 2016 8:55 AM
To: Elizabeth Henderson
Cc: Marni Holloway; Terri Richard
Subject: Agecny Complaint re. opposition to tax credit property

Good morning. I believe this Complaint #2016-93 goes to you.

THANK YOU.

Kathleen Dale Castillo
Research Specialist
Texas Department of Housing and Community Affairs
Housing Resource Center
221 E. 11th Street | Austin, TX 78701
Office: 512.475.4577
Fax: 512.475.3992

About TDHCA

The Texas Department of Housing and Community Affairs is committed to expanding fair housing choice and opportunities for Texans through the administration and funding of affordable housing and homeownership opportunities, weatherization, and community-based services with the help of for-profits, nonprofits, and local governments. For more information about fair housing, funding opportunities, or services in your area, please visit www.tdhca.state.tx.us or the [Learn about Fair Housing in Texas](#) page.

Share

From: McMurray, Bradford [BradfordMc@prosperahcs.org]
Sent: Friday, June 10, 2016 9:37 AM
To: HTC Public Comment
Cc: Sharon Gamble
Subject: 16343 Calallen Apartments Letters of Support
Attachments: 16343 Calallen Apartments Letters of Support.pdf

Good Morning,

Attached, please find 185 letters of support for the Calallen Apartments in the 2016 9% application round. Please confirm that they were received prior to the June 12th deadline.

Thank you,

Brad McMurray
Development Director



8610 N. New Braunfels Ave. Suite 500
San Antonio, TX 78217-6397
210.821.4344
210.774.0703

Brad@rdMc@rs@erahcs@r
www.prospera.org

Welcome to **PROSPERA**, our new name, logo and brand identity reflecting our evolving role of delivering quality affordable housing and services throughout South Texas. Housing and Community Services, Inc. now operates as **Prospera Services** and Wedge Management, Inc. operates as **Prospera Property Management**. For nearly a quarter of a century, the work of these organizations has earned the trust and respect of our diverse partners and stakeholders. Although our names and logo are changing to enhance our brand familiarity and expand relationships, our core mission, vision and values, which define who we are and what we stand for, remain constant.

From
Sent
To
Subject

McQueen, aime [mcqueen@islander.tamucc.edu]
Friday, June 10, 2016 12:54 PM
Tim Irvine; Marni Holloway; Sharon Gamble
Please Say "No" To the low income housing project planned for Northwest Boulevard, CC TX 78410.

To whom it may concern,

I am a concerned hard working educator, educational researcher, and Ph.D. candidate who resides in the Wood River subdivision located near Northwest Boulevard in the Calallen/ Northwest area of Corpus Christi, Texas.

I am writing this letter to clearly communicate my opposition to the _____

First, Calallen ISD is at maximum capacity serving its students and families who live in the district boundaries. The addition of a full apartment complex will instantly bring in a large population of additional students, further straining district resources and the quality of education that many current resident families specifically moved to enjoy. In addition, there is already limited access to affordable child care in this area, the immediate addition of a large apartment complex would cause a need for more childcare resources at a rate too fast for the area's current growth.

Second, traffic congestion is a major concern along Northwest boulevard, the proposed location for the low income apartment complex. Currently, there are only two lanes on either side of Northwest boulevard, the inclusion of the apartment complex would necessitate that the rightmost lane be used for entrance into the complex, further causing congestion in the afternoon and evenings. In the mornings, leaving the complex by heading south would require the addition of additional traffic signals for safety alone, and would add to the already poor commute conditions. Currently, traffic congestion is a problem during both the morning and evening, as northwest is the only convenient way to access outlying cities such as orange grove, the addition of the apartments will increase a problem which still needs to be addressed.

Finally, while Calallen is experiencing some economic growth, the _____

Community Input Scoring Items

TDHCA#: 16352

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Project Bravo

Name of Community Organization

Support

Laura Ponce

Opposition

Contact Name

B. El Paso Coalition for the Homeless

Name of Community Organization

Support

Carol Henry Bohle

Opposition

Contact Name

C. El Paso Collaborative

Name of Community Organization

Support

Johanna Guillen

Opposition

Contact Name

D. Volar Center for Independent Living

Name of Community Organization

Support

Luis Enrique Chew

Opposition

Contact Name

E. Centro de Salud Familiar La Fe, Inc.

Name of Community Organization

Support

Salvador Balcorta

Opposition

Contact Name

F.

Name of Community Organization

Support

Contact Name

Opposition

The State of Texas
House of Representatives



Joseph C. Pickett

El Paso • District 79

Capitol Office: 1W.5
P.O. Box 2910
Austin, Texas 78768-2910
512-463-0596
Fax: 512-463-6504

District Office:
1790 Lee Trevino
Suite 307
El Paso, Texas 79936
915-590-4349
Fax: 915-590-4726

February 01, 2016

TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: TDHCA Applications: #16352 Salazar Park and #16354 Gonzalez Apartments

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Applications #16352 Salazar Park and #16354 Gonzalez Apartments to be located in El Paso, TX. These proposed multi-family developments will help house residents of modest means.

As a border community, El Paso continues to face unique economic challenges that have made the need for affordable housing critical, especially as many El Pasoans live at or below the poverty line. Given these economic struggles, not only will this project provide affordable housing that El Paso needs, but the construction of these units will create jobs, providing additional economic benefit to the community.

The El Paso community is committed to overcoming these challenges, but needs the assistance and resources from all levels. Salazar Park and Gonzalez Apartments are applications currently ranked in the top ten under the At-Risk set aside, so as a State Representative, I urge you to grant an award to these deserving applications.

TDHCA's attention and support of our region's affordable housing needs is of the utmost importance, and respectfully request support for these developments. I appreciate your service, the agency, and the State of Texas. If I may be of further assistance, please don't hesitate to contact me at.

Sincerely,

A handwritten signature in black ink that reads "Joe C. Pickett".

Joe C. Pickett

7.1

CITY CLERK DEPT.

RESOLUTION

2016 FEB -3 PM 5:36

WHEREAS, Housing Authority of the City of El Paso has proposed a development for affordable rental housing located southeast of Montana Avenue and N. Yarbrough Drive, El Paso, Texas 79935 named Salazar Park in the City of El Paso, Texas; and

WHEREAS, Housing Authority of the City of El Paso has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 At-Risk 9% Housing Tax Credits for Salazar Park; and

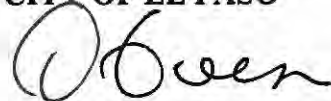
WHEREAS, Housing Authority of the City of El Paso has requested waiver of permit fees in the amount of \$10.00 from the City of El Paso, Texas.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **Salazar Park** located southeast of Montana Avenue and N. Yarbrough Drive, El Paso, Texas 79935 (TDHCA Application number 16352) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 9, 2016.
2. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has committed to Housing Authority of the City of El Paso a waiver of \$10.00 in permit fees; these funds shall be used in developing Salazar Park/southeast of Montana Avenue and N. Yarbrough Drive, El Paso, Texas 79935/Application number 16352.
3. That for and on behalf of the Governing Body, Richarda Duffy Momsen, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

ADOPTED this 9th day of February, 2016.

THE CITY OF EL PASO



Oscar Leeser,
Mayor

(Signatures Continue on Following Page)

ATTEST:



Richarda Duffy Momsen

City Clerk

CITY CLERK DEPT.
2016 FEB -3 PM 5:36

APPROVED AS TO FORM:



Lauren Ferris
Assistant City Attorney

APPROVED AS TO CONTENT:



Verónica R. Soto, AICP
Director, Community and Human
Development Department

Eradette Seera
Card Hair

ara ace
ectre r



February 5, 2016

Texas Department of Housing and Community Affairs, TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: Salazar Park and Gonzalez Apartments

Dear Mr. Irvine:

Please accept this letter of support on behalf of El Paso Community Action Program, Project BRAVO, Inc. for the Housing Authority of the City of El Paso (HACEP) for TDHCA Tax Credit applications for properties in El Paso listed in the following:

- 16352: Salazar Park, S side of Montana Ave, E of N Yarbrough Dr.
- 16354: Gonzalez Apartments, SWQ Montana Ave and Rich Been Blvd.

As Project BRAVO, Inc.'s Executive Director, I am authorized to pledge our participation and commitment to be a strategic partner in this endeavor. As a strategic partner, our role will be to provide programs and services to eligible HACEP clients with the ultimate goal of transitioning families out of poverty. Affordable and safe housing is limited in our community but essential to our Case Management program so that families can focus on improving their life circumstances by completing their education and/or finding/maintaining productive employment.

Project BRAVO is a 501 (c) 3 tax exempt organization that exists to maximize resources for an improved quality of life for the economically disadvantaged residents of El Paso. We remain committed to putting an end to poverty by mobilizing resources and promoting self-sufficiency as we strive to achieve a better tomorrow for our community.

Should you need further information, please contact me at (915) 526-4100 extension 115 or at lponce@projectbravo.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura Ponce".

Laura Ponce
Executive Director



EL PASO COALITION FOR THE HOMELESS
6044 GATEWAY EAST SUITE 211
EL PASO, TEXAS 79905
(915) 843-2170
(915) 843-2184 (FAX)

February 3, 2016

Texas Department of Housing and Community Affairs
Mr. Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Salazar Park and Gonzalez Apartments

Dear Mr. Irvine:

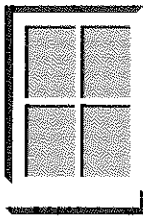
I am writing this letter to voice my support for the following TDHCA Tax Credit Applications which are all located in El Paso, TX:

- 16352: Salazar Park, South side of Montana Ave, East of N. Yarbrough Dr.
- 16354: Gonzalez Apartments, SWQ Montana Ave and Rich Beem Blvd.

El Paso Coalition for the Homeless is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Carol Henry Bohle
Executive Director
El Paso Coalition for the Homeless



EL PASO COLLABORATIVE
for
Community and Economic Development

February 03, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Salazar Park and Gonzalez Apartment Complexes

Dear Mr. Irvine:

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications, both located in El Paso, Texas.

- 16352: Salazar Park, S. side of Montana Ave., E. of N. Yarbrough Dr.
- 16354: Gonzalez Apartments, SWQ Montana Ave. and Rich Beem Blvd.

The El Paso Collaborative for Community and Economic Development is a nonprofit organization that serves the community in which the development site is located, with a primary purpose facilitating affordable housing and economic development. We believe that there is a need for housing that is affordable to individuals and households of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in cursive script, appearing to read 'J. Guillen'.

Johanna Guillen
Executive Director



CENTER FOR INDEPENDENT LIVING

...of and for people with disabilities

February 8, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin, Texas 78701

RE: Salazar Park and Gonzalez Apartments

Dear Mr. Irvine:

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications:

- 16352: Salazar Park, S side of Montana Ave, E of N Yarbrough Dr.
- 16354: Gonzalez Apartments, SWQ Montana Ave and Rich Been Blvd.

All located in El Paso, Texas

Volar Center for Independent Living (CIL) is a 501 (c)(3) nonprofit, community based organization of and for people with disabilities advocating human and civil rights, community options and empowering people to live the lives they choose

There is a great need for affordable and accessible housing in our city and this development will help meet that need.

Sincerely,

Luis Enrique Chew
Executive Director

LEC/mc





Centro de Salud Familiar La Fe, Inc.

February 16, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Salazar Park and Gonzalez Apartments

Dear Mr. Irvine:

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications:

- 16352: Salazar Park, S side of Montana Ave, E of N Yarbrough Dr.
- 16354: Gonzalez Apartments, SWQ Montana Ave and Rich Beem Blvd.

All located in El Paso, TX.

Centro de Salud Familiar La Fe, Inc. (La Fe) is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

"La Salud de la Comunidad es La Fe"

Sincerely,

For Salvador Balcorta, M.S.S.W.
Chief Executive Officer

From: [Gomez, Martha](#)
To: [HTC Public Comment](#)
Subject: Support
Date: Friday, April 01, 2016 11:08:19 AM

Hello

I would like to begin by thanking all of the TDHCA staff for all their hard work during the 2016 Housing Tax Credit Application Cycle. Please share with all how much their efforts are appreciated.

Although I was not able to attend any of the Public Hearings held by the Department, I wanted to submit my comments of support for the following developments:

Salazar Park TDHCA# 16352
Gonzalez Apartments TDHCA# 16354

These developments will provide its residents with excellent unit and common amenities, along with a variety of supportive services. They also couldn't have asked for a better location, for they are in close proximity to stores, schools, restaurants, medical facilities to mention a few. In addition, each is in the vicinity to municipal investments.

Each of these developments is deserving in their own right, they have the support of their home city, State Representatives, and other community organizations. These At-Risk developments also bring units into high opportunity areas improving the quality of life of the residents.

The endeavors to make these developments a reality have been endless, thus I urge you to grant an award to these worthy applications.

Thank you for your time and consideration
meg

Martha E. Gomez
Due Diligence Analyst



Housing Authority of the City of El Paso, Texas

5300 E. Paisano

El Paso, TX 79905

O: (915) 849-3845

mgomez@hacep.org

www.hacep.org

www.facebook.com/HACEP

IMPORTANT/CONFIDENTIAL: This message is intended only for the use of the individual or entity to which it is addressed. This message contains information from the Housing Authority of the City of El Paso, Texas, which may be privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you receive this communication in error, please notify us immediately at our e-mail, telephone or address listed above.

Community Input Scoring Items

TDHCA#: 16354

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Project Bravo

Name of Community Organization

Support

Laura Ponce

Opposition

Contact Name

B. El Paso Coalition for the Homeless

Name of Community Organization

Support

Carol Henry Bohle

Opposition

Contact Name

C. El Paso Collaborative

Name of Community Organization

Support

Johanna Guillen

Opposition

Contact Name

D. Volar Center for Independent Living

Name of Community Organization

Support

Luis Enrique Chew

Opposition

Contact Name

E. Centro de Salud Familiar La Fe, Inc.

Name of Community Organization

Support

Salvador Balcorta

Opposition

Contact Name

F.

Name of Community Organization

Support

Contact Name

Opposition

The State of Texas
House of Representatives



Joseph C. Pickett

El Paso • District 79

Capitol Office: 1W.5
P.O. Box 2910
Austin, Texas 78768-2910
512-463-0596
Fax: 512-463-6504

District Office:
1790 Lee Trevino
Suite 307
El Paso, Texas 79936
915-590-4349
Fax: 915-590-4726

February 01, 2016

TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: TDHCA Applications: #16352 Salazar Park and #16354 Gonzalez Apartments

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Applications #16352 Salazar Park and #16354 Gonzalez Apartments to be located in El Paso, TX. These proposed multi-family developments will help house residents of modest means.

As a border community, El Paso continues to face unique economic challenges that have made the need for affordable housing critical, especially as many El Pasoans live at or below the poverty line. Given these economic struggles, not only will this project provide affordable housing that El Paso needs, but the construction of these units will create jobs, providing additional economic benefit to the community.

The El Paso community is committed to overcoming these challenges, but needs the assistance and resources from all levels. Salazar Park and Gonzalez Apartments are applications currently ranked in the top ten under the At-Risk set aside, so as a State Representative, I urge you to grant an award to these deserving applications.

TDHCA's attention and support of our region's affordable housing needs is of the utmost importance, and respectfully request support for these developments. I appreciate your service, the agency, and the State of Texas. If I may be of further assistance, please don't hesitate to contact me at.

Sincerely,

A handwritten signature in black ink that reads "Joe C. Pickett". The signature is stylized and written over a circular scribble.

Joe C. Pickett

RESOLUTION

WHEREAS, Housing Authority of the City of El Paso has proposed a development for affordable rental housing located southwest of Montana Avenue and Rich Beem Boulevard, El Paso, Texas 79938 named Gonzalez Apartments in the City of El Paso, Texas; and

WHEREAS, Housing Authority of the City of El Paso has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 At-Risk 9% Housing Tax Credits for Gonzalez Apartments; and

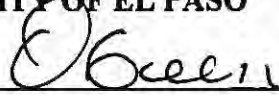
WHEREAS, Housing Authority of the City of El Paso has requested waiver of permit fees in the amount of \$10.00 from the City of El Paso, Texas.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **Gonzalez Apartments** located southwest of Montana Avenue and Rich Beem Boulevard, El Paso, Texas 79938 (TDHCA Application number 16354) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 9, 2016.
2. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has committed to Housing Authority of the City of El Paso a waiver of \$10.00 in permit fees; these funds shall be used in developing Gonzalez Apartments/ southwest of Montana Avenue and Rich Beem Boulevard, El Paso, Texas 79938/Application number 16354.
3. That for and on behalf of the Governing Body, Richarda Duffy Momsen, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

ADOPTED this 9th day of February, 2016.

THE CITY OF EL PASO



Oscar Leeser,
Mayor

(Signatures Continue on Following Page)

CITY CLERK DEPT.

2016 FEB -3 PM 5:37


ATTEST:



Richarda Duffy Momsen


City Clerk

APPROVED AS TO FORM:



Lauren Ferris
Assistant City Attorney

APPROVED AS TO CONTENT:



Verónica R. Soto, AICP
Director, Community and Human
Development Department

Eradette Seera
Card Hair

ara ace
ectre r



February 5, 2016

Texas Department of Housing and Community Affairs, TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: Salazar Park and Gonzalez Apartments

Dear Mr. Irvine:

Please accept this letter of support on behalf of El Paso Community Action Program, Project BRAVO, Inc. for the Housing Authority of the City of El Paso (HACEP) for TDHCA Tax Credit applications for properties in El Paso listed in the following:

- 16352: Salazar Park, S side of Montana Ave, E of N Yarbrough Dr.
- 16354: Gonzalez Apartments, SWQ Montana Ave and Rich Been Blvd.

As Project BRAVO, Inc.'s Executive Director, I am authorized to pledge our participation and commitment to be a strategic partner in this endeavor. As a strategic partner, our role will be to provide programs and services to eligible HACEP clients with the ultimate goal of transitioning families out of poverty. Affordable and safe housing is limited in our community but essential to our Case Management program so that families can focus on improving their life circumstances by completing their education and/or finding/maintaining productive employment.

Project BRAVO is a 501 (c) 3 tax exempt organization that exists to maximize resources for an improved quality of life for the economically disadvantaged residents of El Paso. We remain committed to putting an end to poverty by mobilizing resources and promoting self-sufficiency as we strive to achieve a better tomorrow for our community.

Should you need further information, please contact me at (915) 526-4100 extension 115 or at lponce@projectbravo.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura Ponce".

Laura Ponce
Executive Director



EL PASO COALITION FOR THE HOMELESS
6044 GATEWAY EAST SUITE 211
EL PASO, TEXAS 79905
(915) 843-2170
(915) 843-2184 (FAX)

February 3, 2016

Texas Department of Housing and Community Affairs
Mr. Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Salazar Park and Gonzalez Apartments

Dear Mr. Irvine:

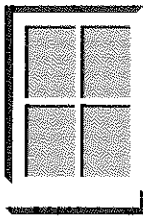
I am writing this letter to voice my support for the following TDHCA Tax Credit Applications which are all located in El Paso, TX:

- 16352: Salazar Park, South side of Montana Ave, East of N. Yarbrough Dr.
- 16354: Gonzalez Apartments, SWQ Montana Ave and Rich Beem Blvd.

El Paso Coalition for the Homeless is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Carol Henry Bohle
Executive Director
El Paso Coalition for the Homeless



EL PASO COLLABORATIVE
for
Community and Economic Development

February 03, 2016

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Salazar Park and Gonzalez Apartment Complexes

Dear Mr. Irvine:

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications, both located in El Paso, Texas.

- 16352: Salazar Park, S. side of Montana Ave., E. of N. Yarbrough Dr.
- 16354: Gonzalez Apartments, SWQ Montana Ave. and Rich Beem Blvd.

The El Paso Collaborative for Community and Economic Development is a nonprofit organization that serves the community in which the development site is located, with a primary purpose facilitating affordable housing and economic development. We believe that there is a need for housing that is affordable to individuals and households of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in cursive script, appearing to read 'J. Guillen'.

Johanna Guillen
Executive Director



CENTER FOR INDEPENDENT LIVING

...of and for people with disabilities

February 8, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin, Texas 78701

RE: Salazar Park and Gonzalez Apartments

Dear Mr. Irvine:

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications:

- 16352: Salazar Park, S side of Montana Ave, E of N Yarbrough Dr.
- 16354: Gonzalez Apartments, SWQ Montana Ave and Rich Been Blvd.

All located in El Paso, Texas

Volar Center for Independent Living (CIL) is a 501 (c)(3) nonprofit, community based organization of and for people with disabilities advocating human and civil rights, community options and empowering people to live the lives they choose

There is a great need for affordable and accessible housing in our city and this development will help meet that need.

Sincerely,

Luis Enrique Chew
Executive Director

LEC/mc





Centro de Salud Familiar La Fe, Inc.

February 16, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Salazar Park and Gonzalez Apartments

Dear Mr. Irvine:

I am writing this letter to voice my support for the following TDHCA Tax Credit Applications:

- 16352: Salazar Park, S side of Montana Ave, E of N Yarbrough Dr.
- 16354: Gonzalez Apartments, SWQ Montana Ave and Rich Beem Blvd.

All located in El Paso, TX.

Centro de Salud Familiar La Fe, Inc. (La Fe) is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

"La Salud de la Comunidad es La Fe"

Sincerely,

For Salvador Balcorta, M.S.S.W.
Chief Executive Officer

Community Input Scoring Items

TDHCA#: 16361

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Catholic Charities of the Rio Grande Valley

Name of Community Organization

Hermelinda Garcia

Contact Name

- Support
 Opposition

B. Food Bank of the Rio Grande Valley

Name of Community Organization

Terri Drefke

Contact Name

- Support
 Opposition

C. Amigos del Valle, Inc.

Name of Community Organization

Alex Guerra

Contact Name

- Support
 Opposition

D. Big Brothers Big Sisters of South Texas

Name of Community Organization

Cassandra Rodriguez

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

Texas House of Representatives



EDDIE LUCIO III

DISTRICT 38
CAMERON COUNTY

February 24, 2016

Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Dear Mr. Irvine:

Please accept this letter of support for the South Texas Collaborative for Housing Development, Inc. application, Sunshine Village Apartments (16361), located on Tony's Road, east of Paredes Line Road in the City of Brownsville.

This project represents a magnificent opportunity to continue to meet the growing need for high-quality, affordable housing in Cameron County. The amenities, location, and the tenant social services to be offered will continue to raise the standard of living for all of the families fortunate enough to call Sunshine Village their home.

Our community understands the lasting impacts safe, quality, and affordable housing can create for our city. Once again, thank you in advance for your kind consideration. If you have any questions, or if I may be of assistance to you, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio III".

Eddie Lucio, III
State Representative

EL/lf

THE SENATE OF TEXAS

P.O. Box 12068
CAPITOL BUILDING, 3S.5
AUSTIN, TEXAS 78711
(512) 463-0127

1210 W. INTERSTATE 2, STE. 10
PHARR, TEXAS 78577
(956) 787-5227



SENATOR
EDDIE LUCIO, JR.

7 NORTH PARK PLAZA
BROWNSVILLE, TEXAS 78521
(956) 548-0227

700 EAST KLEBERG AVENUE
KINGSVILLE, TX 78363
(361) 592-3252

February 24, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th St.
Austin, TX 78701

Dear Mr. Irvine:

Please accept this letter of support for the Housing Tax Credit Program application submitted for the proposed **Sunshine Village Apartments (16361)** located in Brownsville, Texas.

As a State Senator, I understand and appreciate the need for safe, quality housing in Brownsville. The proposed development will be a significant contributor in creating an increased standard of living for low-income families in the community.

In review of the intended scope of work, I am confident you will find the proposed Sunshine Village Apartments to be well-conceived and an important step forward for quality affordable housing in the area. For these reasons, I respectfully request careful consideration of the application.

Sincerely,

A handwritten signature in black ink that reads "Eddie Lucio, Jr." with a stylized flourish at the end.

Eddie Lucio, Jr.
State Senator

ELJ/dkk



DISTRICT 27: CAMERON ★ HILDALGO ★ KENEDY ★ KLEBERG ★ WILLACY
COMMITTEES: CHAIR, INTERGOVERNMENTAL RELATIONS ★ VICE-CHAIR, EDUCATION ★ NATURAL RESOURCES & ECONOMIC DEVELOPMENT ★
VETERANS AFFAIRS & MILITARY INSTALLATIONS ★ SUBCOMMITTEE ON BORDER SECURITY

RESOLUTION NO. 2016 - 008

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS SUPPORTING A PROPOSED AFFORDABLE HOUSING COMMUNITY KNOWN AS SUNSHINE VILLAGE APARTMENTS; PROVIDING FOR CITY OF BROWNSVILLE FINANCIAL SUPPORT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Brownsville benefits from the availability of affordable housing for its residents of lower economic means; and

WHEREAS, Sunshine Village, LP (the "Applicant") proposes to build affordable rental housing consisting of 132 housing tax credit units (the "Affordable Housing"). The development will be a mixed-income development with 14 market rate units and 118 affordable units and be age restricted for the elderly; and

WHEREAS, the Applicant has proposed a development for affordable rental housing approximately on Tony's Road, east of Paredes Line Road, Brownsville, Texas and it is expected to be named "Sunshine Village Apartments"; and

WHEREAS, the Applicant has advised that it intends to submit an application (TDHCA No.16361) to the Texas Department of Housing and Community Affairs for 2016 9% Competitive Housing Tax Credits ("Tax Credits") for the development of Affordable Housing; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS THAT:

SECTION ONE. The City Commission of the City of Brownsville (the "City") hereby confirms its support for the development and construction of the proposed Sunshine Village Apartments, an affordable rental housing development for the elderly as described above and further confirms to provide a fee waiver or in kind contribution in an amount of at least \$1000.00 and that this formal action has been taken to put on record an opinion expressed by the City on this date.

SECTION TWO. The City Commission of the City of Brownville hereby supports the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for Affordable Housing pursuant to the 2016 Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

FURTHER RESOLVED that for and on behalf of the City of Brownsville City Commission, Michael Lopez, City Secretary, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this 16 day of February, 2016 at a regular meeting of the City of Brownsville City Commission of Brownsville, Texas.

ATTEST: whl 13



[Signature]
BY: _____



Providing help
Creating hope

Catholic Charities

of the Rio Grande Valley



February 10, 2016

Brad Shields
Sunshine Village LP
P.O. Box 359
La Feria, Texas 78559

Dear Mr. Shields:

Catholic Charities of the Rio Grande Valley is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving and providing assistance to the residents of all communities, but especially the residents of the City of Brownsville.

Catholic Charities of the Rio Grande Valley recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Sunshine Village, L.P., to bring decent and affordable housing to the City of Brownsville and the surrounding community.

The future residents of Sunshine Village Apartments, to be located at Tony's Road, East of Paredes Line Road, Brownsville, TX, will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,

Hermelinda Garcia,
Admin. Assistant Brownsville
Catholic Charities of the Rio Grande Valley (CCRGV)
956-541-0220 Ext.203

cc Sr. Norma Pimentel, Executive Director CCRV



Terri Drefke
Chief Executive Officer

Board of Directors
2016

President

Abel Orendain
Orendain Dominguez,
Attorneys At Law

Vice President

Michelle Zamora
Inter National Bank

Treasurer

Robert Levrier
AIM Media TX

Secretary

Andrea Rodriguez
DoubleTree Suites
by Hilton McAllen

Tony Gonzalez
HEB

Jerry Jackson
Jackson Business
Consultant

Yolanda Gonzalez
Wells Fargo Bank

Cristobal Perez
USDA Farm Service
Agency

Jaime Tijerina
Attorney at Law

Nancy Springer
St. John's Episcopal
Church

Lina Cantu Cruz
Edinburg High School

David Deanda
Lone Star National Bank

Michael Whitacre
University of Texas
Rio Grande Valley

February 1, 2016

Brad Shields
Sunshine Village LP
P.O. Box 359
La Feria, Texas 78559

Dear Mr. Shields:

The Food Bank of the Rio Grande Valley, Inc. is a non-profit organization, 501(c) (3) as classified with the Internal Revenue Service. We are dedicated to serving and assisting the residents of all communities, but especially the residents of the City of Brownsville

The Food Bank of the Rio Grande Valley recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Sunshine Village, L.P., to bring decent and affordable housing to the City of Brownsville and the surrounding community.

The future residents of Sunshine Village Apartments, to be located at Tony's Road East of Paredes Line Road, Brownsville, TX will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,

Terri Drefke
Chief Executive Officer



Food Bank of the Rio Grande Valley, Inc.
P.O. Box 6251, McAllen, TX 78502 • 724 N. Cage Blvd, Pharr, TX 78577
Phone: (956) 682-8101 • Fax: (956) 682-7921
www.foodbankrgv.com





Amigos Del Valle, Inc.

4138 Crosspoint Blvd.
Edinburg, Texas 78539
Phone (956) 213-9400
Fax (956) 213-8119

BOARD OFFICERS

RICHARD MOLINA
City Commissioner, Edinburg
President
GERARDO "JERRY" TAFOLLA
City Commissioner, Weslaco
Vice President
JOEY TREVINO
Member At-Large, Cameron County
Secretary
SONIA GALLEGOS
Mayor Pro Tem, Donna
Treasurer
EMILIO VERA, JR.
Member At-Large, Willacy County
Immediate Past President

BOARD MEMBERS

ELEAZAR J. ROMERO
Member At-Large, Hidalgo County
ELEAZAR GUAJARDO
Commissioner, Pharr
EDUARDO "EDDIE" CANTU
County Commissioner, Hidalgo County
EDUARDO GONZALES
County Commissioner, Willacy County
BASILIO SANCHEZ
Representative, Cameron County
JIM DARLING
City of McAllen, Mayor
JOHN L. VILLAREAL
Commissioner, Brownsville
ARMANDO LOPEZ
City Commissioner, Mercedes
NORIE GARZA
Mayor Pro Tem, Mission
CHRIS TAMEZ
City of Raymondville
ANTONIO GONZALES
Mayor Pro Tem, San Benito
SAN JUANITA SANCHEZ
Mayor, San Juan
VICTOR LEAL
City Commissioner, Harlingen
OMAR QUINTANILLA
Frost Bank, Vice-President
Finance / Banking
NORBERTO "BETO" SALINAS
Member Emeritus

ALEX GUERRA
EXECUTIVE DIRECTOR



February 19, 2016

Brad Shields
Sunshine Village LP
P.O. Box 359
La Feria, Texas 78559

Dear Mr. Shields:

The Amigos Del Valle, Inc. is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving and providing assistance to the residents of all communities, but especially the residents of the City of Brownsville.

The Amigos Del Valle, Inc. recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Sunshine Village, L.P., to bring decent and affordable housing to the City of Brownsville and the surrounding community.

The future residents of Sunshine Village Apartments, to be located at Tony's Road, East of Paredes Line Road, Brownsville, TX, will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,

Alex Guerra,
Executive Director

"Providing 41 Years of Service"
1974 - 2016



Big Brothers Big Sisters of South Texas

**Big Brothers Big Sisters
of South Texas**

4535 SPID, Suite 23
Corpus Christi, TX 78411
T (361) 888-8500
F (361) 888-8502
www.bigmentor.org

**BBBS OF SOUTH
TEXAS STAFF**
Denise Barkhurst,
President & CEO

Tony Elizondo,
Vice President of
Satellite Operations

OFFICERS
Maria Martinez,
Prosperity Bank,
Chairwoman

Virginia Delgado,
Gado Marketing,
Vice-Chairwomen

Lisa De La Fuente
Gold Master Jewel-
ers,
Treasurer

Gilbert Gonzalez,
Corpus Christi
Medical Center,
Secretary

Paulette Guajardo,
Parliamentarian

DIRECTORS
Chad Magill,
CC City Council-
man,
Stewart Title

Mark Scott,
CC City Council-
man, San Jacinto
Title

Rakesh Patel,
Radisson

Joel Murphy,
AEP Texas

Trixy Saldivar,
Prosperity Bank

Suzy Williams,
Corpus Christi
Navy League

Suzanne Taylor,
Real Estate Agent

Eduardo Gomez,
Driscoll Children's
Hospital

Michael Staff,
Apollo Towing

Scott Humpal,
Humpal Physical
Therapy

February 1, 2016

Brad Shields
Sunshine Village LP
P.O. Box 359
La Feria, Texas 78559

Dear Mr. Shields:

The Big Brothers and Big Sisters of Rio Grande Valley is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving and providing assistance to the residents of all communities, but especially the residents of the City of Brownsville.

The Big Brothers and Big Sisters of Rio Grande Valley recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Sunshine Village, L.P., to bring decent and affordable housing to the City of Brownsville and the surrounding community.

The future residents of Sunshine Village Apartments, to be located at Tony's Road, East of Paredes Line Road, Brownsville, TX, will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,
Cassandra Rodriguez
Director
1111 W. Nolana
McAllen, TX 78501
crodriguez@bigmentor.org

Attachments

Evidence of Tax Exempt Status
Material describing our services

From: [Miguel Garcia](#)
To: [HTC Public Comment](#)
Subject: Support for Sunshine Village Apartments - 16361
Date: Wednesday, June 08, 2016 9:00:59 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Texas Department of Housing and Community Affairs
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

Re: Support for Application #16361

I am writing this letter to voice my strong support for Texas Department of Housing and Community Affairs Tax Credit Application #16361, to be located on Tony's Road, East of Paredes Line Rd, Brownsville, TX 78526

The Rio-Net Aging and Disability Resource Center under Area Agency on Aging along with Coastal Bend Center for Independent Living are both non-profit organizations that serve the Aging and Disabled community throughout our tri county service area which includes the counties of Willacy, Cameron and Hidalgo. Through our agency on aging, we assist older adults and persons with disabilities in securing affordable housing, accessing public and private benefits and obtaining social services that support independent living. We're often challenged to find clients safe, accessible, and affordable housing. As the aging population grows, so does the housing needs for these individuals increases.

We have reviewed this development application and strongly feel that this project will assist to meeting those housing needs. We see a great shortage of affordable and accessible housing in our community. We encourage TDHCA to consider this application for the Lower Rio Grande Valley to better enhance the lives of the communities and persons we serve.

Kind Regards,

Mike Garcia, Jr.

Housing Navigator

RIO-Net ADRC Aging and Disability Resource Center/Area Agency on Aging

Lower Rio Grande Valley Development Council

301 W. Railroad St.

Weslaco, TX 78596

Direct 956-682-3481 Ext. 132

Cell: 956-375-3486

Toll Free 1-855-937-2372

Fax 956-682-8852

<http://lrgv.tx.networkofcare.org>



The Area Agency on Aging is a program of the Lower Rio Grande Valley Development Council and funded by the Texas Department of Aging and Disability Services. Serving Cameron, Hidalgo, and Willacy Counties. A proud sponsor of RIO-Net Aging and Disability Resource Center.

CONFIDENTIALITY NOTICE: The e-mail and any files or attachments transmitted with it are confidential and may be protected by legal privilege. This e-mail is intended solely for the use of the individual/s or entity to whom this e-mail is addressed. If you are not the intended recipient of this e-mail, you are hereby notified that any use, dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by e-mail and delete this e-mail from your system.

Community Input Scoring Items

TDHCA#: 16363

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Kiwanis Club

Name of Community Organization

Helen Ainsworth

Contact Name

Support

Opposition

B. Silsbee Economic Development Corporation

Name of Community Organization

Jacquetta Walker

Contact Name

Support

Opposition

C. Nutrition and Services for Seniors

Name of Community Organization

Elaine Shellenberger

Contact Name

Support

Opposition

D. Southeast Texas Food Bank

Name of Community Organization

Daniel Maher

Contact Name

Support

Opposition

E. Family Services of Southeast Texas

Name of Community Organization

Janet Walker

Contact Name

Support

Opposition

F. _____

Name of Community Organization

Contact Name

Support

Opposition

STATE OF TEXAS
HOUSE OF REPRESENTATIVES



JAMES WHITE
DISTRICT 19

CORRECTIONS
VICE CHAIR

JUVENILE JUSTICE AND
FAMILY ISSUES
EMERGING ISSUES IN
TEXAS LAW ENFORCEMENT

February 16, 2016

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 E. 11th St.
Austin, TX 78701

Re: TDHCA #16363 – Mill Town Seniors

Dear Ms. Holloway,

Please accept this letter of support for the proposed Mill Town Seniors affordable housing community, which is being planned in my district at S. 16th St. and W. Avenue P in Silsbee, Texas. This development will help address a pressing need for quality, affordable senior housing that will serve moderate to low-income seniors in the Silsbee area.

I appreciate the opportunity to voice my support for this development, which will help many of Silsbee's senior citizens enjoy an enhanced standard of living in a beautiful and comfortable environment among their peers.

Sincerely,

A large, bold, handwritten signature in black ink, appearing to read "J. White".

James White
State Representative
Texas House of Representatives

Cc: Tim Lang
8455 Lyndon Lane
Austin, TX 78729

RESOLUTION NO. 16-03

A RESOLUTION BY THE CITY OF SILSBEE, TEXAS, DECLARING SUPPORT FOR MILL TOWN SENIORS, AN AFFORDABLE RENTAL DEVELOPMENT OF UP TO 80 SENIOR UNITS TO BE LOCATED AT S. 16th St. AND W. AVENUE P, A HOUSING TAX CREDIT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE YEAR 2016 BY RUSK PINES, L.P.

WHEREAS, Rusk Pines LP has proposed a development for affordable rental housing at S. 16th St. at Avenue P named Mill Town Seniors in the City of Silsbee, Hardin County and

WHEREAS, Rusk Pines LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits or Private Activity Bonds for Mill Town Seniors

It is hereby

RESOLVED, that as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Silsbee, Hardin County has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and

FURTHER RESOLVED, that the City of Silsbee, Hardin County hereby supports the proposed Mill Town Seniors, and confirms that its governing body has voted specifically to approve the construction and/or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4), and

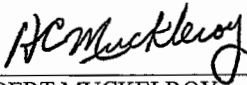
FURTHER RESOLVED, that the City of Silsbee, acting through its governing body, hereby confirms that it supports the proposed Mill Town Seniors at S. 16th St and Avenue P and that this formal action has been taken to put on record the opinion expressed by the City of Silsbee on ~~January 25, 2016~~, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Herbert Muckleroy, Mayor of Silsbee are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This Resolution shall take effect immediately from and after its passage.

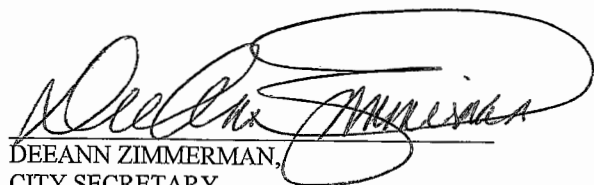
PASSED AND APPROVED by 6-0 vote at a regular meeting of the City Council of the City of Silsbee, Texas, at which meeting a quorum was present, on this 25th day of January, 2016.

SIGNED:



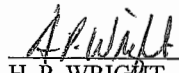
HERBERT MUCKELROY,
MAYOR

ATTEST:



DEEANN ZIMMERMAN,
CITY SECRETARY

APPROVED AS TO FORM:



H. P. WRIGHT,
CITY ATTORNEY



February 16, 2016

Cliff Snyder
Rusk Pines LP
8455 Lyndon Lane
Austin, TX 78729

Mr. Lang,

On behalf of the Kiwanis Club of Silsbee, I would like to express our support for your proposed Mill Town Seniors affordable housing development at S. 16th St. at W. Avenue P in Silsbee. Like so many towns in the region, Silsbee has been in need of new, quality housing for its low to moderate-income seniors for some time and as a result, we are pleased to have your interest in helping address that need. Our seniors are too often restricted to renting older properties that do not provide enough shelter from the elements or forced to move to another town to find suitable housing, so it's great news to hear that a newly constructed property will be built and also be affordable.

The Kiwanis Club of Silsbee serves the greater Silsbee area in which the Mill Town Seniors development will be located. We are confident that the proposed development will enhance the lives of your future residents and further benefit the community not only in appearance, but also in function. We appreciate your desire to help those in need and look forward to welcoming you to our community.

Sincerely,

A handwritten signature in cursive script that reads "Helen Ainsworth".

Helen Ainsworth
Secretary, Kiwanis Club of Silsbee

Silsbee economic development corporation

Community strength through growth

February 11, 2016

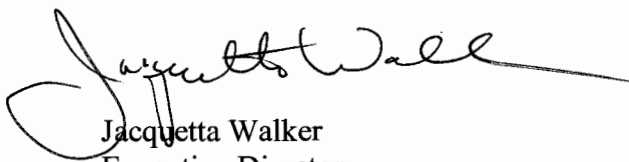
Tim Lang
Rusk Pines LP
8455 Lyndon Lane
Austin, TX 78729

Mr. Lang,

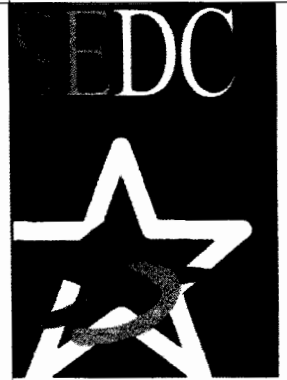
On behalf of the Silsbee Economic Development Corporation, I would like to express our support for your proposed Mill Town Seniors affordable housing development at S. 16th St. at W. Avenue P in Silsbee. Like so many towns in the region, Silsbee has been in need of new, quality housing for its low to moderate-income seniors for some time and as a result, we are pleased to have your interest in helping address that need. Our seniors are too often restricted to renting older properties that do not provide enough shelter from the elements or forced to move to another town to find suitable housing, so it's great news to hear that a newly constructed property will be built and also be affordable.

The Silsbee Economic Development Corporation serves the greater Silsbee area in which the Mill Town Seniors development will be located. We are confident that the proposed development will enhance the lives of your future residents and further benefit the community not only in appearance, but also in function. We appreciate your desire to help those in need and look forward to welcoming you to our community.

Sincerely,



Jacquetta Walker
Executive Director
Silsbee EDC






Nutrition & Services For Seniors

4590 Concord

Beaumont, TX 77703

www.seniormeals.org

Phone: (409) 892-4455
(409) 722-7782

Fax: (409) 892-0443
 A United Way Agency

February 12, 2016

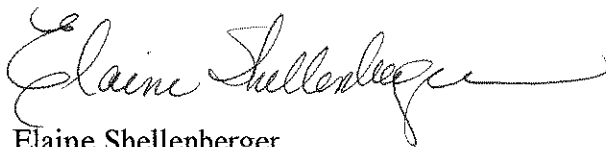
Cliff Snyder
Rusk Pines LP
8455 Lyndon Lane
Austin, TX 78729

Mr. Snyder,

On behalf of Nutrition and Services for Seniors, I would like to express our support for your proposed Mill Town Seniors affordable housing development at S. 16th St. and W. Avenue P in Silsbee. Much like so many towns in the region, Silsbee has been in need of new, quality housing for its low to moderate-income seniors for some time and as a result, we are pleased to have your interest in helping address that need. Our clients are too often restricted to renting older properties that do not provide enough shelter from the elements, so it's great news to hear that newly constructed properties will be built and also be affordable.

Nutrition and Services for Seniors serves the area in which the Mills Town Seniors will be located. We are confident that the proposed development will enhance the lives of your future residents and further benefit the community not only in appearance, but also in function. We appreciate your desire to help those in need and look forward to welcoming you to our community.

Sincerely,



Elaine Shellenberger
Executive Director




February 16, 2016

Cliff Snyder
Rusk Pines LP
8455 Lyndon Lane
Austin, TX 78729

Dear Mr. Snyder,

On behalf of the Southeast Texas Food Bank, I would like to express our support for your proposed Mill Town Seniors affordable housing development at S. 16th St. at W. Avenue P in Silsbee. Like many towns in our region, Silsbee needs new, quality housing for its low to moderate-income seniors. We are pleased to learn of your firm's willingness to help address that need. Our seniors often need to rent older properties that do not provide adequate shelter or must leave for other communities to find suitable housing, so it's great to know that a newly constructed, affordable property may be built for them.

The Southeast Texas Food Bank is a tax exempt 501(c)(3) organization located at 3845 S Martin Luther King, Jr. Parkway in Beaumont, TX 77705. As a service provider for the Hardin County community in which the Mill Town Seniors development would be located, we strongly support your interest in addressing our community's great need for quality affordable housing at affordable rental rates. Having affordable housing options in our community ultimately helps increase resources available to access food for those who live in such settings. Because of that positive impact the Mill Town Seniors development could offer to seniors, we look forward to seeing this project developed.

Sincerely,


Daniel Maher
Executive Director



2/26/2016

Cliff Snyder
Tejas Housing
8455 Lyndon Lane
Austin, TX 78729

RE: Milltown Seniors Housing Development

Dear Mr. Irvine:

Please accept this letter in support of the aforementioned project.

I am writing this letter to voice my support for Milltown Seniors, 80 units of affordable housing for Seniors to be located on Highway 327 in Silsbee, Tx in Hardin County.

Family Services of Southeast Texas is a tax exempt, private non-profit corporation that provides a domestic violence shelter which serves, Hardin, Jefferson, Orange, Tyler, Newton and Jasper Counties. We believe there is a need for senior housing that is affordable for citizens of modest means and this development will help meet that need.

If I can be of further help in this matter, please let me know.

Janet Walker, LCSW
Executive Director

Community Input Scoring Items

TDHCA#: 16370

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. The Children's Home of Lubbock

Name of Community Organization

Lynn Harms

Contact Name

Support
 Opposition

B. Trinity Church

Name of Community Organization

Barry Moore

Contact Name

Support
 Opposition

C. Habitat for Humanity

Name of Community Organization

Marie Hanza

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



JOHN M. FRULLO
STATE REPRESENTATIVE
DISTRICT 84

March 1st, 2016

Ms. Marni Holloway
Director of Multifamily Finance Production
Texas Department of Housing and Community Affairs
221 E 11th Street
Austin, Texas 78701-2410

RE: The Villas Apartments (TDHCA Pre-App #16370) located at 5804 98th Street, Lubbock, Texas 79424

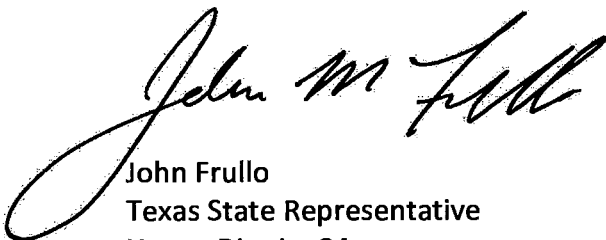
Dear Ms. Marni Holloway:

The purpose of this letter is to express my support for the application for housing tax credits concerning The Villas senior community. This project is located in Lubbock County at 5804 98th Street, Lubbock, Texas.

This development would greatly benefit the senior community by providing quality affordable housing to my district. The development is designed to address the needs of our growing community, especially those with financial obstacles. The Villas will give seniors the opportunity to reside in safe and affordable housing.

Thank you for your consideration.

Sincerely,



John Frullo
Texas State Representative
House District 84

Capitol Address
P.O. Box 2910 • Room E2.608
Austin, Texas 78768-2910
512-463-0676 • 512-463-0072 Fax



District Address
4601 50th Street • Suite 216
Lubbock, Texas 79414
806-763-2366

RESOLUTION

WHEREAS, SH Lubbock 98th, L.P. has proposed a development for affordable rental housing to be named The Villas and will be located at 5804 98th Street, Lubbock, Texas (the "Development"), and

WHEREAS, SH Lubbock 98th, L.P. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for The Villas (the "Application"); **NOW THEREFORE**,

WHEREAS, this Resolution makes no finding regarding either the suitability of the proposed Development site or compliance with the City of Lubbock's development regulations and ordinances, and approval of this Resolution will not be construed as a development permit or approval; and

WHEREAS, the City Council of the City of Lubbock finds that it is in the public interest and a public benefit for the citizens of the City of Lubbock, Texas that the Application be made for such funding; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:

THAT the City Council hereby confirms and supports the proposed development of The Villas at 5804 98th Street Lubbock, Texas by SH Lubbock 98th, L.P. according to the Texas Department of Housing and Community Affairs project number TDHCA 16370, and

THAT in accordance with Section 2306.6725(e) of the Texas Government Code, the City of Lubbock will commit a de minimis amount of funding for the Development, which may be in the form of a fee waiver, or other in-kind contributions.

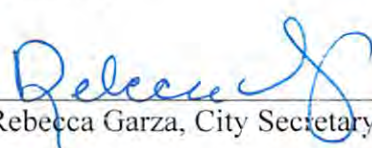
THAT the Mayor of the City of Lubbock is hereby authorized and directed to certify for and on behalf of the City of Lubbock, these resolutions to the Texas Department of Housing and Community Affairs.

Passed by the City Council on February 11, 2016.



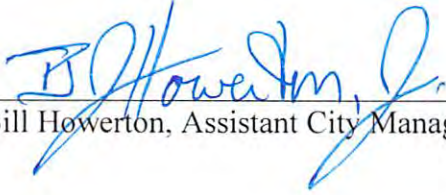
GLEN C. ROBERTSON, MAYOR

ATTEST:



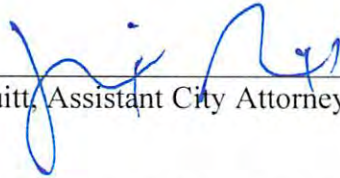
Rebecca Garza, City Secretary

APPROVED AS TO CONTENT:



Bill Howerton, Assistant City Manager

APPROVED AS TO FORM:



Justin Pruitt, Assistant City Attorney

ccdocs/RES. Adoption – Housing Credits – The Villas by SH Lubbock 98th
January 26, 2016



February 9, 2016

Texas Department of Housing and Community Affairs
221-East 11th Street
Austin, TX 78701

Attention: Sharon Gamble – Multifamily division

Re: The Villas Apartments (TDHCA #16370)
4.679 acres on 98th Street
Lubbock, Texas 79424

Dear Ms. Gamble,

I am writing to support the application for housing tax credits for The Villas (TDHCA #16370). It is a multifamily community for seniors proposed for the City of Lubbock. The population in Lubbock and the surrounding area is growing rapidly. As a result there is a great need for quality housing that is affordable to seniors. These needs will be met by the development of The Villas.

I am personally well acquainted with Paul Stell and the Stellar Families Corporation pursuing the contract to construct The Villas in Lubbock. This company has developed many high quality real estate projects over the years and carries the highest of regard professionally across all sectors of the Lubbock community. Mr. Stell and his family are active members of this community in many ways.

Thank you for your consideration of the application and I urge you to award housing tax credits to The Villas Development.

If you have any questions, please contact me at (806) 762-0481, ext. 212.

Sincerely,

Lynn Harms

February 16, 2016

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: The Villas Apartments (TDHCA #16370)
4.679 acres on 98th Street
Lubbock, TX 79424

Dear Ms. Gamble,

I am pleased to give my support to SH Lubbock 98th, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for The Villas Development (TDHCA #16370), a Senior Affordable Housing Community to be located on 4.679 acres near the 98th Street and Frankford Avenue intersection in Lubbock, Texas.

This development will not only increase the availability of quality affordable housing and better living for the senior of Lubbock, but also will assist in adding to the tax base and creating jobs.

Sincerely,



Barry J. Moore
Executive Pastor
Trinity Church





2910 Avenue N. - Lubbock, TX 79411
www.lubbockhabitat.org
806.763.4663 voice - 806.763.5077 fax

February 1, 2016

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: The Villas Apartments (TDHCA #16370)
4.679 acres on 98th Street
Lubbock, TX 79424

Dear Ms. Gamble,

The Lubbock Habitat for Humanity would like to express our support for Housing Tax Credits for The Villas (TDHCA #16370), a multifamily housing community for seniors proposed in Lubbock, Texas. Our organization provides services to the City of Lubbock.

There is a tremendous need for affordable housing for seniors in Lubbock. The population in Lubbock and the surrounding area is growing rapidly. The Villas would provide quality, affordable housing to those in need.

Again, we are very pleased to lend our support to The Villas tax credit application. If you need additional information, please feel free to call me at (806) 763-4663.

Sincerely,

A handwritten signature in black ink that reads "Marie Hanza".

Marie Hanza
Executive Director

Community Input Scoring Items

TDHCA#: 16373

1. Local Government Support - §11.9(d)(1)

Resolution(s) of either no objection or support is included behind this tab.**

** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

Letter of either support or opposition is included behind this tab.**

** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Deaf Action Center

Name of Community Organization

Dominic Lacy

Contact Name

Support

Opposition

B. Housing Opportunities of Fort Worth, Inc

Name of Community Organization

David O'Brien, Jr.

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



REPRESENTATIVE MATT KRAUSE

— District 93 • Tarrant County —

February 26, 2016

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attn: Marni Holloway, Director of Multifamily Finance

Re: Support for **Avondale Farms Seniors**, Fort Worth / TDHCA No. **16373**

Dear Ms. Holloway:

I received the Public Notification for **Avondale Farms Seniors** (TDHCA Application #**16373**) located in the **SEC of US-287 and Avondale-Haslet Road in the City of Fort Worth**. Since Avondale Farms Seniors is located in House District 93, I am honored to serve as the proposed development's state representative. I'm writing to acknowledge my official support for Avondale Farms Seniors. I believe it will well serve the constituents in my district for many years to come.

First, with the expansive growth in North Fort Worth during recent years, many young and middle-aged families are moving to House District 93. As a result, increasing numbers of seniors desire to live in this area to be near their children and grandchildren. As the area continues to grow, more and more seniors will desire to live in nearby senior housing developments. Avondale Farms Seniors strategically meets this need by offering families a local senior housing development. Thus, I believe Avondale Farms Seniors is a strategic, long-term investment into the families and communities of House District 93.

Second, the Avondale Farms Seniors development has received strong community support. The Fort Worth City Council passed a Resolution of Support for Avondale Farms Seniors development. Moreover, the North West Fort Worth Alliance organization (representing over 40 community subdivisions nearby the proposed Avondale Farms Seniors development) also issued a letter of formal support. The strong community support for Avondale Farms Seniors development further solidifies my belief that Avondale Farms Seniors will be a strong investment to serve our House District 93 community.

In closing, I am pleased to lend my **support** to this Avondale Farms Seniors development. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Matt Krause".

State Representative Matt Krause

Copy to:
Brandon Bolin
Ground Floor Development
8117 Preston Road
West Tower, Suite 300
Dallas, TX 75225
bbolin@groundfloordev.com
214.991.8331



A Resolution

NO. 4592-02-2016

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE AVONDALE FARMS SENIORS

WHEREAS, the City's 2015 Comprehensive Plan is supportive of the preservation, improvement, and development of quality affordable accessible rental and ownership housing;

WHEREAS, the City's 2013-2018 Consolidated Plan makes the development of quality affordable accessible rental housing units for low income residents of the City a high priority;

WHEREAS, Avondale Farms Seniors, LP, an affiliate of GFD Holdings, LLC has proposed a development for affordable mixed income multifamily rental housing named the Avondale Farms Seniors to be located at the southeast corner of US 287 and Avondale-Haslet Road in the City of Fort Worth;

WHEREAS, Avondale Farms Seniors, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2016 Competitive (9%) Housing Tax Credits for the Avondale Farms Seniors, a new complex consisting of approximately 121 units, of which at least ten percent (10%) will be dedicated for Rental Assistance Demonstration and at least five percent (5%) will be market rate units;

WHEREAS, TDHCA's 2016 Qualified Allocation Plan provides that an application for Housing Tax Credits may qualify for up to seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located.

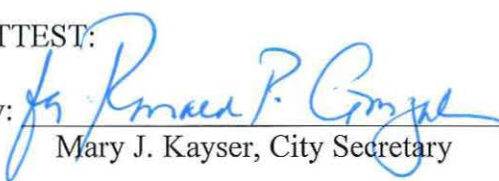
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Avondale Farms Seniors, LP to the Texas Department of Housing and Community Affairs for 2016 Competitive (9%) Housing Tax Credits for the development of the Avondale Farms Seniors to be located at the southeast corner of US 287 and Avondale-Haslet Road (TDHCA Application No. 16373), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

Adopted this 16th day of February, 2016.

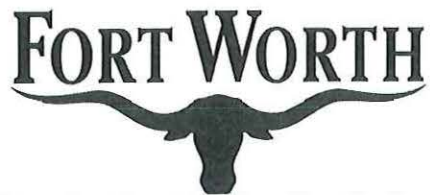
ATTEST:

By:


Mary J. Kayser, City Secretary




FORT WORTH



STATE OF TEXAS §

COUNTIES OF TARRANT, DENTON, JOHNSON, PARKER AND WISE §

I, RONALD P. GONZALES, City Secretary of the City of Fort Worth, Texas do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 4592-02-2016, duly presented and adopted by the City Council of the City of Fort Worth, Texas, at a regular session held on the 16th day of February, 2016, as same appears of record in the Office of the City Secretary.

WITNESS MY HAND and the Official Seal of the City of Fort Worth, Texas, this the 19th day of February, 2016.

Ronald P. Gonzales, Assistant City Secretary
City of Fort Worth, Texas





February 11, 2016

Texas Department of Housing and Community Affairs
Attn: Multifamily Director
P.O. Box 13941 (MC 332-10)
Austin, Texas 78711-3941

Re: Avondale Farms Seniors, SEC of US-287 and Avondale Haslet Road
TDHCA Application #16373

As Board President of Deaf Action Center ("DAC"), I am writing to provide our organization's support for the above-referenced development that is located at the SEC of US-287 and Avondale Haslet Road, Fort Worth, Tarrant County, Texas.

DAC qualifies under the Texas Department of Housing and Community Affairs ("TDHCA") rules for Input from Community Organizations, as we are tax exempt and have a primary purpose of the overall betterment, development and improvement of the community as a whole. We serve the community in which Avondale Farms Seniors is located.

DAC is a 501c3 organization with more than 30 years of experience to empower and equip deaf and hard of hearing individuals the means to education, economic security and good health. We have a program that focuses on senior citizens as they have become a growing population of the deaf and hard of hearing community. Deaf and hard of hearing seniors face barriers daily due to the lack of services and community, and our Deafness Resource Specialists provide advocacy and self-empowerment training along with a multitude of other resources.

Attached you will find our 501c3 status documentation to evidence of tax-exempt status and existence along with our brochure.

Sincerely,

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

Dominic Lacy
President of the Board
Deaf Action Center

Housing Opportunities of Fort Worth, Inc.
1065 West Magnolia
Fort Worth, TX 76104
(817) 923-9192

February 4, 2016

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Marni Holloway, Director of Multifamily Finance

Re: TDHCA No. 16373; Avondale Farms Seniors

Dear Ms. Holloway:


Please let this letter serve to acknowledge that Housing Opportunities of Fort Worth, Inc. is aware of and supports Avondale Farms Seniors, a proposed affordable rental housing community for seniors, at its location on approximately 6.75 acres of land at the SEC of US 287 and Avondale-Haslet Road, in Fort Worth, Tarrant County, Texas 76052.

Housing Opportunities of Fort Worth, Inc. is a 501(c)(3) non-profit organization located at 1065 West Magnolia, Suite B, Fort Worth, Texas 76104. Housing Opportunities of Fort Worth, Inc. is the oldest HUD-Approved Counseling Agency in Tarrant County and assists clients with homebuyer education, housing counseling, and financial literacy. Our services would be available to residents living in your proposed complex. These services can be delivered in Spanish, as well as English, and are offered at no charge.

We support the effort by the applicant to provide quality affordable housing in the City of Fort Worth, Texas to help low-income seniors like those that we serve to access housing.

If you desire any additional information, please feel free to contact us.

Sincerely,


David O'Brien, Jr.
Executive Director

Community Input Scoring Items

TDHCA#: 16374

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. [National Archives & Historical Foundation of the American GI Forum](#)

Name of Community Organization

[Amanda Garcia](#)

Contact Name

Support
 Opposition

B. [Costal Bend Center for Independent Living](#)

Name of Community Organization

[Linda Fallwell Stover](#)

Contact Name

Support
 Opposition

C. [Communities in Schools](#)

Name of Community Organization

[Gloria Taylor](#)

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

ABEL HERRERO



CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0462
FAX: (512) 463-1705

DISTRICT OFFICE:
606 N. CARANCAHUA
SUITE 103A
CORPUS CHRISTI, TEXAS 78401-0690

HOUSE OF REPRESENTATIVES

February 24, 2016

Mr. Tim Trinne, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

TO: TDDH 16374 The Plant at Malallen Corpus Christi, Texas

Dear Mr. Trinne:

Please accept this letter as my official support of the request for Housing Tax Credits issued by the Texas Department of Housing and Community Affairs for the proposed Plant at Malallen project in Corpus Christi, Texas-TDDH 16374.

I support the award of tax credits for this project because I believe this development would greatly benefit the community by providing quality affordable housing to the elderly in the area. The development is designed to address the needs of a growing part of our community, especially those who have financial obstacles. The Plant at Malallen apartment community will give senior citizens the opportunity to have an affordable place to call home.

Senior citizens in Corpus Christi deserve the opportunity to live in a quality, safe and comfortable environment, and the Plant at Malallen will provide this opportunity to elderly households in the Corpus Christi and Nueces County area.

For these reasons, I support the Plant at Malallen application for tax credits. If you can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink that reads "Abel Herrero".

Abel Herrero
State Representative, District 34



DISTRICT 34 • NUECES (PART)

ABEL.HERRERO@HOUSE.STATE.TX.US

Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed affordable housing project known as the Avanti at Calallen Apartments to be developed by MDS Housing Leopard, Ltd.

Whereas, MDS Housing Leopard Ltd. (the "Applicant") has proposed a development project to construct approximately 120 apartments to provide affordable housing that is located at approximately Leopard St., East of Leopard St. and Callicoatte Rd., Corpus Christi, Texas 78410 and named the Avanti at Calallen Apartments ("the Avanti at Calallen Apartment Project"); and

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2016 Housing Tax Credits for the Avanti at Calallen Apartment Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

Section 1. The City Council for the City of Corpus Christi hereby supports the proposed the Avanti at Calallen Apartment Project.

Section 2. The City Council for the City of Corpus Christi hereby acknowledges the support for the allocation of Housing Tax Credits for the Avanti at Calallen Apartment Project.

PASSED AND APPROVED this 23rd day of February, 2016 at a Regular Meeting of the City Council of the City of Corpus Christi, Texas.

ATTEST:

Rebecca Huerta

Rebecca Huerta
City Secretary

CITY OF CORPUS CHRISTI

Nelda Martinez

Nelda Martinez
Mayor

Corpus Christi, Texas

23rd of February, 2016

The above resolution was passed by the following vote:

Nelda Martinez	<u>Aye</u>
Rudy Garza, Jr.	<u>Aye</u>
Chad Magill	<u>Aye</u>
Colleen McIntyre	<u>Aye</u>
Lillian Riojas	<u>Aye</u>
Brian Rosas	<u>Aye</u>
Lucy Rubio	<u>Aye</u>
Mark Scott	<u>Aye</u>
Carolyn Vaughn	<u>Aye</u>

030777



NATIONAL ARCHIVES AND HISTORICAL FOUNDATION of The American GI Forum

1521 S. Port • Corpus Christi, TX 78405 • 361/882-3396 • Fax (361) 884-2136

DR. HECTOR P. GARCIA
Founder

February 11, 2016

Texas Department of Housing and Community Affairs
Attention: Sharon Gamble – Multifamily Division
221 East 11th Street
Austin, TX 78701

Re: Avanti at Calallen (TDHCA #16374)
+/- 4 acres near the intersection of Leopard St. & Callicoatte
Corpus Christi, TX 78410

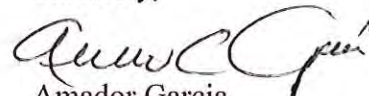
Dear Ms. Gamble,

The National Archives and Historical Foundation of the American GI Forum would like to express our support for Housing Tax Credits for The Avanti at Calallen (TDHCA #16374), a multifamily housing community for senior citizens proposed in Corpus Christi, Texas. Equally important, the property will provide a preference to military veterans residing in our community, a tremendously underserved population. Our organization provides services to the City of Corpus Christi and the greater Nueces County area.

There is a tremendous need for affordable housing for families in South Texas especially in Corpus Christi. The population of our community and the surrounding area is growing very rapidly. The Avanti at Calallen would provide quality, affordable housing to our elderly population who are most in need.

Again, we are very pleased to lend our support to The Avanti at Calallen tax credit application. If you need additional information, please feel free to call me at (361) 882-3396.

Sincerely,


Amador Garcia.
Chairman

ACG/tlo

“Education is our Freedom and Freedom Should be Everybody's Business.”

IRS 501(C)-3 Tax Deductible Charitable Foundation



Coastal Bend Center for Independent Living

OFFICE LOCATIONS

February 11, 2016

ADMINISTRATIVE OFFICE

1537 Seventh Street
Corpus Christi, TX 78404
Phone: 361.883.8461
Toll Free: 877.988.1999
Fax: 361.883.4820
www.cbcil.org

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

CLASS Case Management Services

3765 S. Alameda, Ste. 416
Corpus Christi, TX 78411
Phone: 361.334.2899
Fax: 361.334.2634

RE: The Avanti at Calallen (TDHCA #16374)
+/- 4 acres near the intersection of Leopard St. & Callicoatte
Corpus Christi, TX 78410

Dear Ms. Gamble,

Consumer Directed Services / FMSA

3765 S. Alameda, Ste. 415
Corpus Christi, TX 78411
Phone: 361.334.4211
Fax: 361.334.3669

Coastal Bend Independent Living Center (CBCIL) is a 501(c)(3) organization, based in Corpus Christi and serving the Coastal Bend. We are consumer-controlled, non-residential, non-profit and cross-disability, providing core services of information and referral, advocacy, peer counseling, independent living skills assistance and transition services to people with disabilities of all ages.

CHIMES Program

3765 S. Alameda, Ste. 315
Corpus Christi, TX 78411
Phone: 361.334.2980
Fax: 361.334.2987

Our Mission as a Center for Independent Living is to assist individuals with disabilities to achieve their goals to live independently. One of the programs we administer that is particularly relevant to this proposed Project is a Relocation Services contract with the State of Texas for individuals exiting nursing facilities. The greatest barrier identified to returning to an independent life in our community is the lack of availability of affordable and accessible rental units.

Rio Grande Valley Relocation Program

3016 N. McColl Rd., Ste. B
McAllen, TX 78501
Phone: 956.668.8245
Fax: 956.630.0852

We are excited about the potential funding of The Avanti at Calallen (TDHCA #16374), a multifamily housing community for senior citizens proposed in Corpus Christi and the opportunity to partner with the developer of the Property. We know from years of working with consumers that there is a tremendous need for affordable housing for individuals with disabilities of all ages, Seniors and Veterans in the Corpus Christi area, specifically those populations at 30% AMI. The willingness of the Property to commit to 10% of the units for tenants at 30% AMI adds tremendous benefit to our community and our consumers in need of affordable rental housing. The Avanti at Calallen will provide quality, affordable housing to seniors (including those with disabilities) who are most in need and deserve the opportunity to live in a quality community setting.

We are extremely pleased to lend our support to The Avanti at Calallen tax credit application and strongly encourage your support for this Project to be funded. If you need additional information, please feel free to call me or Judy Telge, CBCIL Director of Development, at (361) 883-8461.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda Fallwell Stover". The signature is fluid and cursive, with the first name "Linda" being the most prominent.

Linda Fallwell Stover
Executive Director



Communities
In Schools

The Coastal Bend

Empowering students
to stay in school
and achieve in life

February 4, 2016

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: Avanti at Calallen (TDHCA #16374)
+/- 4 acres near the intersection of Leopard St. & Callicoatte
Corpus Christi, TX 78410

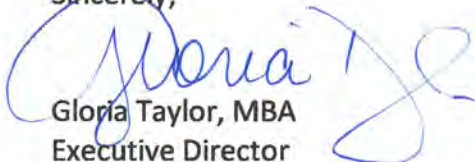
Dear Ms. Gamble,

I am pleased to give my support to MDS Housing Leopard, Ltd. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Avanti at Calallen (TDHCA #16374) development, located on approximately 4 acres near the intersection of Leopard Street and Callicoatte in Corpus Christi, Texas.

This apartment community will increase the availability of quality affordable housing for senior citizens living in the Corpus Christi area. In addition, the development will also add to the tax base and create jobs for the citizens of City of Corpus Christi. Equally important, the property will provide a preference to military veterans residing in our community, a tremendously underserved population.

Communities in Schools – The Coastal Bend is a tax-exempt non-profit organization that serves the City of Corpus Christi and the surrounding area. If you have any questions, please contact me at (361) 696-4030 Ext 1. Thank you for your support of the Avanti at Calallen Vista application.

Sincerely,


Gloria Taylor, MBA
Executive Director

Community Input Scoring Items

TDHCA#: 16376

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Collegiate Ministry

Name of Community Organization

Reverend Jerry Dennis

Contact Name

- Support
 Opposition

B. The Family Peace Project

Name of Community Organization

Kathey Floyd

Contact Name

- Support
 Opposition

C. Tiny Treasures Learning Center

Name of Community Organization

Renee Werner

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition



TEXAS HOUSE OF REPRESENTATIVES
STUART SPITZER, M.D.
DISTRICT 4

February 25, 2016

RE: **New Haven**

Melissa Giacona
Athens NH I, LP
3700 Buffalo Speedway, Suite 1010
Houston, TX 77098

I received the Public Notification for **New Haven** located on State Hwy 31 and US 175 in **Athens** and the 4th district, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart Spitzer".

Stuart Spitzer, M.D.
State Representative, District 4

ATHENS, TEXAS

RESOLUTION NO. R-05-16

A RESOLUTION OF THE CITY OF ATHENS, TEXAS: (A) EVIDENCING SUPPORT FOR A PROPOSED DEVELOPMENT TO BE BUILT IN ATHENS; (B) AUTHORIZING LOCAL POLITICAL SUBDIVISION FUNDING SUPPORT FOR THE DEVELOPMENT; AND (C) AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

Whereas, ATHENS NH I, LP, a to-be-formed Texas limited partnership ("Applicant"), is applying to the Texas Department of Housing and Community Affairs (the "TDHCA") for 2016 Housing Tax Credits to provide equity financing for the proposed new construction, within the City of Athens (the "City"), of up to 80 housing units, of which approximately 80 units will be income and rent restricted rental housing; such development to be called New Haven (the "Development"); to be located within the City in the northeast quadrant of State Highway 31 and U.S. 175; and to be owned by the Applicant; and

Whereas, the City of Athens has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and therefore must specifically authorize the Development for the purpose of establishing the Development's eligibility for Housing Tax Credits under Title 10, Rule 11.3(b) of the Texas Administrative Code;

Whereas, Housing Tax Credits are competitively awarded, largely on the basis of points; and

Whereas, pursuant to Title 10, Rule 11.9(d)(1) of the Texas Administrative Code, the TDHCA will provide up to 17 points for a municipality's resolution of support for a development which will be located in such municipality's jurisdiction; and

Whereas, a municipality may also support an application to the TDHCA pursuant to Title 10, Rule 11.9(d)(2) of the Texas Administrative Code, by providing local political subdivision financial support for the development through a loan, a grant, reduced fees or a contribution of other value for the benefit of the development, and such support will qualify the development for a point that will advance its application; and

Whereas, the City Council wishes to evidence its support for this proposed Development in the City of Athens and to facilitate the possible award of 2016 Housing Tax Credits to the Development;

NOW, THEREFORE, IT IS HEREBY:

RESOLVED, that as provided for in 10 Texas Administrative Code §11.3(b), it is expressly acknowledged and confirmed that the City of Athens, has more than twice the

Error! No property name supplied.

New Haven Apts DRH QG

state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

BE IT FURTHER RESOLVED, that the City of Athens, hereby supports the proposed New Haven development, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4); and

BE IT FURTHER RESOLVED, that for the purpose of supporting the Development and qualifying for points under Title 10, Rule 11.9(d)(1) of the Texas Administrative Code, the City of Athens, Texas, acting through its governing body, hereby confirms that it supports the New Haven development to be located in the northeast quadrant of State Highway 31 and U.S. 175, Athens, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on this date for the purpose of Title 10, Rule 11.9(d)(1) of the Texas Administrative Code; and

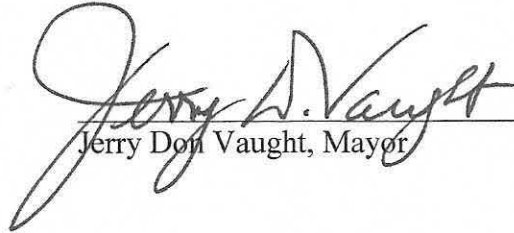
BE IT FURTHER RESOLVED, that for the purpose of Title 10, Rule 11.9(d)(2) of the Texas Administrative Code, the City Council hereby approves and authorizes the financial support of the Development in the amount of \$2,000, by waiving the first \$2,000 in sewer and water tap fees and/or other permitting fees that are due and owing from the Applicant in connection with the construction of the Development after the Development receives an award of Housing Tax Credits; and

BE IT FURTHER RESOLVED, the City Council hereby approves and authorizes the execution on behalf of the City of all other documents and writings whatsoever that may be necessary or convenient, in the reasonable opinion of either the City's Mayor or the City's attorney, for carrying out these resolutions; and


BE IT FURTHER RESOLVED, that Jerry Don Vaught, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the TDHCA; and

BE IT FURTHER RESOLVED, that these resolutions shall be effective as of their date of passage by City Council.

APPROVED AND PASSED this the 25th day of JANUARY, 2016,


Jerry Don Vaught, Mayor

ATTEST:


Bonnie Hambrick, City Secretary

Error! No property name supplied. New Haven apt
BRH 8.0.

COLLEGIATE MINISTRY

TRINITY VALLEY COMMUNITY COLLEGE

P.O. Box 1068 Athens, TX 75751

Jerry Dennis, Director

Office (903) 675-5353 Cell (903) 288-6541

Athens NHI, LP
Attn: Miranda Ashline
3735 Honeywood Court
Port Arthur, TX 77642

Re: App 16376, New Haven at the northeast quadrant of State Highway 31 and U. S. 175, Athens, TX

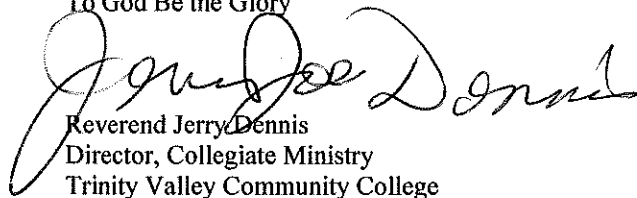
Dear Ms. Ashline,

February 23, 2016

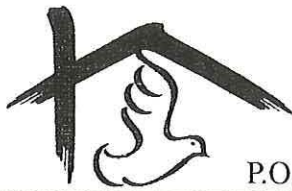
I am writing on behalf of New Haven located at the northeast quadrant of State Highway 31 and U. S. 175, Athens, TX This letter is to confirm our support of the application for 9% Competitive Housing Tax Credits, for the above referenced project, through the Texas Department of Housing and Community Affairs.

If any additional information is needed, please feel free to contact me at 903.288.6541

To God Be the Glory



Reverend Jerry Dennis
Director, Collegiate Ministry
Trinity Valley Community College
110 Lakeside Drive
Athens, TX 75751
903.675.5353
EIN # 75-1096047



The Family Peace Project

P.O. Box 1723 ☎ Athens, Tx 75751 ☎ 903-677-9177 ☎ familypeaceproject.org

02/23/2016

Athens NH I, LP

Attn: Miranda Ashline

3735 Honeywood Court

Port Arthur, Texas 77642

Re: Ap 16376, New Haven at the northeast quadrant of State Hwy 31 & U.S. 175, Athens, Texas

Dear Ms. Ashline,

I am writing on behalf of New Haven located at the northeast quadrant of State Hwy 31 & U.S. 175, Athens, Texas. This letter is to confirm our support of the application for 9% Competitive Housing Tax Credits, for the above referenced project, through the Texas Department of Housing and Community Affairs.

If any additional information is needed, please feel free to contact me at 903-677-9177.

Sincerely,

Kathey Floyd

Shelter Director

720 East Corsicana St.

Athens, Texas 75751

903-677-9177

EIN: 75-2672208



World Peace Begins At Home

Tiny Treasures Learning Center
226. S. Prairieville St. Athens, TX 75751
903-677-8469

February 23, 2016

Dear Ms. Ashline,

I received the information about the relocation of the New Haven Apartments to the Northeast quadrant of State Highway 31 and U.S. 175 in Athens, Texas

I am pleased to lend my support to this Development which will serve the people of Athens.

Sincerely,
Renee' Werner



Tiny Treasures Learning Center
903-677-8469

EIN 46-4588542

The State of Texas
House of Representatives

Armando "Mando" Martinez
State Representative
District 39

Capitol Office:
P.O. Box 2910
Austin, TX 78768-2910
512-463-0530
512-463-0849 Fax

District Office:
914 W. Pike Blvd.
Weslaco, TX 78596
956-447-9473
Fax 956-447-8683

February 18, 2016

Marni Holloway
Director of Multifamily Finance Division
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

RE: Support for Weslaco Villas, TDHCA Project No. 16379

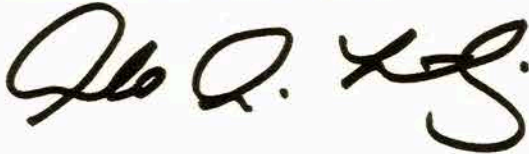
Dear Ms. Holloway:

Weslaco Partners, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to develop the Weslaco Villas apartments located at 2319 W. Business Highway 83, Weslaco, Texas.

This development will meet the housing needs in the community of Weslaco by providing adequate, affordable, and safe housing. This development will benefit those who might not otherwise have a viable housing option.

I strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,



Armando "Mando" Martinez
State Representative, District 39



RESOLUTION NO. 2016-09

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, EXPRESSING SUPPORT FOR THE APPLICATION OF WESLACO VILLAS, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2016 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS AND FOR THE DEVELOPMENT OF WESLACO VILLAS TO BE LOCATED AT 2319 WEST BUSINESS HIGHWAY 83, WESLACO, HIDALGO COUNTY, TEXAS

WHEREAS, *Weslaco Partners, LP* has proposed a development for affordable rental housing at 2319 W. Business Highway 83 named *Weslaco Villas* in the City of *Weslaco*; and

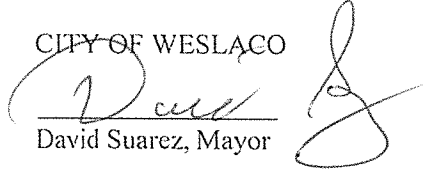
WHEREAS, *Weslaco Partners, LP* has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for *Weslaco Villas*; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, that:

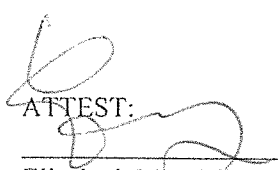
1. The City of *Weslaco*, acting through its governing body, hereby confirms that it supports the proposed development of *Weslaco Villas* for affordable rental housing, at its proposed location at 2319 West Business Highway 83, *Weslaco*, Hidalgo County, Texas, and supports the filing of TDHCA Application # 16379 by *Weslaco Partners, LP* and hereby recognizes that this formal action has been taken to put on record the opinion expressed by the City of *Weslaco* as of the date of this Resolution.
2. The City of *Weslaco* acting through its governing body hereby authorizes, empowers, and directs David Suarez, Mayor to execute this resolution on behalf of the City of *Weslaco* and to certify these resolutions to TDHCA.

DULY RESOLVED by the City Commission of the City of *Weslaco*, Texas, on this the 2nd day, of February, 2016.

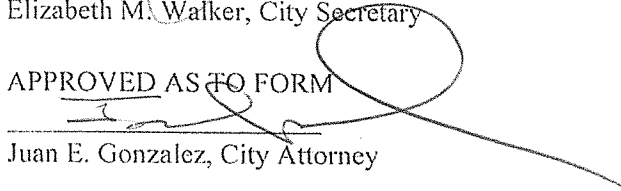
CITY OF WESLACO


David Suarez, Mayor

ATTEST:

 WCC 02/02/16
Elizabeth M. Walker, City Secretary

APPROVED AS TO FORM


Juan E. Gonzalez, City Attorney



La Union del Pueblo Entero

Founded by César E. Chávez

February 18, 2016

RE: Weslaco Villas
TDHCA # 16379
2319 W. Business Highway 83
Weslaco, Texas

To interested Parties:

La Union del Pueblo Entero (LUPE) is a 501(c)(3) membership and community based organization that serves the citizens of Weslaco. Our mission is to build a common voice of people to promote a broader vision that shapes community issues so that the well-being of families and communities are improved. LUPE is please to offer its support for your application to build a housing development for low-income families at the above mentioned site.

At all of our three LUPE locations we offer several services to the low-income community. We also offer free citizenship preparation and ESL classes as well as GED classes.

Through our membership base we know that the need for affordable rental housing exists and for this reason we support Weslaco Villas development. We know this project will provide a wonderful housing opportunity for the citizens of the City of Weslaco.

Sincerely,

A handwritten signature in blue ink, appearing to read "Juanita Valdez-Cox".

Juanita Valdez-Cox
LUPE Executive Director



PROYECTO AZTECA

February 16, 2016

RE: Weslaco Villas
TDHCA # 16379
2319 W. Business Highway 83
Weslaco, Tx

To Interested Parties:

Proyecto Azteca is a 501(c)3 tax exempt nonprofit that is a self-help housing program inspired by Cesar Chavez. We work in over 120 different colonias and small cities in Hidalgo County, including the City of Weslaco and rural areas around the City of Weslaco, doing new construction, re-construction and rehabilitation. We have been helping families construct their own homes for over twenty years.

There is no doubt that the housing need, both ownership and rental, in Hidalgo County is great, and the area in the City of Weslaco is no exception. The need for decent and affordable rentals was recently highlighted with the rains this past Fall which flooded so many of the neighborhoods in Weslaco.

We certainly support and are in favor of the Weslaco Villas Apartments development in the City of Weslaco. We have seen similar developments in Edcouch, Mercedes, and Las Milpas. The apartments are beautiful and certainly provide families with decent, affordable housing.

Peace and all good things,

Ann Williams Cass
Executive Director

Building a New Millennium

Phone (956) 702-3307

P.O. Box 27
San Juan, TX 78589

fax (956) 702-3309

From: [Miguel Garcia](#)
To: [HTC Public Comment](#)
Subject: Support for Weslaco Villas - 16379
Date: Wednesday, June 08, 2016 9:12:58 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Texas Department of Housing and Community Affairs
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

Re: Support for Application #16379

I am writing this letter to voice my strong support for Texas Department of Housing and Community Affairs Tax Credit Application #16379, 2319 W Business Hwy. 83, Weslaco, TX 78596.

The Rio-Net Aging and Disability Resource Center under Area Agency on Aging along with Coastal Bend Center for Independent Living are both non-profit organizations that serve the Aging and Disabled community throughout our tri county service area which includes the counties of Willacy, Cameron and Hidalgo. Through our agency on aging, we assist older adults and persons with disabilities in securing affordable housing, accessing public and private benefits and obtaining social services that support independent living. We're often challenged to find clients safe, accessible, and affordable housing. As the aging population grows, so does the housing needs for these individuals increases.

We have reviewed this development application and strongly feel that this project will assist to meeting those housing needs. We see a great shortage of affordable and accessible housing in our community. We encourage TDHCA to consider this application for the Lower Rio Grande Valley to better enhance the lives of the communities and persons we serve.

Kind Regards,

Mike Garcia, Jr.

Housing Navigator

RIO-Net ADRC Aging and Disability Resource Center/Area Agency on Aging

Lower Rio Grande Valley Development Council

301 W. Railroad St.

Weslaco, TX 78596

Direct 956-682-3481 Ext. 132

Cell: 956-375-3486

Toll Free 1-855-937-2372

Fax 956-682-8852

<http://lrgv.tx.networkofcare.org>



The Area Agency on Aging is a program of the Lower Rio Grande Valley Development Council and funded by the Texas Department of Aging and Disability Services. Serving Cameron, Hidalgo, and Willacy Counties. A proud sponsor of RIO-Net Aging and Disability Resource Center.

CONFIDENTIALITY NOTICE: The e-mail and any files or attachments transmitted with it are confidential and may be protected by legal privilege. This e-mail is intended solely for the use of the individual/s or entity to whom this e-mail is addressed. If you are not the intended recipient of this e-mail, you are hereby notified that any use, dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by e-mail and delete this e-mail from your system.

Community Input Scoring Items

TDHCA#: 16380

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Affordable Homes of South Texas, Inc

Name of Community Organization

Robert Calvillo

Contact Name

- Support
 Opposition

B. Communities in Schools - Hidalgo County

Name of Community Organization

David Gus Kennedy

Contact Name

- Support
 Opposition

C. Proyecto Azteca

Name of Community Organization

Ann Williams Cass

Contact Name

- Support
 Opposition

D.

Name of Community Organization

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

TEXAS HOUSE OF REPRESENTATIVES



Terry Canales District 40

February 25, 2016

Texas Department of Housing and Community Affairs
Attention: Director of Multifamily Finance Production
221 East 11th Street
Austin, Texas 78701

Re: Proposed Sierra Vista Apartments (TDHCA #16380) located on +/- 5 acres near the intersection of Owassa Rd. & N. Veterans Blvd. in Edinburg, TX

Dear Tax Credit Department and Director of Multifamily Finance Production:

I would like to express my support for the application for housing tax credits concerning the proposed Sierra Vista family community. This project is located in Hidalgo County and is in my district, on approximately 5 acres near the northwest corner of Owassa Road and N. Veterans Boulevard in the City of Edinburg in Hidalgo County.

This development would greatly benefit the community by providing quality affordable housing to those living on low to moderate incomes. The development is designed to address the needs of our growing community, especially those who have financial obstacles. The Sierra Vista apartment community will give these families the opportunity to reside in decent, safe and affordable housing.

The citizens of Edinburg and the surrounding area deserve the opportunity to live in a safe and comfortable environment, and Sierra Vista Apartments will provide this opportunity to 120 family households in the Hidalgo County area.

If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Canales", written over a light blue horizontal line.

Terry Canales
Texas State Representative



RESOLUTION NO. 2235

**THE STATE OF TEXAS § RESOLUTION SUPPORTING AN APPLICATION TO
THE TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS (TDHCA) FOR 2016
COUNTY OF HIDALGO § COMPETITIVE 9% LOW INCOME HOUSING TAX
CREDIT FOR THE DEVELOPMENT OF SIERRA
VISTA AS REQUESTED BY MDS HOUSING OWASSA,
CITY OF EDINBURG § LTD IN CARE OF MADHOUSE DEVELOPMENT
SERVICES, INC.**

WHEREAS, MDS Housing Owassa, Ltd. (the "Applicant") has proposed a development for multifamily affordable rental housing to be located near the Northwest Corner of Owassa Road and North Veterans Boulevard in the City of Edinburg, named Sierra Vista (the "Development") in the City of Edinburg, County of Hidalgo;

WHEREAS, the City Council finds that there is a need for affordable housing for the City of Edinburg citizens of modest means and desires to support the Development;

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Low Income Housing Tax Credit Program funds ("HTCs") for the Development;

WHEREAS, the City is not related to the Applicant in any way;

WHEREAS, the funds that will be utilized by the City to provide the funding to the Applicant will not first be provided to the City by the Applicant or any party related to the Applicant;

WHEREAS, pursuant to §11.9(d)(1) of TDHCA's 2016 Qualifying Allocation Plan (the "QAP") and in accordance with the Texas Government Code §2306.6710(b)(1)(B), an application may qualify for points for a Resolution of Support and pursuant to §11.9(d)(2) of the QAP and in accordance with the Texas Government Code §2306.6725(a)(5), an application may also qualify for points for a diminimus funding participation from the municipality in which the proposed development site is located; and,

WHEREAS, the Applicant has requested from the City Council of the City of Edinburg (i) support for the development of the Development and for Applicant's application to TDHCA and (ii) a commitment of required funding assistance.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS THAT:

1. The City Council of the City of Edinburg hereby confirms its support for the Sierra Vista development located near the Northwest Corner of Owassa Road and North Veterans Boulevard (TDHCA Application Number 16380) and that this formal action has been taken to put on record the opinion expressed by the City on this date.

2. The City Council of the City of Edinburg hereby approves the provision of a loan, grant, reduced fee or contribution of other value in the amount of no less than \$1000 for the benefit of the Sierra Vista development. The funding assistance provided by the City of Edinburg pursuant to this Resolution is intended to comply with all requirements of §11.9(d)(2) of the QAP.
3. Notwithstanding anything herein to the contrary, the funding commitment by the City of Edinburg set forth in this Resolution shall be contingent on: (i) the Applicant securing HTCs from TDHCA in an amount sufficient to develop the Housing, (ii) development plan approvals (including any required zoning) by the City of Edinburg in connection with developing the Housing, and (iii) finalizing acceptable financial commitment pursuant to the terms committed to by the City of Edinburg pursuant to this Resolution.
4. The City of Edinburg is not a related party to the Applicant, and any funding assistance committed by the City of Edinburg to the development of the Development pursuant to this Resolution will not have been provided to the City of Edinburg by the Applicant or any related party to the Applicant.
5. The City of Edinburg authorizes the City Manager or his designee to provide TDHCA with a letter certifying to the funding commitment to the Applicant as required.
6. For and on behalf of the City Council, Richard H. Garcia, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.04, on the 29th day of February, 2016.

CITY OF EDINBURG

By: 
Richard H. Garcia, Mayor

ATTEST:

By: 
Myra L. Ayala Garza, City Secretary



APPROVE AS TO FORM:

Palacios, Garza & Thompson, P.C.

By: 
City Attorney

February 4, 2016

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Sierra Vista Apartments (TDHCA #16380)
+/- 5 acres near the intersection of Owassa Rd & N. Veterans Blvd.
Edinburg, TX 78589

Dear Ms. Gamble,

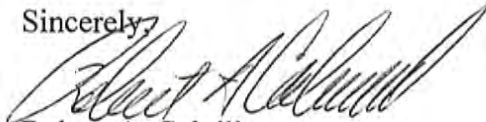
I am writing to support the application for housing tax credits for Sierra Vista Apartment (TDHCA #16380). It is proposed as a 120-unit multifamily community for families to be located in the Extraterritorial Jurisdiction of the City of Edinburg.

As the largest Community Development organization in Hidalgo County, Affordable Homes of South Texas is very aware of the rapid growth in the Rio Grande Valley and especially in the Edinburg area. As a result, there is a great need for quality housing in good neighborhoods that is affordable to families. These needs will be met by the development of Sierra Vista Apartments. I have reviewed the initial development plans and look forward to seeing this apartment complex serving a huge need in our community.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Sierra Vista development.

If you have any questions, please contact me at (956) 687-6263.

Sincerely,



Robert A. Calvillo
Executive Director

A 40-YEAR LEGACY AND IT'S ONLY THE BEGINNING.

ADMINISTRATION BUILDING

1420 ERIE AVE
M^oALLEN, TX 78501
PH: (956) 687-6263
FX: (956) 682-9751
NMLS# 346848

HOMEOWNERSHIP CENTER

500 S. 15TH ST
M^oALLEN, TX 78501
PH: (956) 687-6263
FX: (956) 682-9751
NMLS# 346848

WESLACO BRANCH

134 W. 5TH
WESLACO, TX 78596
PH: (956) 447-8909
FX: (956) 447-8904
NMLS# 1153660

GRANTS DEPARTMENT

514 S. 16TH ST.
M^oALLEN, TX 78501
PH: (956) 687-6263
FX: (956) 682-9751



February 8, 2016

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: Sierra Vista Apartments (TDHCA #16380)
+/- 5 acres near the intersection of Owassa Rd & N. Veterans Blvd.
Edinburg, TX 78589

Dear Ms. Gamble,

I am pleased to give my support to MDS Housing Owassa, Ltd. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for Sierra Vista Apartments (TDHCA #16380) development, located on approximately 5 acres near the intersection of Owassa Rd & N. Veterans Blvd, in Edinburg, Texas.

This development will not only increase the availability of quality affordable housing and better living for the families of the Rio Grande Valley, but also will assist in adding to the tax base and creating jobs for the City of Edinburg. Incidentally, many of the students in our dropout prevention program live in this area so we are proud to support this effort. Our organization, Communities in Schools of Hidalgo County is a nationally accredited tax-exempt non-profit organization that serves the City of Edinburg and the entire Hidalgo County area. If you have any questions, please contact me at (956) 630-0016.

Thank you for your support of the Sierra Vista application.

Respectfully,

David Gus Kennedy
Executive Director

Communities in Schools of Hidalgo County, Inc.
501-c-3 Drop Out Prevention Program

From: [Miguel Garcia](#)
To: [HTC Public Comment](#)
Subject: Support for Sierra Vista - 16380
Date: Wednesday, June 08, 2016 9:19:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Texas Department of Housing and Community Affairs
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

Re: Support for Application #16380

I am writing this letter to voice my strong support for Texas Department of Housing and Community Affairs Tax Credit Application #16380, Sierra Vista, to be located at NW Quadrant of Owassa Rd and N. Veterans Blvd., Edinburg, TX 78542.

The Rio-Net Aging and Disability Resource Center under Area Agency on Aging along with Coastal Bend Center for Independent Living are both non-profit organizations that serve the Aging and Disabled community throughout our tri county service area which includes the counties of Willacy, Cameron and Hidalgo. Through our agency on aging, we assist older adults and persons with disabilities in securing affordable housing, accessing public and private benefits and obtaining social services that support independent living. We're often challenged to find clients safe, accessible, and affordable housing. As the aging population grows, so does the housing needs for these individuals increases.

We have reviewed this development application and strongly feel that this project will assist to meeting those housing needs. We see a great shortage of affordable and accessible housing in our community. We encourage TDHCA to consider this application for the Lower Rio Grande Valley to better enhance the lives of the communities and persons we serve.

Kind Regards,

Mike Garcia, Jr.

Housing Navigator

RIO-Net ADRC Aging and Disability Resource Center/Area Agency on Aging

Lower Rio Grande Valley Development Council

301 W. Railroad St.

Weslaco, TX 78596

Direct 956-682-3481 Ext. 132

Cell: 956-375-3486

Toll Free 1-855-937-2372

Fax 956-682-8852

<http://lrgv.tx.networkofcare.org>



The Area Agency on Aging is a program of the Lower Rio Grande Valley Development Council and funded by the Texas Department of Aging and Disability Services. Serving Cameron, Hidalgo, and Willacy Counties. A proud sponsor of RIO-Net Aging and Disability Resource Center.

CONFIDENTIALITY NOTICE: The e-mail and any files or attachments transmitted with it are confidential and may be protected by legal privilege. This e-mail is intended solely for the use of the individual/s or entity to whom this e-mail is addressed. If you are not the intended recipient of this e-mail, you are hereby notified that any use, dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by e-mail and delete this e-mail from your system.



PROYECTO AZTECA

February 4, 2016

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: Sierra Vista Apartments (TDHCA #16380)
+/- 5 acres near the intersection of Owassa Rd & N. Veterans Blvd.
Edinburg, TX 78589

Dear Ms. Gamble,

Proyecto Azteca staff would like to express our support for Housing Tax Credits for Sierra Vista Apartments (TDHCA #16380), a multifamily housing community for families proposed in Edinburg, Texas. Proyecto Azteca is a 501(c)3 tax exempt nonprofit that is a self-help housing program inspired by Cesar Chavez. We work in over 120 different colonias and small cities in Hidalgo County, including the City of Edinburg and rural areas around the City of Edinburg, doing new construction, re-construction and rehabilitation. We have been helping families construct their own homes for over twenty years.

We currently have over 4000 families on our waiting list, with an average of 30 families a week coming to our office in San Juan seeking assistance. There is no doubt that the housing need, both ownership and rental, in Hidalgo County is great, and the area in the City of Edinburg is no exception.

We certainly support and are in favor of the Sierra Vista Apartments development in the City of Edinburg. If you need more information please contact me at (956) 702-3307.

Peace and all good things,

Ann Williams Cass
Executive Director

Building a New Millennium

Phone (956) 702-3307

P.O. Box 27
San Juan, TX 78589

fax (956) 702-3309

Community Input Scoring Items

TDHCA#: 16387

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Catholic Charities of the Rio Grande Valley

Name of Community Organization

Hermelinda Garcia

Contact Name

- Support
 Opposition

B. Food Bank of the Rio Grande Valley

Name of Community Organization

Terri Drefke

Contact Name

- Support
 Opposition

C. Amigos Del Valle, Inc.

Name of Community Organization

Alex Guerra

Contact Name

- Support
 Opposition

D. Big Brothers Big Sisters of South Texas

Name of Community Organization

Cassandra Rodriguez

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

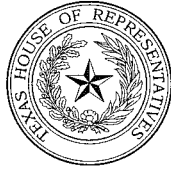
F.

Name of Community Organization

Contact Name

- Support
 Opposition

Texas House of Representatives



EDDIE LUCIO III

DISTRICT 38
CAMERON COUNTY

February 24, 2016

Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Dear Mr. Irvine:

Please accept this letter of support for the South Texas Collaborative for Housing Development, Inc. application, Cantabria Estates Apartments (16387), located on the northwest corner of Morrison Road and Laredo Road in the City of Brownsville.

This project represents a magnificent opportunity to continue to meet the growing need for high-quality, affordable housing in Cameron County. The amenities, location, and the tenant social services to be offered will continue to raise the standard of living for all of the families fortunate enough to call The Cantabria Estates their home.

Our community understands the lasting impacts safe, quality, and affordable housing can create for our city. Once again, thank you in advance for your kind consideration. If you have any questions, or if I may be of assistance to you, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio III".

Eddie Lucio, III
State Representative

EL/lf

THE SENATE OF TEXAS

P.O. BOX 12068
CAPITOL BUILDING, 3S.5
AUSTIN, TEXAS 78711
(512) 463-0127

1210 W. INTERSTATE 2, STE. 10
PHARR, TEXAS 78577
(956) 787-5227



7 NORTH PARK PLAZA
BROWNSVILLE, TEXAS 78521
(956) 548-0227

700 EAST KLEBERG AVENUE
KINGSVILLE, TX 78363
(361) 592-3252

SENATOR
EDDIE LUCIO, JR.

February 24, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th St.
Austin, TX 78701

Dear Mr. Irvine:

Please accept this letter of support for the Housing Tax Credit Program application submitted for the proposed **Cantabria Estates Apartments (16387)** located in Brownsville, Texas.

As a State Senator, I understand and appreciate the need for safe, quality housing in Brownsville. The proposed development will be a significant contributor in creating an increased standard of living for low-income families in the community.

In review of the intended scope of work, I am confident you will find the proposed Cantabria Estates Apartments to be well-conceived and an important step forward for quality affordable housing in the area. For these reasons, I respectfully request careful consideration of the application.

Sincerely,

A handwritten signature in black ink that reads "Eddie Lucio, Jr." with a stylized flourish at the end.

Eddie Lucio, Jr.
State Senator

ELJ/dkk



DISTRICT 27: CAMERON ★ HIDALGO ★ KENEDY ★ KLEBERG ★ WILLACY
COMMITTEES: CHAIR, INTERGOVERNMENTAL RELATIONS ★ VICE-CHAIR, EDUCATION ★ NATURAL RESOURCES & ECONOMIC DEVELOPMENT ★
VETERAN'S AFFAIRS & MILITARY INSTALLATIONS ★ SUBCOMMITTEE ON BORDER SECURITY

RESOLUTION NO. 2016 - 007

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS SUPPORTING A PROPOSED AFFORDABLE HOUSING COMMUNITY KNOWN AS CANTABRIA ESTATES APARTMENTS; PROVIDING FOR CITY OF BROWNSVILLE FINANCIAL SUPPORT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Brownsville benefits from the availability of affordable housing for its residents of lower economic means; and

WHEREAS, the Cantabria, LP (the "Applicant") proposes to build affordable rental housing consisting of 102 housing tax credit units (the "Affordable Housing"). The development will consist of 92 affordable units and 10 Market rate units; and

WHEREAS, the Applicant has proposed a development for affordable rental housing at the northwest corner of Morrison Road, Brownsville, Texas and it is expected to be named "Cantabria Estates Apartments"; and

WHEREAS, the Applicant has advised that it intends to submit an application (TDHCA No.16387) to the Texas Department of Housing and Community Affairs for 2016 9% Competitive Low Income Housing Tax Credits ("Tax Credits") for the development of Affordable Housing; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS THAT:

SECTION ONE. The City of Brownsville City Commission (the "City") hereby confirms its support for the development and construction of the proposed Cantabria Estates Apartments, an affordable rental housing development as described above, and further confirms to provide a fee waiver or in kind contribution in an amount of at least \$1000.00 and that this formal action has been taken to put on record an opinion expressed by the City on this date.

SECTION TWO. The City Commission of the City of Brownsville hereby supports the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for Affordable Housing pursuant to the 2016 Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

FURTHER RESOLVED that for and on behalf of the City of Brownsville City Commission, Michael Lopez, City Secretary, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this 16 day of February, 2016 at a regular meeting of the City of Brownsville City Commission of Brownsville, Texas.

ATTEST:

Michael Lopez



By: _____

[Handwritten signature]



Providing help
Creating hope

Catholic Charities

of the Rio Grande Valley



February 10, 2016

Cantabria, L.P.
P.O. Box 329
La Feria, Texas 78559

To whom it may concern:

Catholic Charities of the Rio Grande Valley is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving and providing assistance to the residents of all communities, but especially the residents of the City of Brownsville.

Catholic Charities of the Rio Grande Valley recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Cantabria, L.P., to bring decent and affordable housing to the City of Brownsville and the surrounding community.

The future residents of Cantabria Estates Apartments, to be located at Northwest Corner of Morrison Rd. and Laredo Rd., Brownsville, TX, will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,

Hermelinda Garcia,
Admin. Assistant Brownsville
Catholic Charities of the Rio Grande Valley (CCRGV)
956-541-0220 Ext.203

cc Sr. Norma Pimentel, Executive Director CCRV



of the Rio Grande Valley, Inc.

Fighting Hunger, Feeding Hope

Terri Drefke
Chief Executive Officer

Board of Directors
2016

President

Abel Orendain
Orendain Dominguez,
Attorneys At Law

Vice President

Michelle Zamora
Inter National Bank

Treasurer

Robert Levrier
AIM Media TX

Secretary

Andrea Rodriguez
DoubleTree Suites
by Hilton McAllen

Tony Gonzalez
HEB

Jerry Jackson
Jackson Business
Consultant

Yolanda Gonzalez
Wells Fargo Bank

Cristobal Perez
USDA Farm Service
Agency

Jaime Tijerina
Attorney at Law

Nancy Springer
St. John's Episcopal
Church

Lina Cantu Cruz
Edinburg High School

David Deanda
Lone Star National Bank

Michael Whitacre
University of Texas
Rio Grande Valley

February 1, 2016

Cantabria, L.P.
P.O. Box 329
La Feria, Texas 78559

To Whom It May Concern:

The Food Bank of the Rio Grande Valley, Inc. is a non-profit organization, 501(c) (3) as classified with the Internal Revenue Service. We are dedicated to serving and assisting the residents of all communities, but especially the residents of the City of Brownsville.

The Food Bank of the Rio Grande Valley, Inc. recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Cantabria, L.P., to bring decent and affordable housing to the City of Brownsville and the surrounding community.

The future residents of Cantabria Estates Apartments, to be located at the Northwest Corner of Morrison Rd. and Laredo Rd., Brownsville, TX will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,

Terri Drefke
Chief Executive Officer



Food Bank of the Rio Grande Valley, Inc.
P.O. Box 6251, McAllen, TX 78502 • 724 N. Cage Blvd, Pharr, TX 78577
Phone: (956) 682-8101 • Fax: (956) 682-7921
www.foodbankrgv.com





Amigos Del Valle, Inc.

4138 Crosspoint Blvd.
Edinburg, Texas 78539
Phone (956) 213-9400
Fax (956) 213-8119

BOARD OFFICERS

RICHARD MOLINA
City Commissioner, Edinburg
President
GERARDO "JERRY" TAFOLLA
City Commissioner, Weslaco
Vice President
JOEY TREVINO
Member At-Large, Cameron County
Secretary
SONIA GALLEGOS
Mayor Pro Tem, Donna
Treasurer
EMILIO VERA, JR.
Member At-Large, Willacy County
Immediate Past President

BOARD MEMBERS

ELEAZAR J. ROMERO
Member At-Large, Hidalgo County
ELEAZAR GUAJARDO
Commissioner, Pharr
EDUARDO "EDDIE" CANTU
County Commissioner, Hidalgo County
EDUARDO GONZALES
County Commissioner, Willacy County
BASILIO SANCHEZ
Representative, Cameron County
JIM DARLING
City of McAllen, Mayor
JOHN L. VILLAREAL
Commissioner, Brownsville
ARMANDO LOPEZ
City Commissioner, Mercedes
NORIE GARZA
Mayor Pro Tem, Mission
CHRIS TAMEZ
City of Raymondville
ANTONIO GONZALES
Mayor Pro Tem, San Benito
SAN JUANITA SANCHEZ
Mayor, San Juan
VICTOR LEAL
City Commissioner, Harlingen
OMAR QUINTANILLA
Frost Bank, Vice-President
Finance / Banking
NORBERTO "BETO" SALINAS
Member Emeritus

ALEX GUERRA
EXECUTIVE DIRECTOR



February 19, 2016

To whom it may concern:

The Amigos Del Valle, Inc. is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving and providing assistance to the residents of all communities, but especially the residents of the City of Brownsville.

The Amigos Del Valle, Inc. recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Cantabria, L.P., to bring decent and affordable housing to the City of Brownsville and the surrounding community.

The future residents of Cantabria Estates Apartments, to be located at Northwest Corner of Morrison Rd. and Laredo Rd., Brownsville, TX, will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,

Alex Guerra,
Executive Director

"Providing 41 Years of Service"
1974 - 2016



Big Brothers Big Sisters of South Texas

**Big Brothers Big Sisters
of South Texas**

4535 SPID, Suite 23
Corpus Christi, TX 78411
T (361) 888-8500
F (361) 888-8502
www.bigmentor.org

**BBBS OF SOUTH
TEXAS STAFF**
Denise Barkhurst,
President & CEO

Tony Elizondo,
Vice President of
Satellite Operations

OFFICERS
Maria Martinez,
Prosperity Bank,
Chairwoman

Virginia Delgado,
Gado Marketing,
Vice-Chairwomen

Lisa De La Fuente
Gold Master Jewel-
ers,
Treasurer

Gilbert Gonzalez,
Corpus Christi
Medical Center,
Secretary

Paulette Guajardo,
Parliamentarian

DIRECTORS
Chad Magill,
CC City Council-
man,
Stewart Title

Mark Scott,
CC City Council-
man, San Jacinto
Title

Rakesh Patel,
Radisson

Joel Murphy,
AEP Texas

Trixy Saldivar,
Prosperity Bank

Suzy Williams,
Corpus Christi
Navy League

Suzanne Taylor,
Real Estate Agent

Eduardo Gomez,
Driscoll Children's
Hospital

Michael Staff,
Apollo Towing

Scott Humpal,
Humpal Physical
Therapy

February 1, 2016

Cantabria, L.P.
P.O. Box 329
La Feria, Texas 78559

To whom it may concern:

The Big Brothers and Big Sisters of Rio Grande Valley is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving and providing assistance to the residents of all communities, but especially the residents of the City of Brownsville.

The Big Brothers and Big Sisters of Rio Grande Valley recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Cantabria, L.P., to bring decent and affordable housing to the City of Brownsville and the surrounding community.

The future residents of Cantabria Estates Apartments, to be located at Northwest Corner of Morrison Rd. and Laredo Rd., Brownsville, TX, will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,

Cassandra Rodriguez
Director
1111 W. Nolana
McAllen, TX 78501
crodriguez@bigmentor.org

Attachments

Evidence of Tax Exempt Status
Material describing our services

Community Input Scoring Items

TDHCA#: 16393

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Catholic Charities of the Rio Grande Valley

Name of Community Organization

Hermelinda Garcia

Contact Name

Support
 Opposition

B. The Food Bank of the Rio Grande Valley

Name of Community Organization

Terri Drefke

Contact Name

Support
 Opposition

C. Amigos Del Valle, Inc.

Name of Community Organization

Alex Guerra

Contact Name

Support
 Opposition

D. Big Brothers Big Sister of South Texas

Name of Community Organization

Cassandra Rodriguez

Contact Name

Support
 Opposition

E. Easter Seals Rio Grande Valley

Name of Community Organization

Patricia Rosenlund

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

TEXAS HOUSE OF REPRESENTATIVES



Terry Canales District 40

February 24, 2016

Texas Department of Housing and Community Affairs
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

Dear Mr. Irvine:

I am writing to extend my full support for the new construction proposed for the **Palmera Heights Apartments** located in Elsa, Texas in Hidalgo County. I understand that **Palmera Heights** will be considered for tax credits, TDHCA Tax Credit Application #16393 from the Texas Department of Housing and Community Affairs in the 2016 competitive round.

I believe this project represents a good opportunity to continue to meet the growing need for affordable housing in Hidalgo County. Upon consultation with local officials, I fully support **Palmera Heights** in its efforts to win tax credits.

Please keep me aware of developments concerning this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Canales", followed by a vertical line.

Rep. Terry Canales
District 40



THE SENATE OF TEXAS

P.O. Box 12068
CAPITOL BUILDING, 3S.5
AUSTIN, TEXAS 78711
(512) 463-0127

1210 W. INTERSTATE 2, STE. 10
PHARR, TEXAS 78577
(956) 787-5227



7 NORTH PARK PLAZA
BROWNVILLE, TEXAS 78521
(956) 548 0227

700 EAST KLEBERG AVENUE
KINGSVILLE, TX 78363
(361) 592-3252

SENATOR
EDDIE LUCIO, JR.

February 24, 2016

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th St.
Austin, TX 78701

Dear Mr. Irvine:

Please accept this letter of support for the Housing Tax Credit Program application submitted for the proposed **Palmera Heights Apartments (16393)** located in Elsa, Texas.

As a State Senator, I understand and appreciate the need for safe, quality housing in Elsa. The proposed development will be a significant contributor in creating an increased standard of living for low-income families in the community.

In review of the intended scope of work, I am confident you will find the proposed **Palmera Heights Apartments** to be well-conceived and an important step forward for quality affordable housing in the area. For these reasons, I respectfully request careful consideration of the application.

Sincerely,

A handwritten signature in black ink that reads "Eddie Lucio, Jr." The signature is written in a cursive, flowing style.

Eddie Lucio, Jr.
State Senator

ELJ/dkk



FILED
AT 10:18 O'CLOCK AM

FEB 25 2016

ARTURO GUAJARDO, JR., COUNTY CLERK
HIDALGO COUNTY, TEXAS
DEPUTY

**Resolution of Local Government Support for
Palmera Heights Apartments, TDHCA #16393**

WHEREAS, Palmera Heights, L.P. has proposed a development for affordable rental housing at the Southwest Corner of Mile 6 W. Road and El Triunfo Road., named Palmera Heights Apartments in the extraterritorial jurisdiction of the City of Elsa

WHEREAS, the development is in Hidalgo County, Texas, and

WHEREAS, Palmera Heights, L.P., has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Palmera Heights Apartments;

It is hereby

RESOLVED, that the Hidalgo County Commissioners Court acting as the governing body of Hidalgo County, hereby confirms that it supports the proposed Palmera Heights Apartments (TDHCA #16393), located at the Southwest Corner of Mile 6 W. Road and El Triunfo Road., and that this formal action has been taken to put on record the opinion expressed by the Hidalgo County Commissioners Court on February 16, 2016, and

FURTHER RESOLVED that the Hidalgo County Commissioners Court hereby authorizes, empowers, and directs Arturo Guajardo, Jr., Hidalgo County Clerk to certify these resolutions to the Texas Department of Housing and Community Affairs.

HIDALGO COUNTY

By: Ramon Garcia
Ramon Garcia, County Judge

ATTEST:

By: Arturo Guajardo, Jr.
Arturo Guajardo, Jr. County Clerk



Approved by Commissioners' Court

on 2/16/16

RESOLUTION 2016-03
A RESOLUTION OF THE CITY OF ELSA DOCUMENTING THE LOCAL
GOVERNMENT SUPPORT FOR PALMERA HEIGHTS APARTMENTS, TEXAS
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS APPLICATION #16393

WHEREAS, Palmera Heights, L.P. has proposed a development for affordable rental housing at the Southwest Corner of Mile 6 W. Road and El Triunfo Road., named Palmera Heights Apartments in the extraterritorial jurisdiction of the City of Elsa;

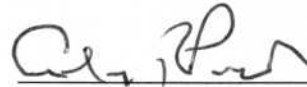
WHEREAS, Palmera Heights, L.P., has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for Palmera Heights Apartments;

NOW THEREFORE, BE IT RESOLVED that the City Council of The City of Elsa acting as the governing body of The City of Elsa, hereby confirms that it supports the proposed Palmera Heights Apartments (TDHCA #16393), located at the Southwest Corner of Mile 6 W. Road and El Triunfo Road., and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Elsa held on February 16, 2016.

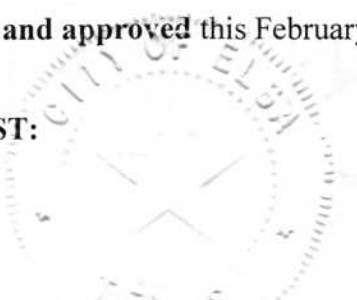
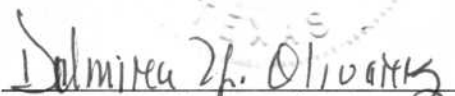
FURTHER RESOLVED, that the City Council of Elsa hereby authorizes, empowers, and directs Delmira Y. Olivarez, City Secretary, to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and approved this February 16, 2016.

ATTEST:



Alonzo Perez, Mayor

Delmira Y. Olivarez, City Secretary



Providing help
Creating hope

Catholic Charities

of the Rio Grande Valley



February 10, 2016

Brad Shields
Palmera Heights, L.P.
P.O. BOX 359
La Feria, Texas 78559

Dear Mr. Shields,

Catholic Charities of the Rio Grande Valley of Elsa is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving and providing assistance to the residents of all communities, but especially the residents of the City of Elsa.

Catholic Charities of the Rio Grande Valley of Elsa recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Palmera Heights, L.P, to bring decent and affordable housing to the City of Elsa and the surrounding community.

The future residents of Palmera Heights Apartments, to be located at Southwest Corner of Mile 6 W. Road and El Triunfo Road Elsa, TX 78542, will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,

Hermelinda Garcia,
Admin. Assistant Brownsville
Catholic Charities of the Rio Grande Valley (CCRGV)
956-541-0220 Ext.203

cc Sr. Norma Pimentel, Executive Director CCRV



Terri Drefke
Chief Executive Officer

Board of Directors
2016

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Abel Orendain
Orendain Dominguez,
Attorneys At Law

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USDA Farm Service
Agency

Jaime Tijerina
Attorney at Law

Nancy Springer
St. John's Episcopal
Church

Lina Cantu Cruz
Edinburg High School

S. David Deanda, Jr.
Lone Star National Bank

Michael Whitacre
University of Texas
Rio Grande Valley

February 1, 2016

Brad Shields
Palmera Heights, L.P.
P.O. BOX 359
La Feria, Texas 78559

Dear Mr. Shields,

The Food Bank of the Rio Grande Valley is a non-profit organization under the 501(c) (3) of the Internal Revenue Service Code. We are dedicated to serving and assisting to the residents of all communities, but especially the residents of the City of Elsa.

The Food Bank of the Rio Grande Valley recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Palmera Heights, L.P, to bring decent and affordable housing to the City of Elsa and the surrounding community.

The future residents of Palmera Heights Apartments, to be located at Southwest Corner of Mile 6 W. Road and El Triunfo Road Elsa, TX 78542, will be welcomed within our organization and may seek assistance through the programs that we offer.

Respectfully,

Terri Drefke
Chief Executive Officer



Food Bank of the Rio Grande Valley, Inc.
P.O. Box 6251, McAllen, TX 78502 • 724 N. Cage Blvd, Pharr, TX 78577
Phone: (956) 682-8101 • Fax: (956) 682-7921
www.foodbankrgv.com





Amigos Del Valle, Inc.

4138 Crosspoint Blvd.
Edinburg, Texas 78539
Phone (956) 213-9400
Fax (956) 213-8119

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GERARDO "JERRY" TAFOLLA
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EMILIO VERA, JR.
Member At-Large, Willacy County
Immediate Past President

February 19, 2016

01/30/2016

Brad Shields
Palmera Heights, L.P.
P.O. BOX 359
La Feria, Texas 78559

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ELEAZAR GUAJARDO
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EDUARDO "EDDIE" CANTU
County Commissioner, Hidalgo County
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BASILIO SANCHEZ
Representative, Cameron County
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NORIE GARZA
Mayor Pro Tem, Mission
CHRIS TAMEZ
City of Raymondville
ANTONIO GONZALES
Mayor Pro Tem, San Benito
SAN JUANITA SANCHEZ
Mayor, San Juan
VICTOR LEAL
City Commissioner, Harlingen
OMAR QUINTANILLA
Frost Bank, Vice-President
Finance / Banking
NORBERTO "BETO" SALINAS
Member Emeritus

Dear Mr. Shields,

The Amigos Del Valle, Inc of Elsa is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving and providing assistance to the residents of all communities, but especially the residents of the City of Elsa.

The Amigos Del Valle, Inc of Elsa recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Palmera Heights, L.P, to bring decent and affordable housing to the City of Elsa and the surrounding community.

The future residents of Palmera Heights Apartments, to be located at Southwest Corner of Mile 6 W. Road and El Triunfo Road Elsa, TX 78542, will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,

Alex Guerra,
Executive Director

ALEX GUERRA
EXECUTIVE DIRECTOR



"Providing 41 Years of Service"
1974 - 2016



Big Brothers Big Sisters of South Texas

**Big Brothers Big Sisters
of South Texas**

4535 SPID, Suite 23
Corpus Christi, TX 78411
T (361) 888-8500
F (361) 888-8502
www.bigmentor.org

**BBBS OF SOUTH
TEXAS STAFF**
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Vice President of
Satellite Operations

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Paulette Guajardo,
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man,
Stewart Title

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man, San Jacinto
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Navy League

Suzanne Taylor,
Real Estate Agent

Eduardo Gomez,
Driscoll Children's
Hospital

Michael Staff,
Apollo Towing

Scott Humpal,
Humpal Physical
Therapy

February 1, 2016

Brad Shields
Palmera Heights, L.P.
P.O. BOX 359
La Feria, Texas 78559

Dear Mr. Shields,

The Big Brothers and Big Sisters of Rio Grande Valley of Elsa is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving and providing assistance to the residents of all communities, but especially the residents of the City of Elsa.

The Big Brothers and Big Sisters of Rio Grande Valley of Elsa recognizes the need for safe housing throughout the State of Texas and fully supports the efforts of Palmera Heights, L.P, to bring decent and affordable housing to the City of Elsa and the surrounding community.

The future residents of Palmera Heights Apartments, to be located at Southwest Corner of Mile 6 W. Road and El Triunfo Road Elsa, TX 78542, will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,

Cassandra Rodriguez
Branch Coordinator

Attachments

Evidence of Tax Exempt Status
Material describing our services



Creating solutions, changing lives.

*Helping people with disabilities
gain greater independence*

EASTER SEALS RIO GRANDE VALLEY

P.O. Box 489
1217 Houston Street
McAllen, TX 78505-0489
(956) 631-9171 • Fax (956) 631-7566

HARLINGEN SATELLITE
2422-C E. Tyler Avenue
Harlingen, TX 78550
(956) 423-9171 • Fax (956) 423-7457

www.easterseals-rgv.org

Brad Shields
Palmera Heights, L.P.
P.O. BOX 359
La Feria, Texas 78559

2/16/16

Dear Mr. Shields,

Easter Seals Rio Grande Valley is classified as a non-profit organization under the 501(c)(3) of the Internal Revenue Service Code. We are dedicated to serving families who have children with disabilities or are at risk of delay. We serve families throughout the Rio Grande Valley, and currently serve families living in the City of Elsa.

Helping family's access basic needs is a critical part of our services. We recognize the need for safe housing throughout the State of Texas and fully support the efforts of Palmera Heights, L.P, to bring quality and affordable housing to the City of Elsa and the surrounding community.

The future residents of Palmera Heights Apartments, to be located at Southwest Corner of Mile 6 W. Road and El Triunfo Road Elsa, TX 78542, will be welcomed within our organization and may seek assistance through the programs that we offer.

Sincerely,


Patricia Rosenlund, Executive Director

BOARD OF DIRECTORS

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Valorie Glass

President-Elect
Fred Kurth

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Veronica Gonzales

Treasurer
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Secretary
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R.D. "Bobby" Guerra

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Linda Tovar

E. Linda Villarreal,
M.D.

MEDICAL DIRECTOR

Hiram Tavárez, M.D.

EXECUTIVE DIRECTOR

Patricia Rosenlund

Community Input Scoring Items

TDHCA#: 16395

1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either no objection or support is included behind this tab.**
** Note that resolutions are due March 1, 2016

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either support or opposition is included behind this tab.**
** Note that resolutions are due March 1, 2016

3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

A. Sunnyside/Southacres/Crestmond Park Super Neighborhood (Qualified Community Participation)

Name of Community Organization

Lawrence Chamberlin

Contact Name

Support

Opposition

B. Southeast Coalition of Civic Clubs (Quantifiable Community Participation)

Name of Community Organization

Bessie Swindle

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

TEXAS HOUSE OF REPRESENTATIVES



CAPITOL OFFICE:

P.O. Box 2910
Austin, Texas 78768-2910
512.463.0744 Fax: 512.463.0761

STATE REPRESENTATIVE

DR. ALMA A. ALLEN
DISTRICT 131

DISTRICT OFFICE:

10101 Fondren, Suite 500
Houston, Texas 77096
713.776.0505 Fax: 713.776.1490

February 29, 2016

Ms. Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Support for the proposed Cypress Creek Apartment Homes at Reed Road Phase II, located approximately at the southeast quadrant of Reed Road and Park South View, Houston, Harris County, TX, 77051

Dear Ms. Holloway,

I am pleased to submit this letter of support for Cypress Creek Apartment Homes at Reed Road Phase II.

Thank you for including my support, which will serve the constituents in my District, into your process, and thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Alma A. Allen".

Dr. Alma A. Allen
State Representative District 131

SUPER NEIGHBORHOOD

6411 Dayridge Ln.
Houston, Texas 77048
713-598-0203

February 26, 2016

ELECTED OFFICERS

L. E. Chamberlain
President

Charles Cave
1st Vice-President

Tina Mosley
2nd. Vice-President

Monica Shaw
Secretary

Annie Mitchell
Assistant Secretary

Charles Wiley
Treasurer

Leroy West, Jr.
Parliamentarian

Dr. Charles Hebert
Chaplain

Trustees:
Marcus Roland
George Collins
Jean Roberts

Super Neighborhood MEMBERS

Bayou Terrace Civic
Blueridge Civic
Circle Civic
Cloverland Civic
Crestmont Park Civic
Crestmont Plaza Civic
E. Sunnyside Court Civic
Gr. Houston Youth Football
Gr. Sugar Valley Civic
Hillwood Civic
HISD - So. District
Jackson Group
Kennedy Heights Civic
King Estates Civic
Paradise Valley Civic
Pct. 158
Pct. 240
Pct. 422
Ron Wilson, Esq.
Reedwood Civic
Shamrock Manor Civic
So. Acres West Civic
So. Acres Estates Civic
South Ridge Crossing HOA
Southwest Region AYF
Sunnyside Civic
Sunnyside Garden Civic
Tetter Totter Nursey
Tex-Star Printing

Texas Department of Housing and Community Affairs
Attention: Director of Housing Tax Credit, Neighborhood Input
221 East 11th. Street
Austin, Texas 78701-2410

RE: Quantifiable Community Participation
Development #: **TDHCA #TBD**
Development : **Cypress Creek Apartment Homes at Reed Road Phase II**
Development Location: **Reed Rd. and Park South View, Houston, Harris County, TX 77051**

As President with authority to sign on behalf of the Sunnyside / South Acres / Crestmont Park Super Neighborhood organization, I am writing to provide the organization's support for the above referenced development which is located approximately at the southeast quadrant of Reed Rd. and Park South View, Houston, Harris County, TX 77051. The Super Neighborhood a qualified Neighborhood as further described below.

As the signer of this letter, I certify that I have the authority to sign on behalf of this neighborhood organization. I am providing the following required information.

6411 Dayridge Lane - Houston, Texas 77051
713.598-0203
llechamp1@aol.com

I am also providing the following information for one additional contact, Monica Shaw, for our organization.

11111 Hunkler - Houston, Texas 77047
713.884.5676
Monicashaw25@aol.com

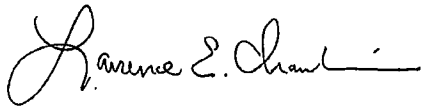
The boundaries of this organization include the proposed Development site in its entirety. This organization certifies that the boundaries of the Neighborhood Organization contain the Development Site and that the Neighborhood Organization meets the definition pursuant to Texas Government Code, §2306.004(23-a) and includes at least two separate residential households.

Pursuant to the 2016 QAP, as quoted in your letter, the Sunnyside / South Acres / Crestmont Park Super Neighborhood meets the requirements for Quantifiable Community Participation. We are indeed an organization of persons living near one another within our defined boundaries. We do include a much broader based "Neighborhood" as well as our combined "Communities." We certify that no person

required to be listed in accordance with Texas Government Code §2306.6707 with respect to the Development to which the Application requiring their listing relates participated in any way in the deliberations of the Neighborhood Organization, including any votes taken; and certify that at least 80% of the current membership of the Neighborhood Organization consists of persons residing or owning real property within the boundaries of the Neighborhood Organization.

The Super Neighborhood is the homeowners, property owners and residents that live in and/or do business within the southeast section of Houston, defined by the City of Houston City Ordinances and its boundaries. The Super Neighborhood explicitly supports Cypress Creek Apartment Homes at Reed Road Phase II because of the reason that this Super Neighborhood is the embodiment of all these citizens and it will serve our residents' diverse needs and concerns, which we represent into a collective and collaborative voice to address issues affecting their quality of life. We as a collective body do support the Cypress Creek at Reed Rd.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Lawrence E. Chamberlain". The signature is written in a cursive style with a long horizontal stroke at the end.

Lawrence E. Chamberlain

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package. Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name:	Cypress Creek Apartment Homes at Reed Road Phase II
Development Street Address:	Approximately the SE quadrant of Reed Road and Park South View
Development City:	Houston
Development County:	Harris County 77051
TDHCA # (for office use only):	

Part 2: Neighborhood Organization Information

Neighborhood Organization Name:	Southeast Coalition of Civic Clubs (Super Neighborhood #71 Sunnyside)		
This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) Yes	_____		
If YES, provide the years that the organization made submissions prior to 2016: 2009 (TDHCA #09170), _____, _____			
The Neighborhood Organization is a (select one of the following):			
<input type="checkbox"/>	Homeowners Association		
<input checked="" type="checkbox"/>	Property Owners Association		
<input type="checkbox"/>	Resident Council and our members occupy the existing development		
<input type="checkbox"/>	Other (explain): _____		
As of March 1, 2016, this Neighborhood Organization is on record with (select one of the following):			
<input type="checkbox"/>	County		
<input checked="" type="checkbox"/>	Secretary of State		
<input type="checkbox"/>	Texas Department of Housing & Community Affairs (if prior to January 29, 2016)		

Part 3: Neighborhood Organization Contact Information

1st Contact Information			
Name:	Bessie Swindle		
Title:	President		
Physical Address:	4103 Madden Lane		
Mailing Address (if different from above):			
City:	Houston, TX	ZIP Code:	77047
Phone:	(713) 738-7902	Email:	Bessie.swindle@sbcglobal.net

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name: Lawrence E. Chamberlain
 Title: Secretary
 Physical Address: 6411 Dayridge Lane
 Mailing Address (if different from above):
 City: Houston, Texas Zip Code: 77048
 Phone: 713.598.0203 Email: Llechamp1@aol.com

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

On February 6, 2015, a meeting with the Southeast Coalition of Civic Clubs and Super Neighborhood members voted in support of the development for this project. Support was reconfirmed for the 2016 Application Round.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

North Boundary is Old Spanish Trail

South Boundary is Houston City Limits

East Boundary is Mykawa Rd.

West Boundary is SH 288 (South Freeway)

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2015.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after February 27, 2015 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

Bessie Swindle

February 29, 2016

1st Contact Signature

Date

Bessie Swindle

President

1st Contact Printed Name

Title

Lawrence E. Chamberlain

February 29, 2016

2nd Contact Signature

Date

Lawrence E. Chamberlain

Secretary

2nd Contact Printed Name

Title